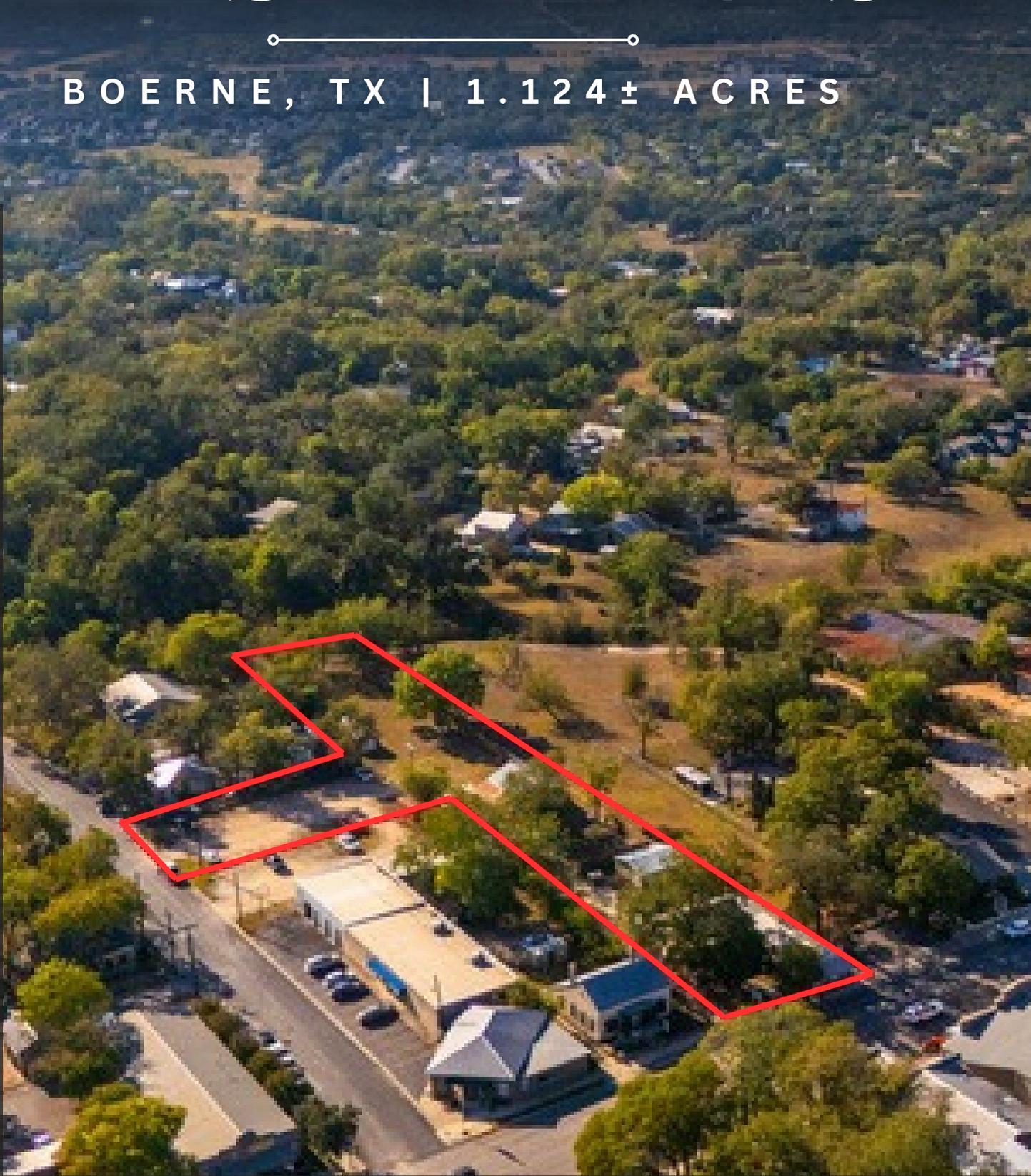


322 S MAIN ST

BOERNE, TX | 1.124± ACRES



FOR SALE

JESSICA HOCHSTETLER

REALTOR®

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LEGACY
BROKER GROUP



OVERVIEW

Situated along historic Main Street in Boerne, this rare, multi-parcel commercial property blends prime visibility, dual access, and future development potential within one of the most sought-after corridors in the Texas Hill Country.

The property includes two parcels totaling ± 1.124 acres, zoned C-3 General Commercial, and partially covered by the Historic Overlay along the Main Street frontage.

Building A, currently the home of The Pearl Antler Boutique, totals approximately 2,248 square feet plus a 576-square-foot detached garage. The building will be vacant by December 31, 2025, offering buyers an immediate opportunity to repurpose the space for retail, restaurant, café, or professional office use. Its location within the Historic Overlay provides architectural character and curb appeal, while its flexible C-3 zoning allows a wide range of commercial uses.

Building B, a 672-square-foot structure currently leased by Essence Chiropractic, continues to provide stable income with a modern medical office layout and updated finishes.

Behind the existing structures lies ± 0.45 acres of open land extending toward Cibolo Creek, where a 2009 city easement introduced a public walking trail. The adjoining Parcel 2 (± 0.1876 acres) currently serves as a parking lot with dual access from both Main Street (U.S. 87) and W. Theissen Street, offering rare flexibility for traffic flow, deliveries, or future expansion.

