

FOR SALE



PRIME COMMERCIAL LAND I-10 WEST / BOERNE CORRIDOR

±1.67 Acres Zoned C-3

Interstate 10 | Boerne, TX 78006

DONNIE WALKER BROKER ASSOCIATE

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KW COMMERCIAL CITY VIEW
15510 Vance Jackson, Suite 101, San Antonio, TX 78249



EXECUTIVE SUMMARY

PRIME COMMERCIAL LAND I-10 WEST / BOERNE CORRIDOR

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POSITIONING SUMMARY

±1.67 acres of C-3 zoned commercial land at the signalized intersection of Interstate 10 and W State Hwy 46 — the primary commercial gateway to Boerne. The site sits directly across from the new \$50M Baptist Health System acute care campus and within the immediate trade area of H-E-B Plus, Walmart, Home Depot, and Boerne's core retail corridor, capturing over 59,000 vehicles per day on I-10. With ±340 ft of I-10 frontage, flexible C-3 zoning, and a fast-growing, high-income trade area, the site is well suited for highway retail, QSR/drive-thru, medical/professional office, or a small commercial/retail center serving one of San Antonio's fastest-growing suburban markets.

LOCATION

Interstate 10
Boerne, TX 78006

AVAILABLE

±1.67 Acres | ±72,745 SF Land

- » **Zoning:** C-3
- » **I-10 Frontage:** ±340 Ft
- » **County:** Kendall
- » **Parcel ID:** 1-0441-0183-9142
- » **Legal:** A10441 - SURVEY 183 J SMALL 1.67 ACRES

PRICE

Call Broker

TRAFFIC COUNTS (TXDOT)

Interstate 10 : 59,010 VPD ('25)

W State Hwy 46: 10,340 VPD ('25)

