

# FOR SALE

529 SH-46 E, BOERNE, TX 78006, SUITE E-03



## 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:

- 2,592 SF modern warehouse condo
- 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

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# SITE PLAN

529 SH-46 E  
BOERNE, TX, 78006





# AVAILABILITY

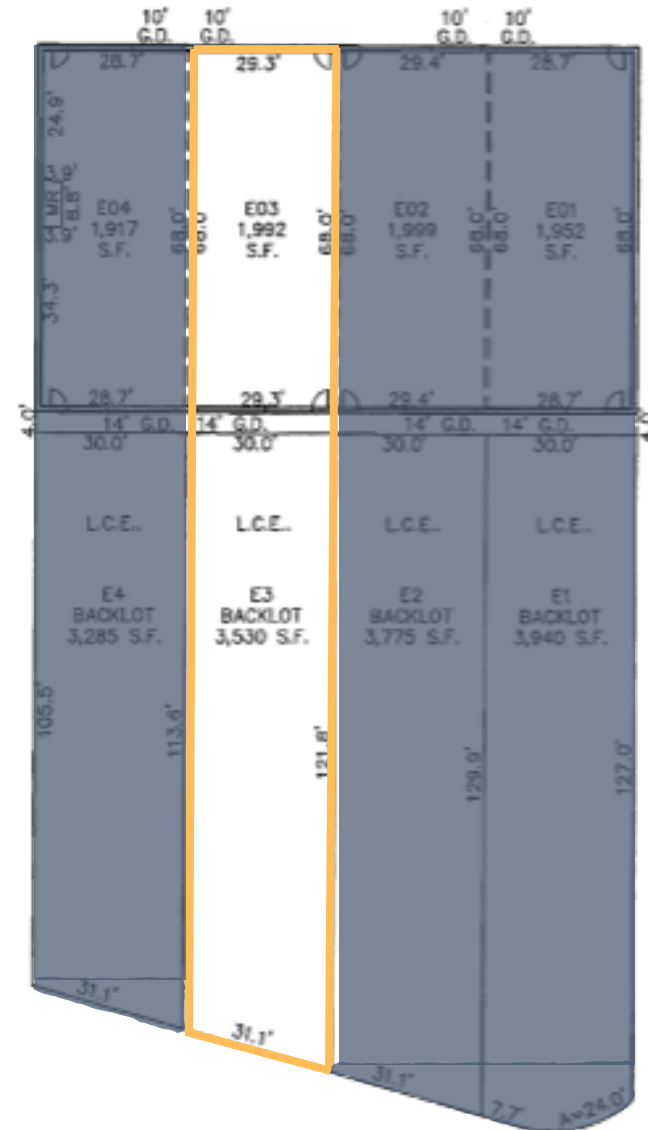
529 SH-46 E, SUITE E-03  
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## Suite E-03

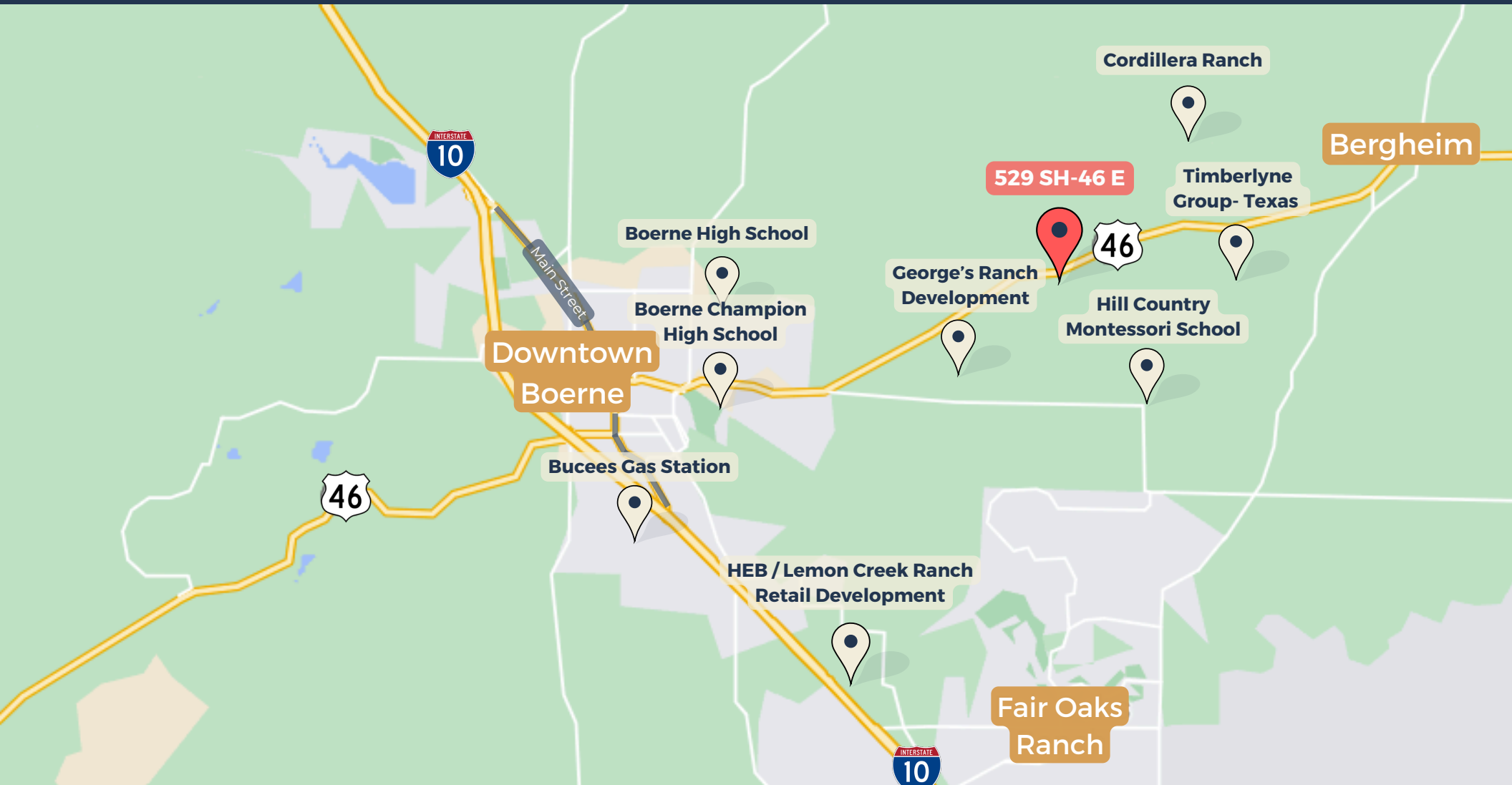
- 2,592 SF warehouse condo
- 1 grade-level door
- Open mezzanine
- Kitchenette
- Modern finish-outs
- Add'l outside yard space

*\*Lease in place until Spring 2028*

## Building E



# 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



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