Together, these combined parcels present a truly unique Main Street offering – ready for immediate business use, continued income, or long-term redevelopment.



PROPERTY HIGHLIGHTS

- **Prime Boerne Main Street Location** – Exceptional visibility within Boerne’s thriving downtown retail and tourism corridor, surrounded by high foot traffic and established businesses.
- **Building A (Main Street Frontage)** – Vacant End of 2025 – Currently the Pearl Antler retail space ($\pm 2,248$ SF + 576 SF garage) will be delivered vacant by December 31, 2025, offering immediate potential for a new owner-user to establish a boutique, café, restaurant, or professional office.
- **Building B (Rear Medical Office)** – ± 672 SF structure leased to Essence Chiropractic, providing a steady income stream while maintaining flexibility for partial owner use or redevelopment planning.
- **Dual Street Access** – Outstanding ingress and egress via Main Street (U.S. 87) and W. Theissen Street, offering both visibility and functional site circulation.
- **Cibolo Creek Frontage + Trail Easement** – Natural rear boundary along the Cibolo Creek, with a 2009 City of Boerne public trail easement enhancing walkability, pedestrian exposure, and long-term site appeal.
- **Large Combined Land Area** – ± 1.124 total acres (Parcel 1: 0.9364 ac; Parcel 2: 0.1876 ac) in the heart of downtown Boerne.
- **Zoning:** C-3 General Commercial – Broad allowable uses including retail, restaurant, medical, office, and mixed-use development.
- **Partial Historic Overlay** – Overlay applies only to the Main Street building and garage, preserving charm while leaving the rear areas and Parcel 2 outside overlay controls for greater redevelopment flexibility.
- **Ample On-Site Parking** – Dedicated parking on Parcel 2 exceeds current UDC standards and supports both retail and medical use types:
 - *Retail* – 1 space / 250 SF (≈ 9 required)
 - *Medical* – 1 space / 200 SF ($\approx 3-4$ required)
 - *Existing lot provides generous coverage and expansion capacity.*
- **Development Potential** – Nearly two-thirds of an acre of combined developable area (the open land behind existing structures on Parcel 1 and all of Parcel 2) creates an exceptional opportunity for future mixed-use, professional, or hospitality development along Boerne’s premier Main Street corridor.

INVESTMENT OPPORTUNITY

- **Prime Main Street Location:** High-visibility frontage along Boerne's busiest corridor, surrounded by established retail, dining, and tourism traffic.
- **Owner-User Potential:** With Building A becoming vacant at year-end, buyers can immediately occupy or repurpose the Main Street frontage for their own business use.
- **Development Flexibility:** With nearly two-thirds of an acre of buildable land across the rear of Parcel 1 and all of Parcel 2, the property presents a rare chance to expand or reposition within Boerne's thriving Main Street district.
- **Dual Access Advantage:** Entry from both Main Street and W. Theissen Street provides superior site flow and multiple configuration options.
- **Existing Income Stream:** Secondary tenant (Essence Chiropractic) provides stable rental income while allowing partial owner occupancy or phased redevelopment.
- **Historic Character + Modern Utility:** The front structure benefits from historic charm and façade appeal, while zoning and site layout support modern usability.
- **Strategic Exit Options:** Hold as an income property, redevelop for higher density commercial, or reposition as an owner-occupied headquarters - all supported by flexible C-3 zoning.