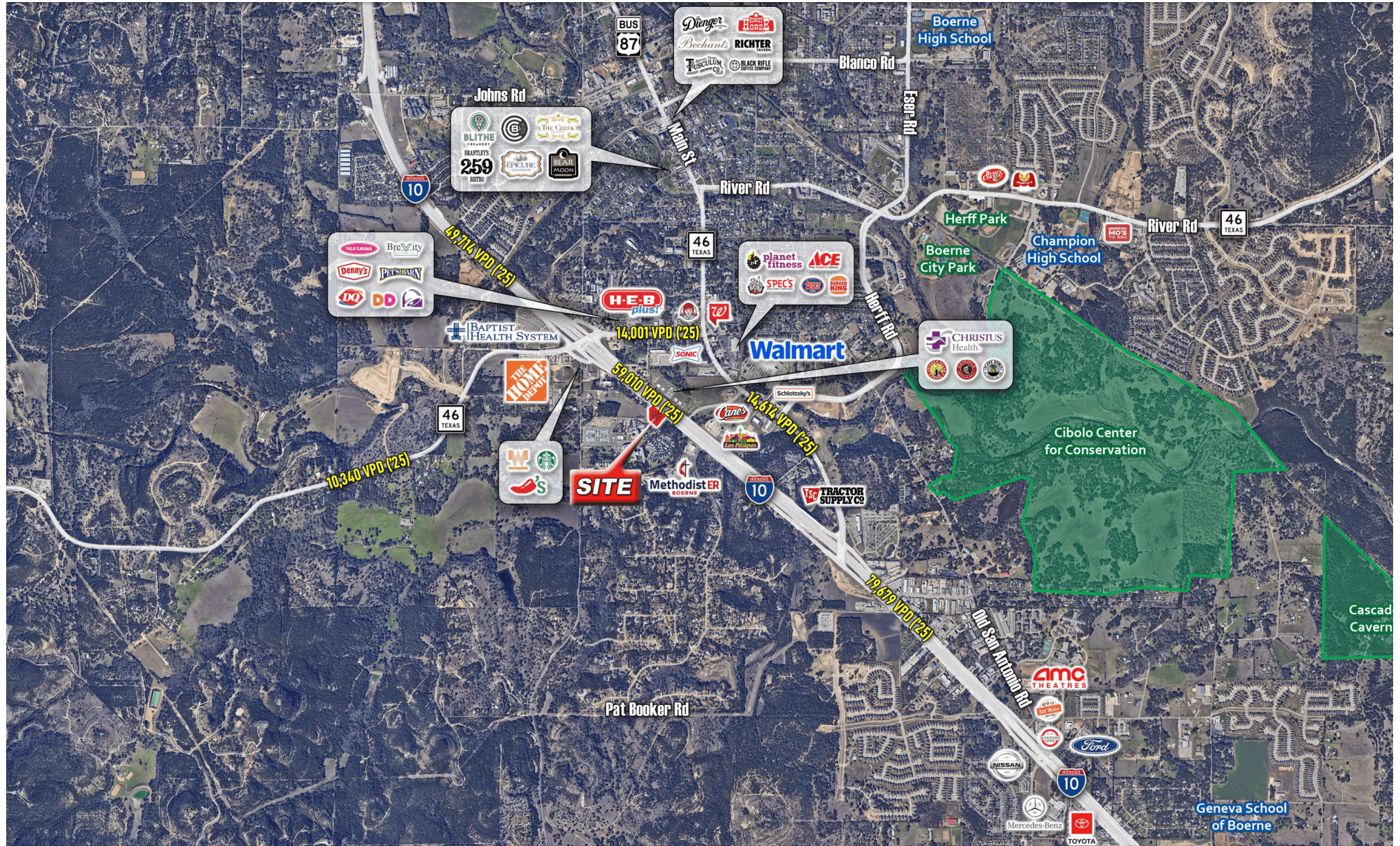
HIGHLIGHTS

- » **Prime signalized corner** at I-10 & W State Hwy 46 — the main commercial interchange serving Boerne
- » **±340 ft of I-10 frontage** with 59,010 VPD (TXDOT '25) — among the highest-traffic counts in the Boerne corridor
- » **Flexible C-3 zoning** supports a wide range of commercial, retail, and service uses
- » **Directly across from the new \$50M Baptist Health System acute care campus**, anchoring the immediate trade area
- » **Surrounded by national credit tenants** — H-E-B Plus, Walmart, Home Depot, Starbucks, and more, all within a half-mile
- » **High-growth, high-income trade area** — 5-mile population of 35,637 growing at 2.77%/yr, with average household income of \$163,468
- » **Positioned near 4,000+ acres of planned development**, including the Esperanza (1,700+ ac) and George Ranch (1,100+ ac) master-planned communities and a new Town Center/multi-family project slated for 2027

