

FOR SALE OR LEASE

529 SH-46 E, BOERNE, TX 78006 | SUITE B-01 & B-04



New Construction Business Park

ABOUT THE PROPERTY:

529 SH-46 E is a new industrial-flex business park just east of Boerne, TX. This impressive new construction spans 46,280 SF and offers modern warehouse condos with open warehouse space, a mezzanine, a kitchenette, private restrooms, and grade-level loading. These versatile spaces are ideal for small businesses, light industrial operations, and storage solutions.

FEATURES:

- ± 1,300 SF modern warehouse condos available
- Grade-level loading
- Signage opportunities
- Mezzanine + kitchenette
- Located near new George's Ranch, Cordillera Ranch, and Esperanza residential developments
- Quick access to Hwy 46, IH-10, and US-281

PROPERTY OVERVIEW



SITE PLAN

529 SH-46 E
BOERNE, TX, 78006



AVAILABILITY

529 SH-46 E, B-01 & B-04
BOERNE, TX, 78006

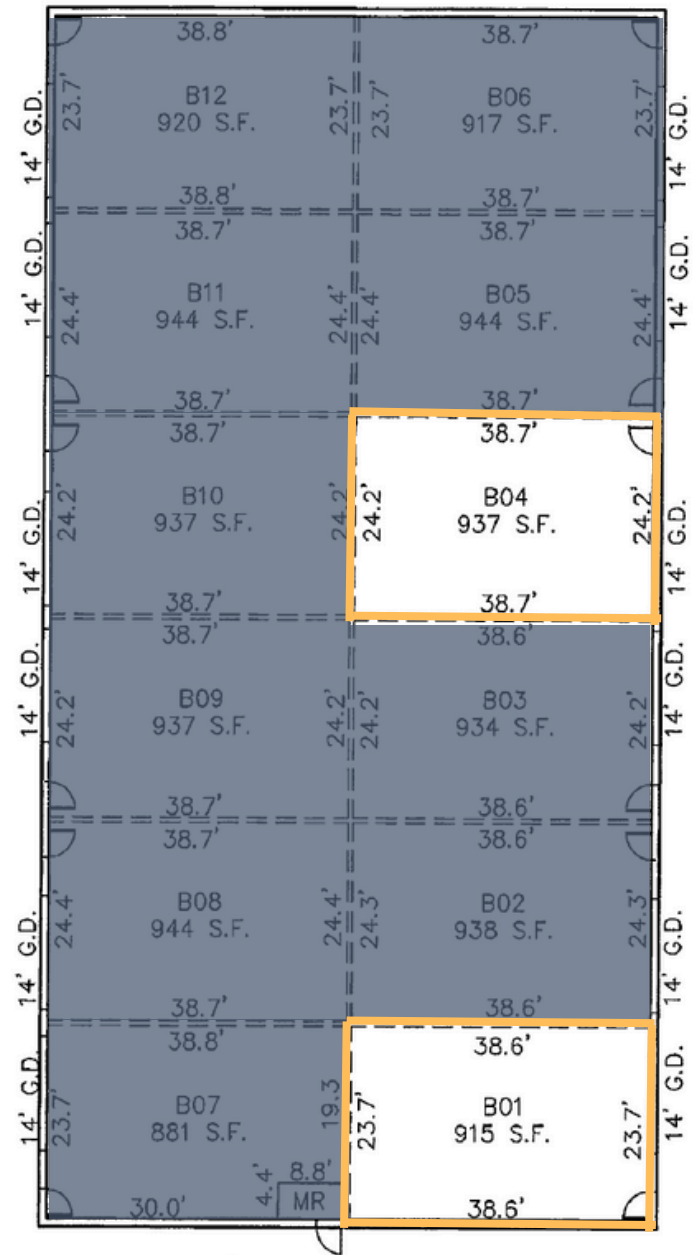
Suite B-04

- ± 1,300 SF warehouse condo
- 1 grade-level door
- Open mezzanine
- Kitchenette
- Modern finish-outs

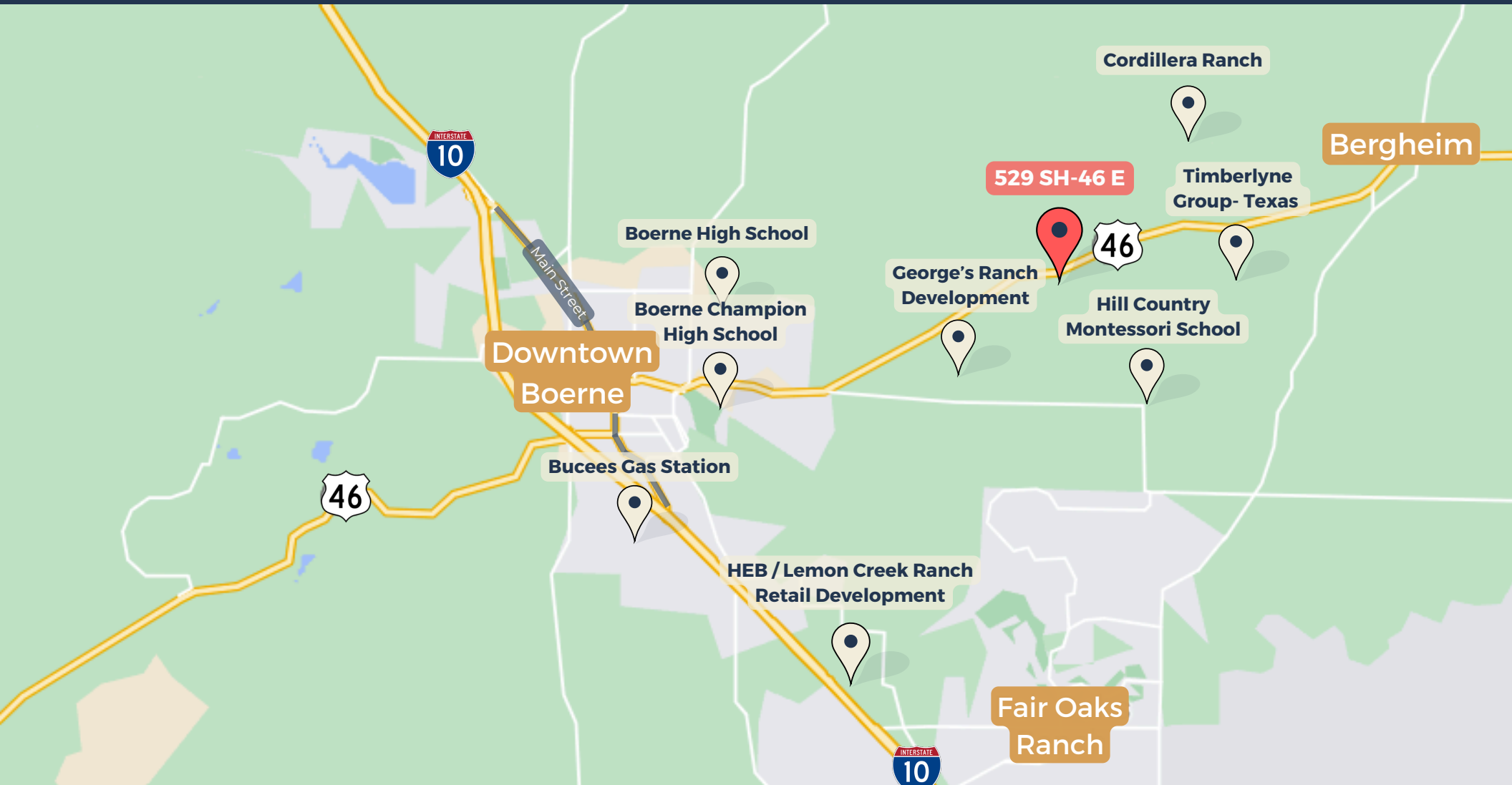
Suite B-01

- ± 1,300 SF warehouse condo
- 1 grade-level door
- Open mezzanine
- Kitchenette
- Modern finish-outs

Building B



AREA DETAILS & OVERVIEW



- 7.3 mi. to downtown Boerne
- 3.3 mi. to Cordillera Ranch

Adjacent to George's Ranch development, "A luxury single-family home development spanning 1,140 acres" set to include 800 homes.



CONTACT OUR TEAM



Colin McLellan
Partner
cmclellan@llanorealty.com
(210) 908-6345



Stacy Grosse
Associate
sgrosse@llanorealty.com
(210) 886-3884