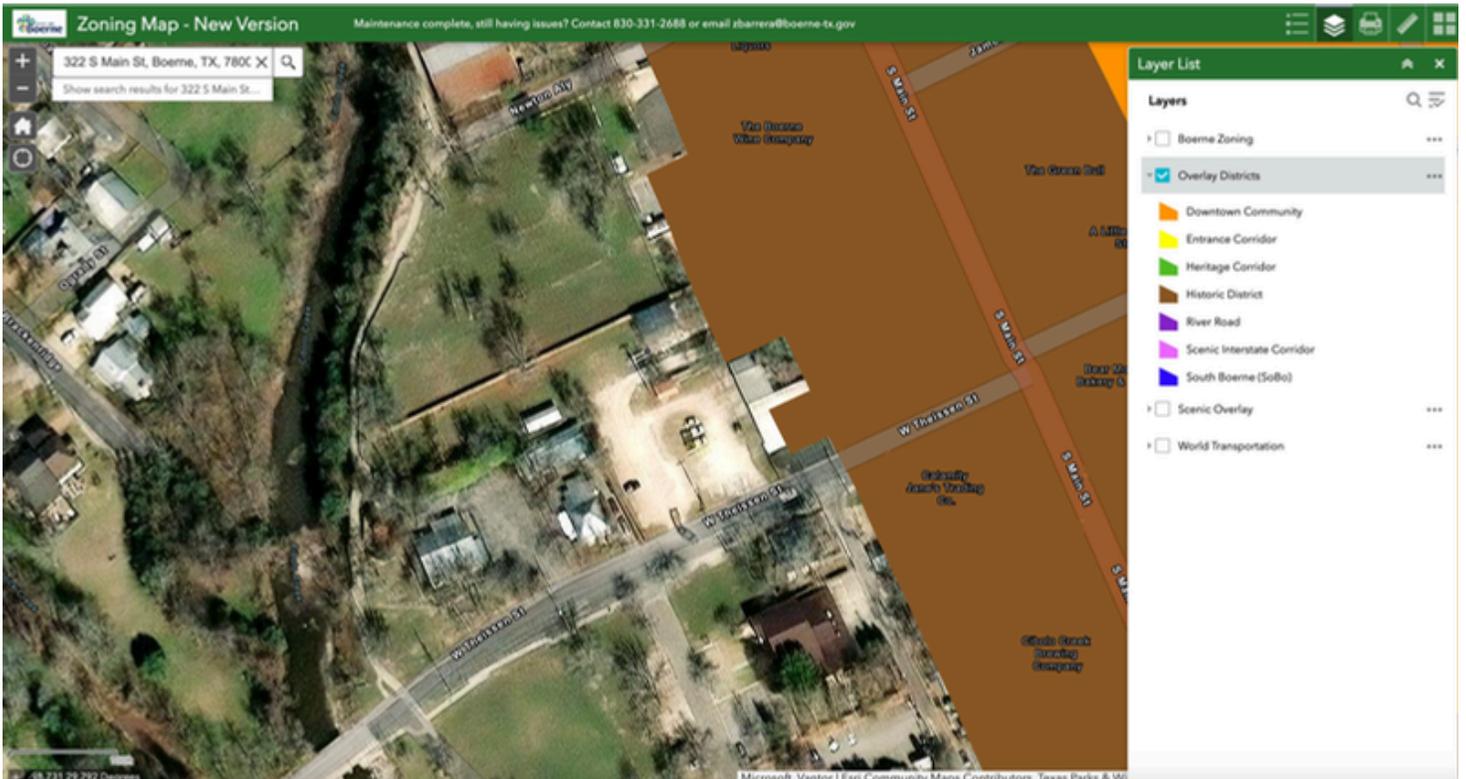
BUILDING INFORMATION

Feature	Building A (+ Garage)	Building B (Rear Medical Office)
Building Type	Retail / Boutique	Medical / Professional Office
Parcel ID	19869 (front/Main Street parcel)	19869 (rear of same parcel)
Total Size (SF)	±2,824 SF (2,248 SF main + 576 SF garage)	±672 SF
Year Built	1960 (historic structure)	1999
Exterior	Wood siding	Wood siding
Roof Type	Metal (8-9 years old)	Metal
Construction	Wood-frame	Wood-frame
Recent Updates	Interior remodel, new paint, awning, and signage (HLC-approved 2021), New AC (2025)	Interior finishes and layout updates for medical use (2024)
HVAC	Updated unit 2025	Central Air Conditioner
Utilities	City water, sewer, electric, and gas	City water, sewer, and electric
Zoning	C-3 General Commercial with Historic Overlay (front portion only)	C-3 General Commercial (outside overlay)
Access	Direct frontage on Main Street (U.S. 87)	Shared access via front parcel and cross-parcel drive
Parking	Shared parking available directly behind building & on adjoining Parcel 2	Dedicated spaces on Parcel 2 and rear access drive
Current Use	Retail boutique	Chiropractic clinic
Tenant Status	Lease ends December 31st, 2025	Fully leased (established medical tenant)
Additional Structures	Detached 576 SF garage (leased with retail building)	N/A

ZONING



Property lines are approximate.



Resource: [Boerne City Zoning Map](#)

ZONING - FLOOD MAP

KEY

Water

Identify water on this property
View nearby bodies of water, evaluate flood risks, identify ground water and make informed land use decisions.

Surface Water
Hydrological features such as rivers, lakes, reservoirs, and groundwater. ✓

FEMA Floodplain
Pinpoints flood-prone zones, guiding planning and insurance rates. ✓

Floodway

100

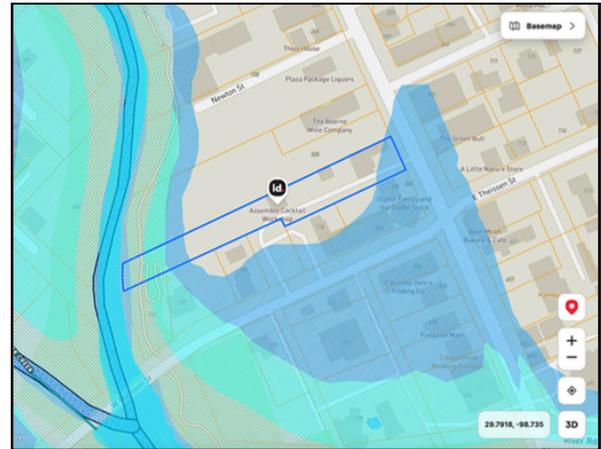
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Special