SITE AERIAL

PRIME COMMERCIAL LAND I-10 WEST / BOERNE CORRIDOR

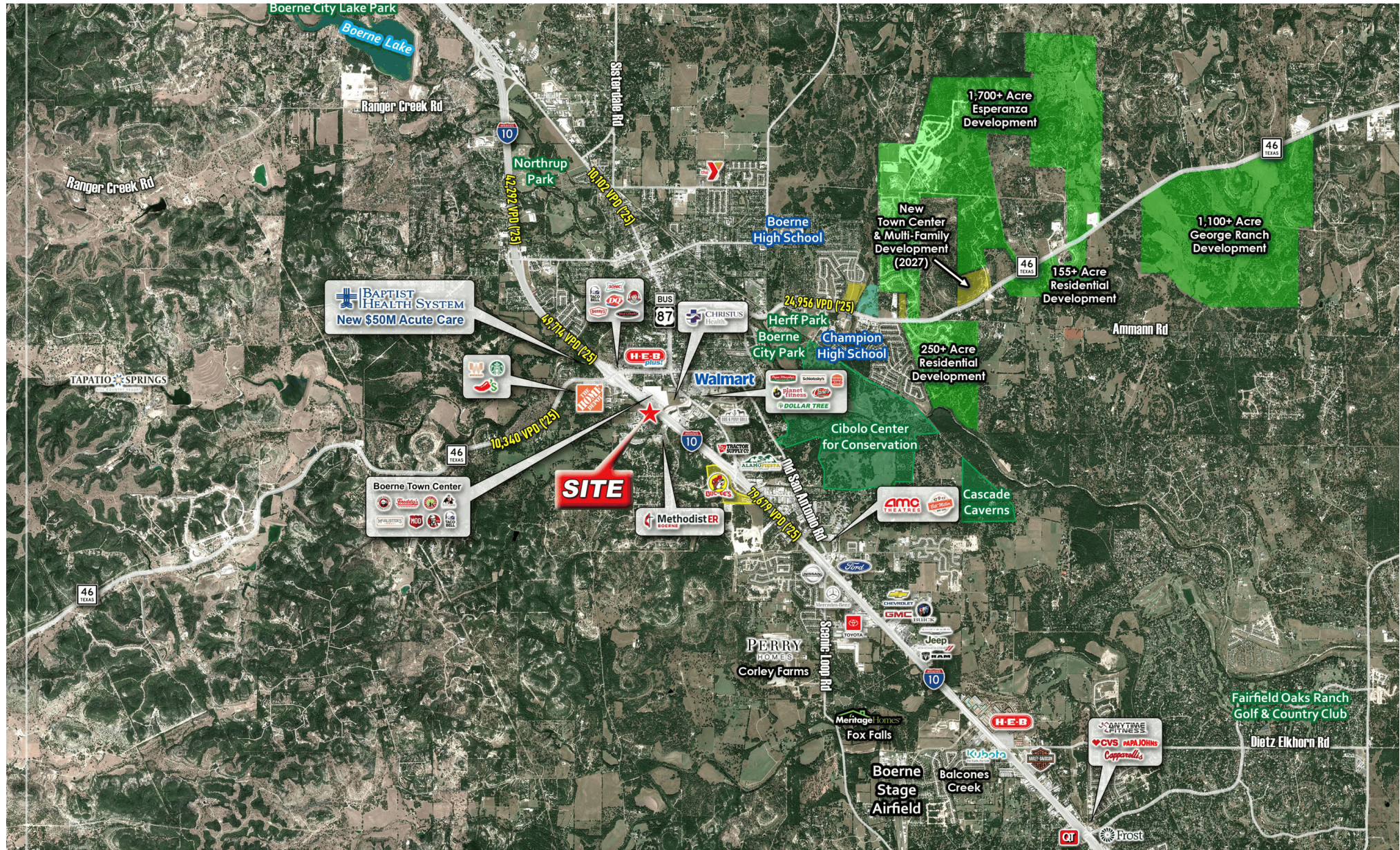
Interstate 10 | Boerne, TX 78006



REGIONAL AERIAL

PRIME COMMERCIAL LAND I-10 WEST / BOERNE CORRIDOR

Interstate 10 | Boerne, TX 78006



DEMOGRAPHICS

PRIME COMMERCIAL LAND I-10 WEST / BOERNE CORRIDOR

Interstate 10 | Boerne, TX 78006

POPULATION — 1 MILE

2,867

↑ 2.38%/yr → 2031

POPULATION — 3 MILES

24,255

↑ 2.49%/yr → 2031

POPULATION — 5 MILES

35,637

↑ 2.77%/yr → 2031

DAYTIME POP — 5 MILES

38,270

19,184 workers in area

METRIC	1 MILE	3 MILES	5 MILES
Avg household income	\$87,676	\$150,283	\$163,468
Median household income	\$62,132	\$97,711	\$114,073
Per capita income	\$36,382	\$57,015	\$61,697
Avg household size	2.51	2.60	2.65
Owner occupied	49.5%	64.1%	68.0%
Median home value (current)	\$448,451	\$481,473	\$505,656
Median home value (forecast)	\$487,879	\$569,898	\$597,506
Median age	41.7	42.2	42.6
Hispanic origin	34.9%	27.3%	27.1%
Employment rate	97.2%	95.7%	95.8%

POPULATION GROWTH 2010–2031

	2010	2026	2031
1 mile	2,145	2,867	3,225
3 miles	14,010	24,255	27,429
5 miles	18,606	35,637	40,847

1 MI/YR
2.38%

3 MI/YR
2.49%

5 MI/YR
2.77%

INCOME DISTRIBUTION — ALL RINGS

■ 1 mile ■ 3 miles ■ 5 miles

<\$35K	26.4%	14.6%	12.7%
\$35K–\$75K	34.4%	23.1%	20.8%
\$75K–\$150K	26.4%	28.8%	27.8%
\$150K+	12.9%	33.4%	38.6%

Avg (1 mi)
\$87,676

Avg (3 mi)
\$150,283

Avg (5 mi)
\$163,468

HOUSING SNAPSHOT

	1 MI	3 MI	5 MI
Owner occupied	49.5%	64.1%	68.0%
Renter occupied	39.1%	27.9%	22.8%
Vacant units	11.4%	8.1%	9.2%
Total HH (current)	1,263	9,885	14,510

MEDIAN HOME VALUE
CURRENT → FORECAST

1 mile
\$448K
→ \$488K

3 miles
\$481K
→ \$570K

5 miles
\$506K
→ \$598K

AGE & EMPLOYMENT (5 MI)

AGE DISTRIBUTION —
CURRENT YEAR

Under 18	17.6%
18–34	23.5%
35–54	24.7%
55–74	22.8%
75+	11.1%

TOP INDUSTRIES — 5 MI
(CURRENT YEAR)

Services	50.6%
Finance/Insurance/Real Estate	12.4%





DONNIE WALKER
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PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 125M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

AFFILIATIONS

RLI: Realtors Land Institute

NAR: National Association of Realtors

TAR: Texas Association of Realtors

EDUCATION

Texas A&M Mays Business School

BBA in Finance



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.

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov