

# FOR SALE

## ±2,962 SF 2ND GEN QSR

1550 River Road,  
Boerne, TX 78006



**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# SUMMARY

## Property Specs

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SALE PRICE	\$2,050,000.00
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TOTAL ACRES	±0.51 AC
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CLASS	A
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ZONING	C-2
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TYPE	Land
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- 2nd Generation QSR
- Former Bush's Chicken Restaurant
- Surrounded by National Tenants such as Shipley Donuts, Great Clips, Marco's pizza and more
- Strong traffic counts along River Road



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	6,119	23,962	35,602
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,228	8,966	13,102
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$162,710	\$151,383	\$159,731

## Traffic Counts

STREET	AADT
River Rd	12,662
Hwy 10	43,590

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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