



930 E BLANCO RD

BOERNE, TX 78006



LUKE OWENS-BRAGG
210.451.0143
info@lockwoodrealtygroup.com

For Sale

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PROPERTY INFORMATION

SECTION 1

LUKE OWENS-BRAGG
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PROPERTY SUMMARY



LOCATION DESCRIPTION

Located along the highly traveled E Blanco Road corridor, this property offers outstanding visibility and accessibility in the heart of Boerne's growing business district. Positioned just minutes from Downtown Boerne and Main Street (US-87), the site provides convenient access to Interstate 10, connecting directly to San Antonio and the surrounding Texas Hill Country.

The area is home to a strong mix of professional offices, retail centers, dining establishments, and service businesses, making it an ideal setting for professional firms, medical practices, or boutique offices seeking a prestigious Boerne address.

Nearby amenities such as H-E-B, schools, and popular local restaurants create a dynamic environment that attracts consistent foot and vehicle traffic throughout the day. The property's location combines small-town charm with modern commercial convenience, offering an excellent opportunity to establish or expand your business presence in one of the Hill Country's most desirable communities.

OFFERING SUMMARY

Sale Price:	\$3,200,000
Number of Units:	5
Lot Size:	1.32 Acres
Building Size:	21,990 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,692	8,345	11,458
Total Population	7,165	22,735	31,453
Average HH Income	\$127,698	\$146,407	\$153,182

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

An Incredible Asset Poised for a New Chapter

Just three minutes from the heart of historic downtown Boerne lies a property ready to be reimagined – 930 E Blanco, a one-of-a-kind commercial enclave featuring 21 distinct retail structures set across sprawling, tree-lined grounds that invite creativity and connection.

This is an incredible asset poised for a new chapter – a place where visionaries can transform potential into a thriving destination. Picture artisan markets, seasonal festivals, local food pop-ups, and boutique retail experiences woven into a charming, walkable setting that celebrates Boerne’s character and community spirit.

With five units ready for immediate occupancy and several others at below-market rents, the property offers significant value-add potential for an investor or developer with imagination.

Only three minutes from Main Street, with ample parking and flexible configurations, 930 E Blanco offers the framework to create something unforgettable – a true destination for locals and visitors alike.

This isn’t just real estate. It’s a chance to bring Boerne’s next landmark to life

SITE DESCRIPTION

Strategically positioned within walking distance to Boerne’s historic downtown and minutes from Main Street, the properties enjoy high visibility, convenient ingress/egress, and strong connectivity to major thoroughfares including US-87 (Main St) and I-10.

COMPLETE HIGHLIGHTS



BUILDING INFORMATION

Building Class	C
Tenancy	Single
Minimum Ceiling Height	10 ft
Number of Floors	1
Average Floor Size	700 SF
Year Built	2011
Year Last Renovated	2022
Framing	Wood Frame
Condition	Excellent
Roof	Composition
Free Standing	Yes
Number of Buildings	4
Walls	Wood
Floor Coverings	Wood
Exterior Walls	Wood

PROPERTY HIGHLIGHTS

- 1.32-acre lot with 4 buildings and 5 leasable units
- Zoned O1 for professional office use
- Excellent frontage and visibility along E Blanco Rd
- Convenient access to Main St. and I-10
- Strong Boerne market with high commercial demand
- Ideal for investors or owner-occupants

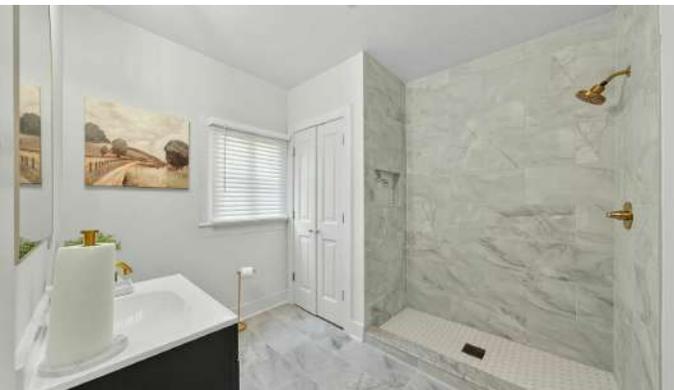
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