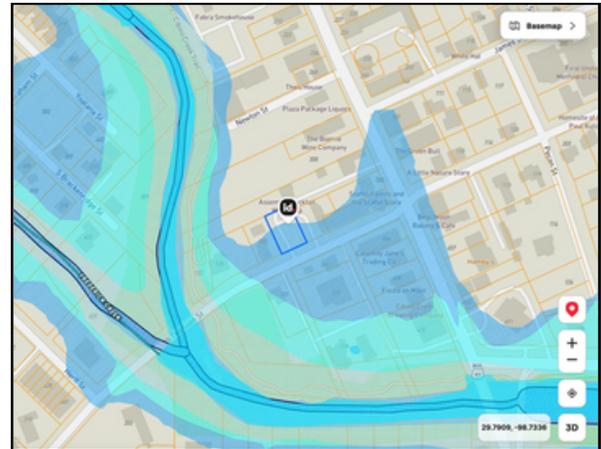
Unmapped

Wetlands
USFWS-managed inventory cataloging nationwide wetland details. ✓

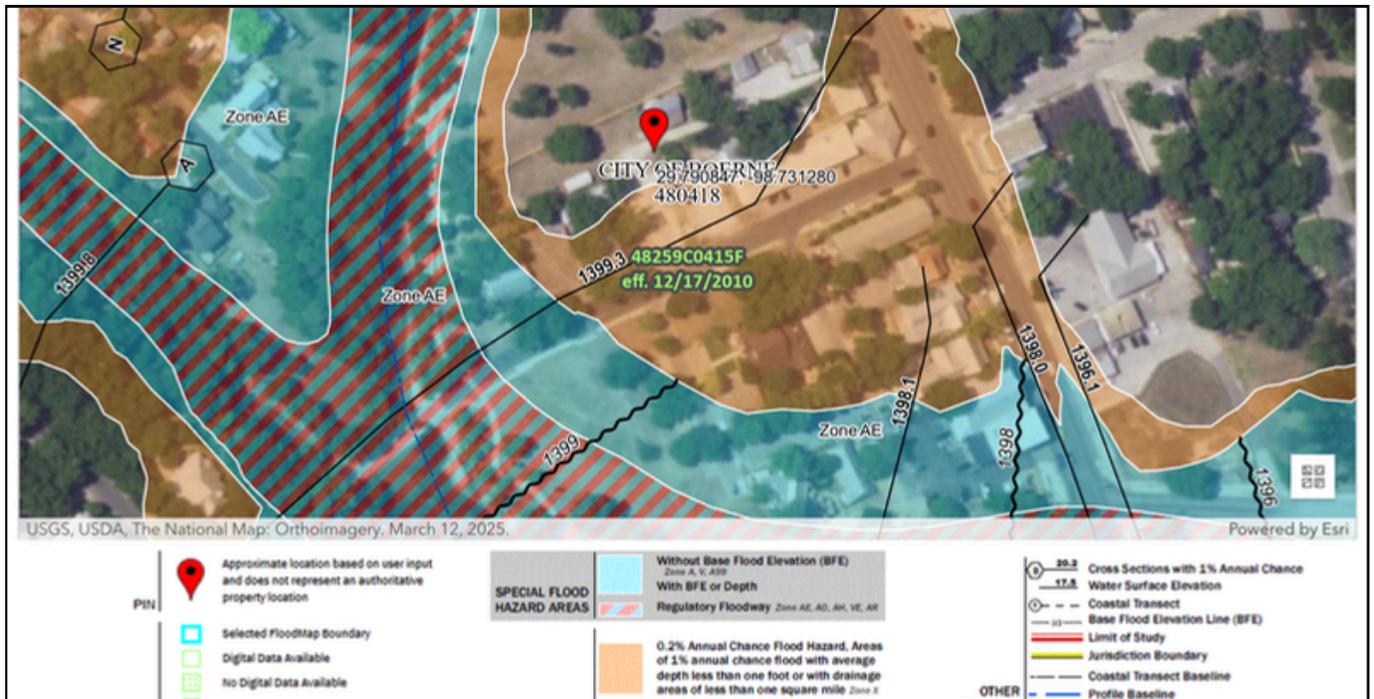
Resource: LandID.com



PARCEL 1

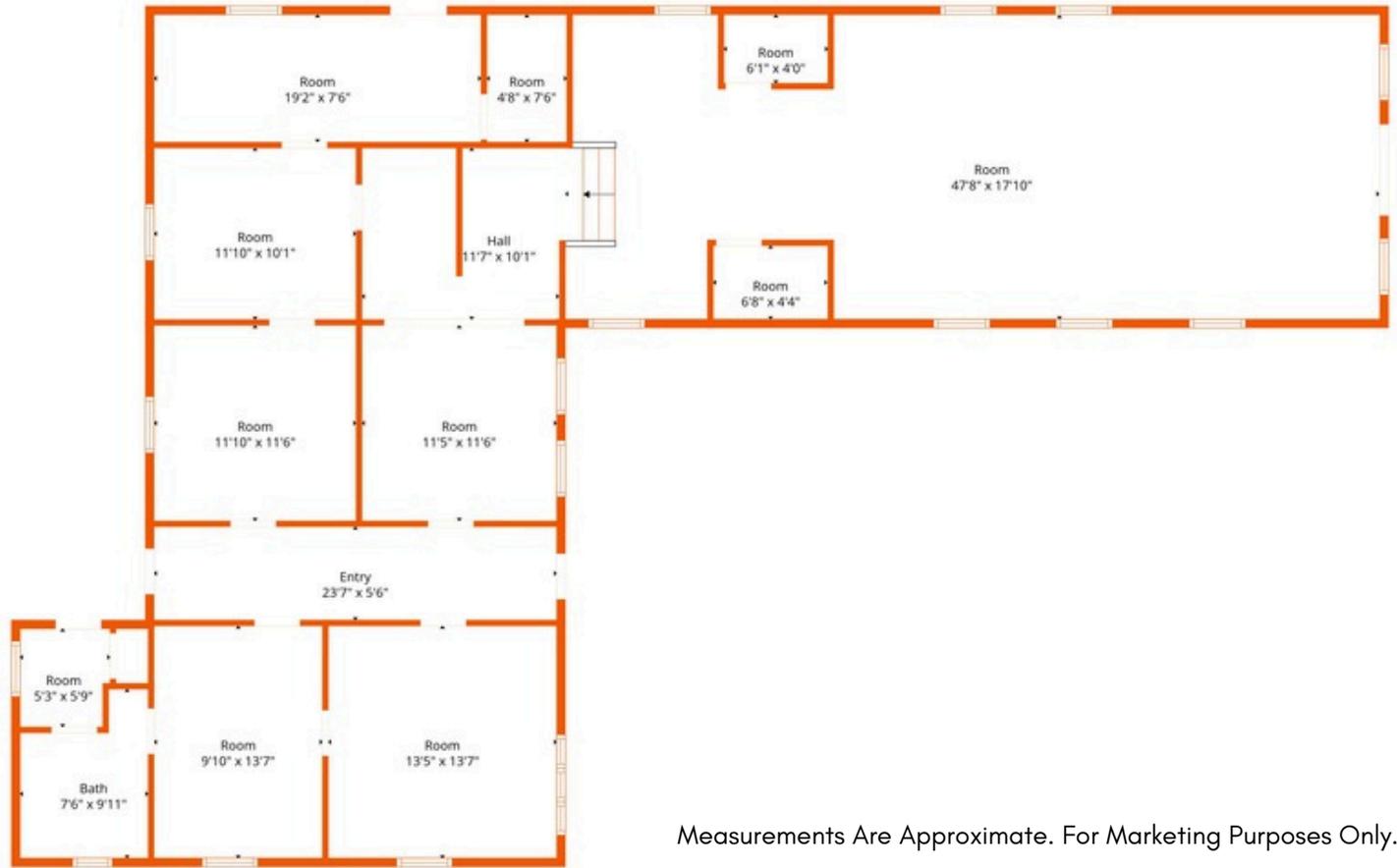


PARCEL 2



Resource: [FEMA Zoning Map](#)

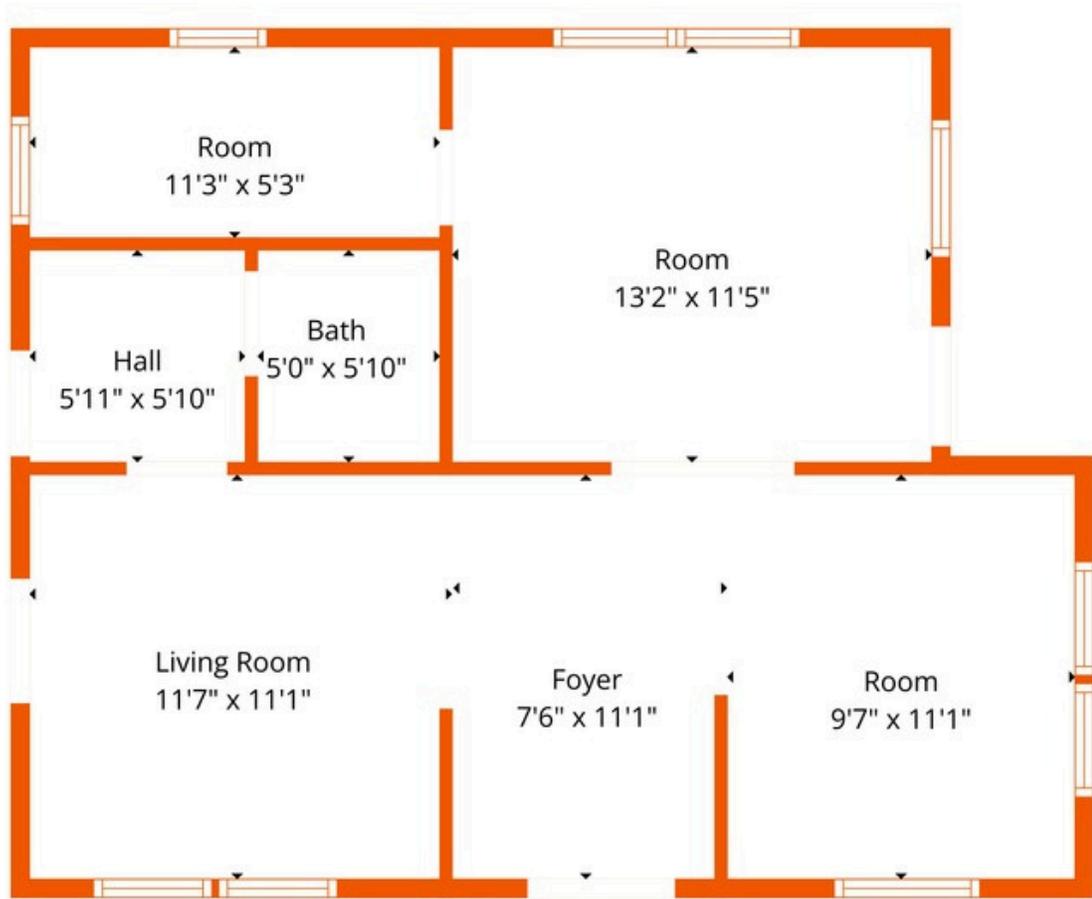
BUILDING A



Measurements Are Approximate. For Marketing Purposes Only.



BUILDING B



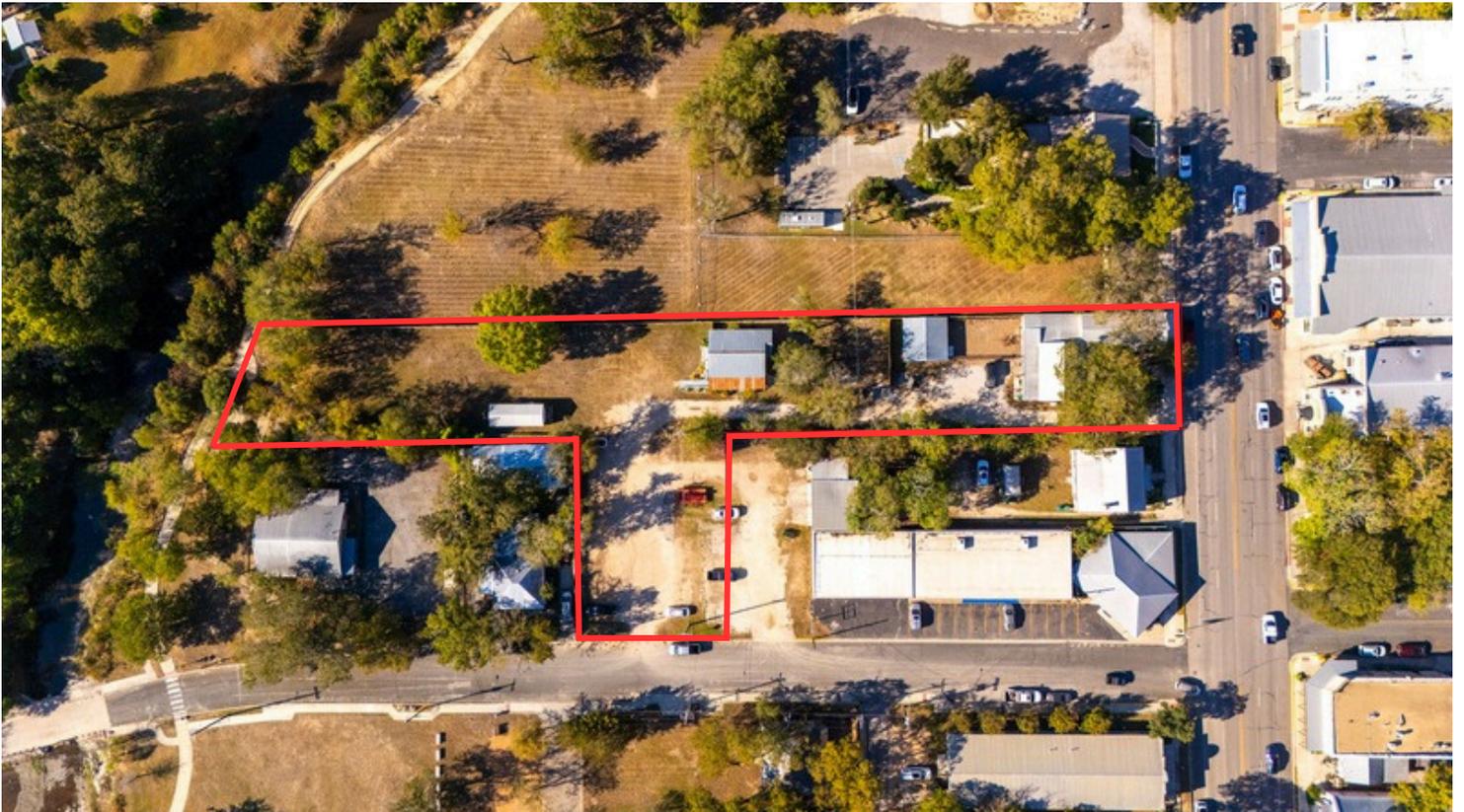
Measurements Are Approximate. For Marketing Purposes Only.



AERIALS



Property lines are approximate.



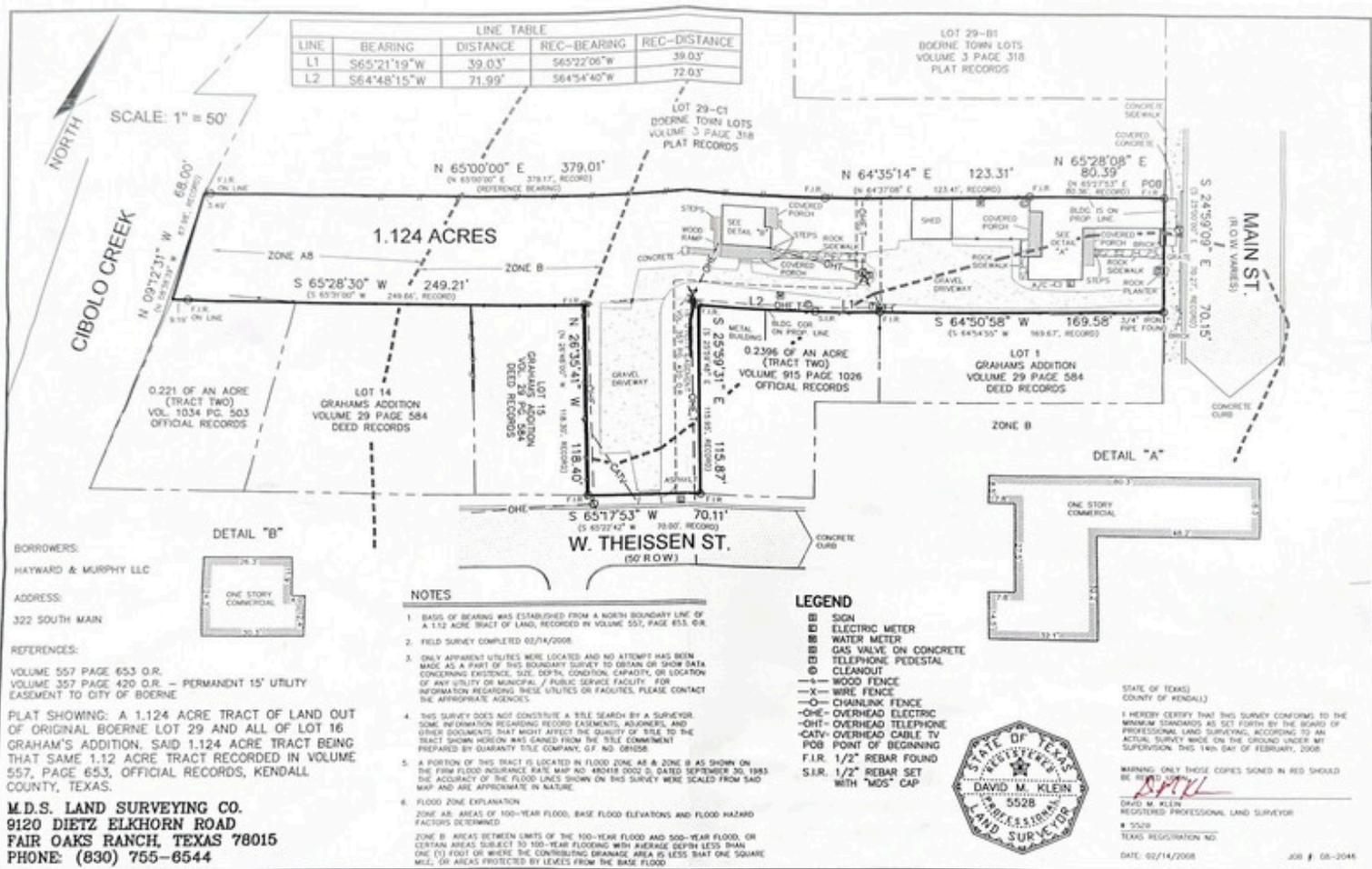
AERIALS



Property lines are approximate.

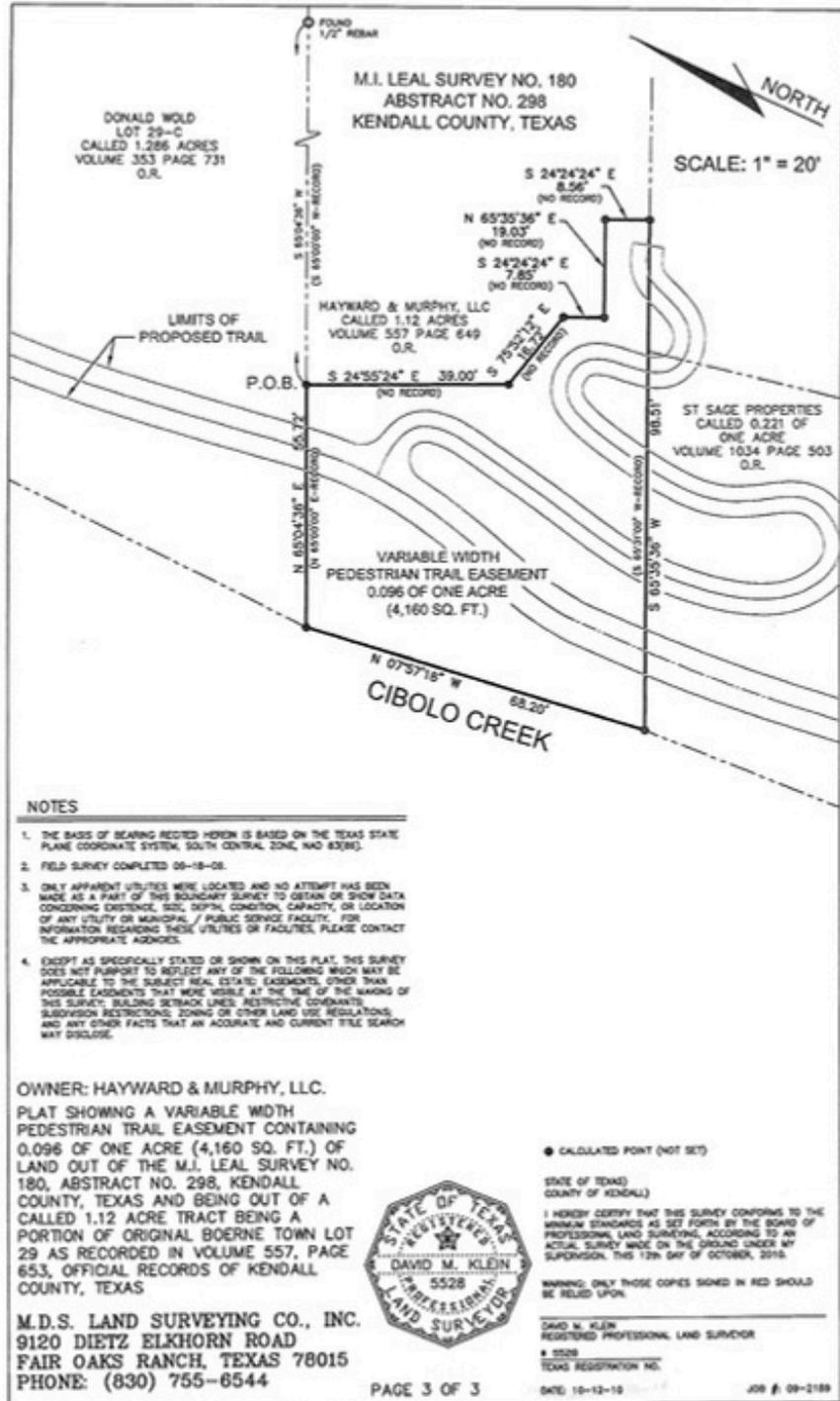


SURVEY



SURVEY

Cibolo Creek City Walking Trail Easement





AREA HIGHLIGHTS

BOERNE, TX

Boerne mixes its historic past and small-town ambiance for those seeking an area where natural beauty abounds and quality of life is valued. Once called the key to the hills, Boerne has become a major tourist destination.

Situated along Interstate 10 about 25 miles northwest of San Antonio, the city's popularity is based on the establishment of many quaint shops offering antique and eclectic shopping in the historic downtown section.

Its proximity to the amenities and conveniences of the seventh-largest city in the nation make Boerne a wonderful place to live, work and play.



KENDALL COUNTY

PROXIMITY TO MAJOR CITIES & ATTRACTIONS:

- 25 MIN FROM SAN ANTONIO
- 20 MIN FROM COMFORT
- 45 MIN FROM FREDERICKSBURG
- 35 MIN FROM KERRVILLE
- 1 HOUR TO NEW BRAUNFELS
- 80 MIN TO SAN MARCOS

COUNTY

KENDALL COUNTY

POPULATION + MEDIAN AGE

BOERNE, TX
POP: 24,234
AGE: 38.6 yrs

SUBTYPE

COMMERCIAL
MIXED USE + LAND FOR DEVELOPMENT

SQFT/ACRES

1.124 ACRES

MEET YOUR AGENT

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Jessica Hochstetler is a proud Boerne native whose lifelong connection to the Texas Hill Country has deeply shaped both her personal and professional journey. A graduate of Champion High School (Class of 2011) and Texas A&M University, Jessica earned her degree in Education in 2015 before dedicating five years to teaching first grade at Fair Oaks Ranch Elementary School.

Her time as an educator instilled in her the values that now define her real estate career - patience, clear communication, and a genuine passion for helping others reach their goals. Whether she's guiding first-time homebuyers through the process or helping families find their forever home, Jessica approaches every client relationship with the same care and commitment that once made her classroom thrive.

In 2021, Jessica married her husband, Koltyn, and the two settled in Sisterdale, Texas, where they enjoy the peaceful beauty of the Hill Country. Drawn to real estate by her love of people and her deep appreciation for the community she's always called home, Jessica earned her real estate license in 2022 and has been proudly serving clients throughout Boerne and the surrounding areas ever since.

When she's not working with clients, Jessica can often be found spending time with family and friends, exploring the Hill Country, or supporting local Boerne businesses. Her lifelong roots in the area give her an authentic perspective and a heartfelt understanding of what makes this community so special and something she brings to every real estate experience.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials Date

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Financial and performance data, including rent rolls, expenses, and projections, are provided strictly for illustrative purposes. Any assumptions, estimates, or forecasts used for modeling or analysis may differ from actual results and should not be relied upon as guarantees of future performance. Prospective buyers, tenants, or investors are encouraged to consult qualified professionals such as attorneys, accountants, engineers, and other advisors to evaluate the information and property based on their own requirements and objectives.

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