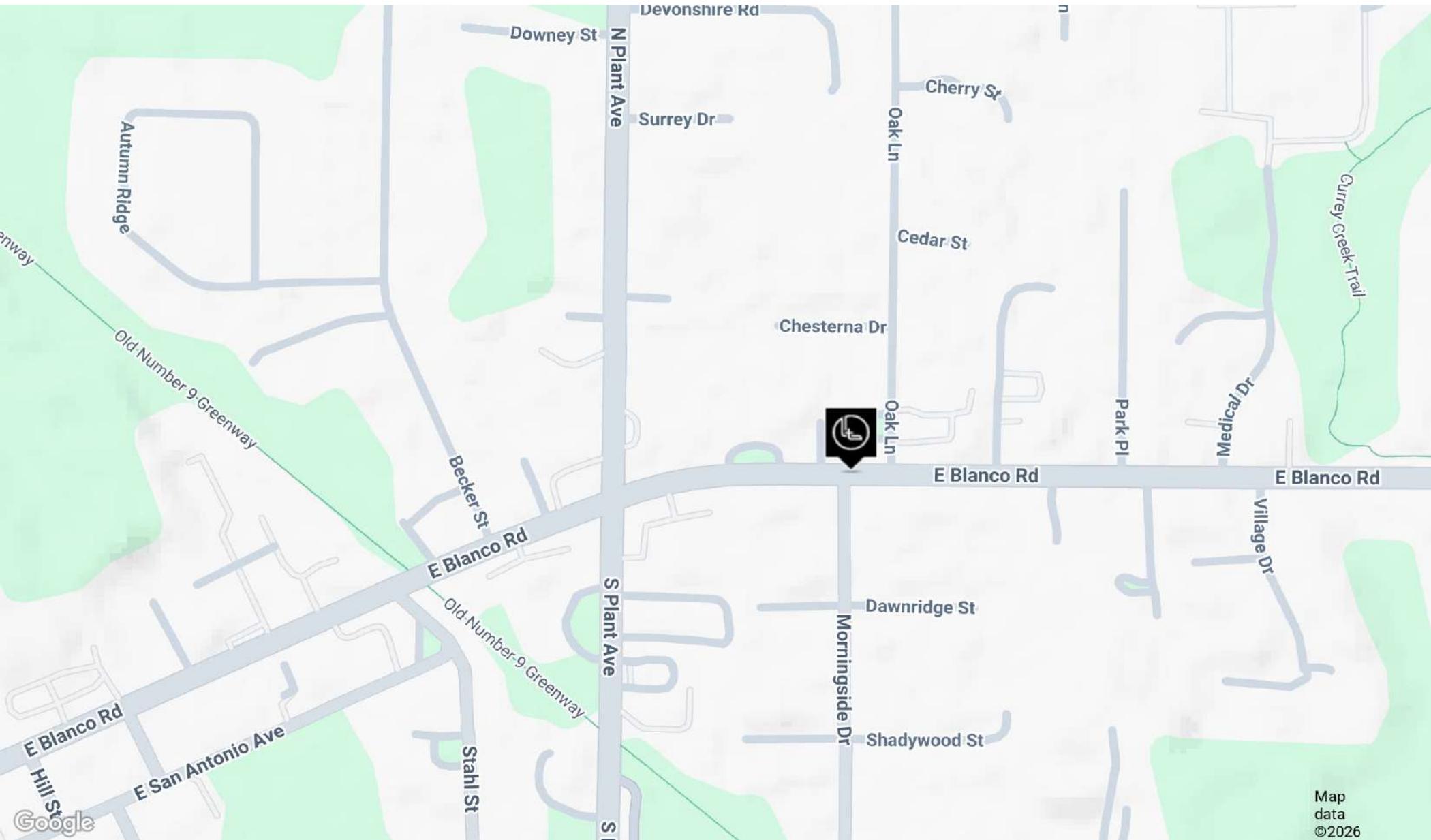


LOCATION INFORMATION

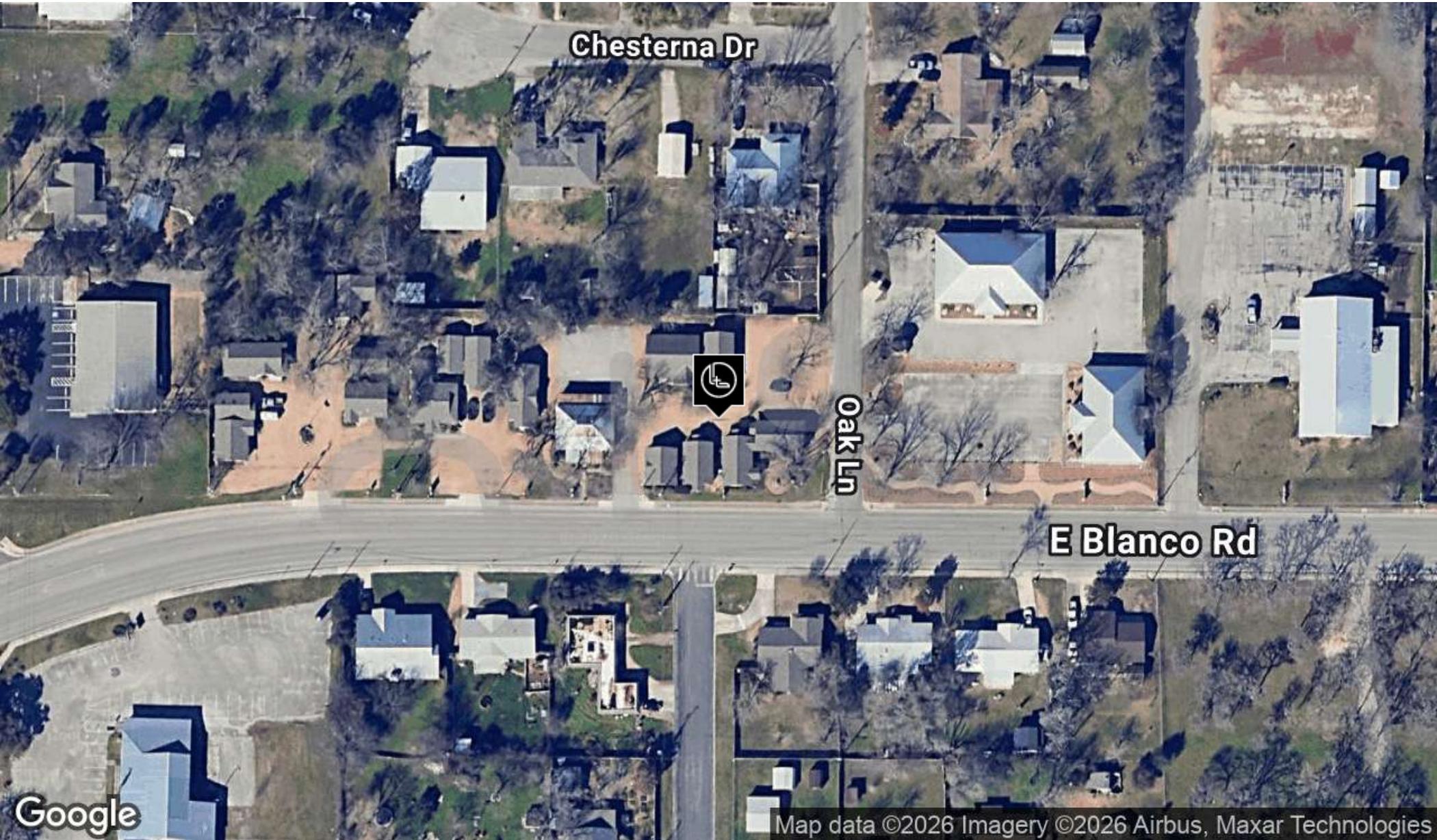
SECTION 2

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LOCATION MAP



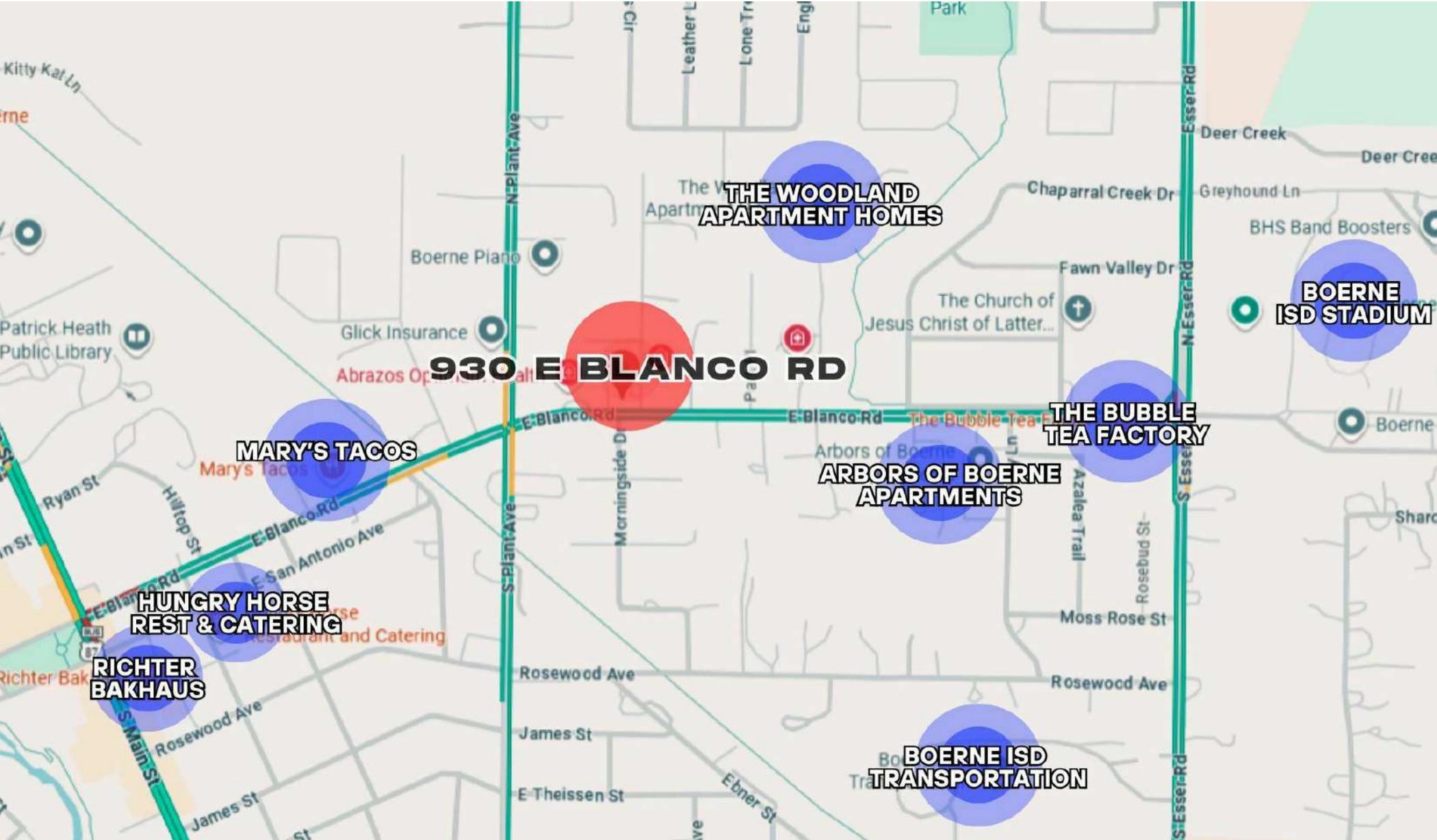
AERIAL MAP



OVERVIEW MAP



SITE MAP





DEMOGRAPHICS

SECTION 3

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,165	22,735	31,453
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,692	8,345	11,458
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$127,698	\$146,407	\$153,182
Average House Value	\$574,865	\$581,465	\$599,074
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	28.5%	26.7%	26.0%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,275	16,830	23,415
Total Population - Black	82	297	412
Total Population - Asian	82	291	413
Total Population - Hawaiian	7	25	37
Total Population - American Indian	67	165	207
Total Population - Other	521	1,502	1,948

Demographics data derived from AlphaMap

