



# OFFERING MEMORANDUM

One Seven Medical / Office Park  
5 Coughran Rd., Boerne, TX 78006



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE  
VALLEY

**Santiago Gutiérrez**  
(210) 929-1315  
185 Ruben M Torres Blvd,  
Brownsville, TX 78006

# EXECUTIVE SUMMARY

BLDGS AVAILABLE  
**#1, 2 (Fully Leased),  
3, 4, & 5**

UNITS PER BLDG  
**1 to 8**

BLDG SIZES  
**7,520—9,775 SF**

UNIT SIZE  
**1200+ SF**

PRICE PER SF  
**\$345.00**

BLDG #1  
**9,775 SF**

BLDGS #2-5  
**7,520 SF**

TYPE  
**Shell Buildings**

# INVESTMENT HIGHLIGHTS

## Prime Location, Ready for Development

4.2-acre medical office park adjacent to Home Depot & the USPS office. Located at the **intersection of two major highways** with 300+ feet of road frontage. Construction ETA: Summer 2025. Building 2 is fully leased!

## IH-10 & Hwy 46

One of IH-10's **busiest intersections** in Northern San Antonio. 2022 TX State Highway Department traffic count maps indicate about 45,000+ VPD on IH-10 north of the intersection and 62,000+ vehicles per day south of the intersection. All these VPD figures are expected to almost **double over the next 15 years**.

Location, Location, Location!

## Located in a High-Growth, Affluent Area

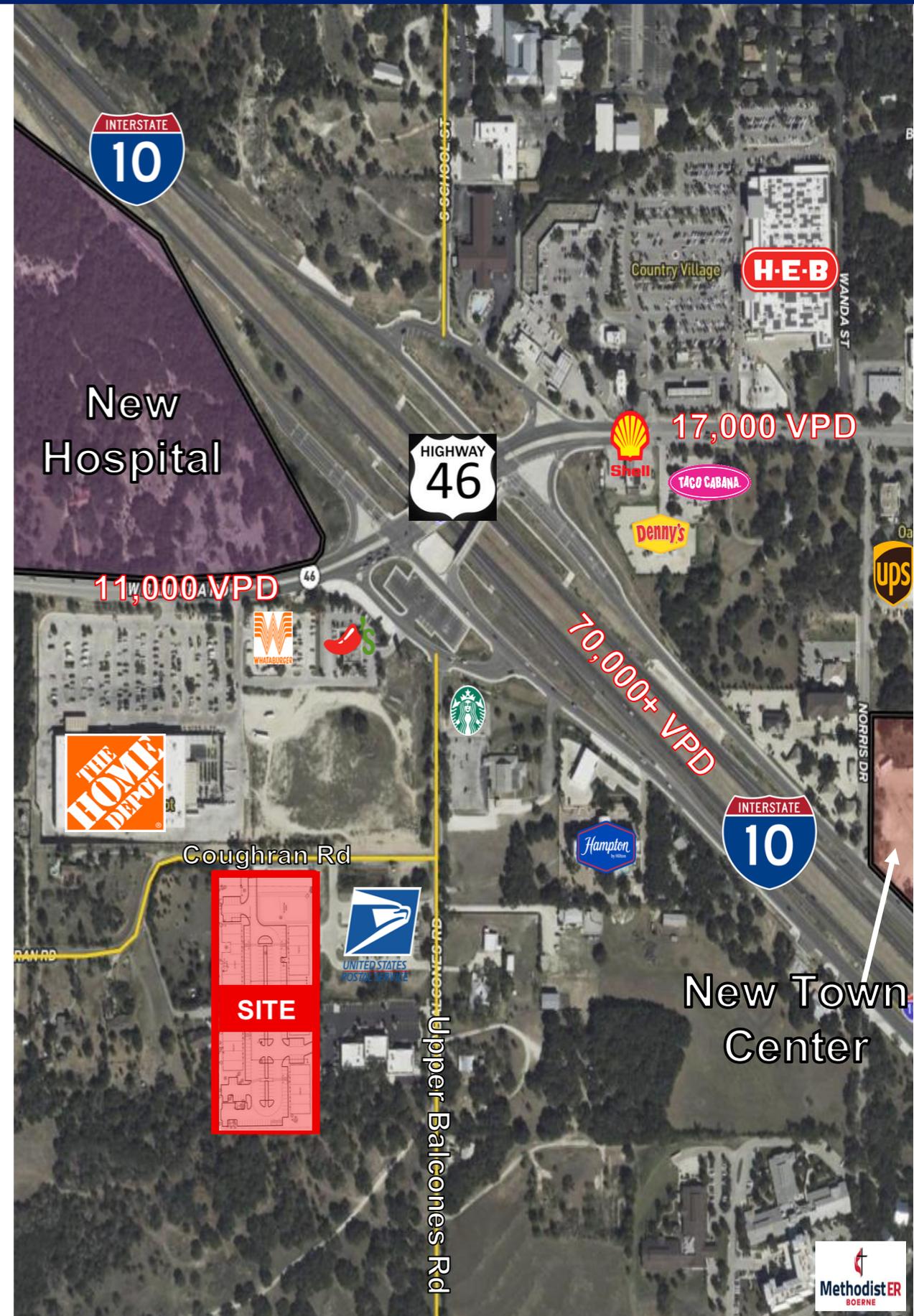
Boerne's population has grown 95% since 2010 and is growing at a rate of 5.86% annually. Kendall County is **one of America's fastest growing counties**, with an average household income in the area exceeding \$130,000.

## Area Retailers and Development

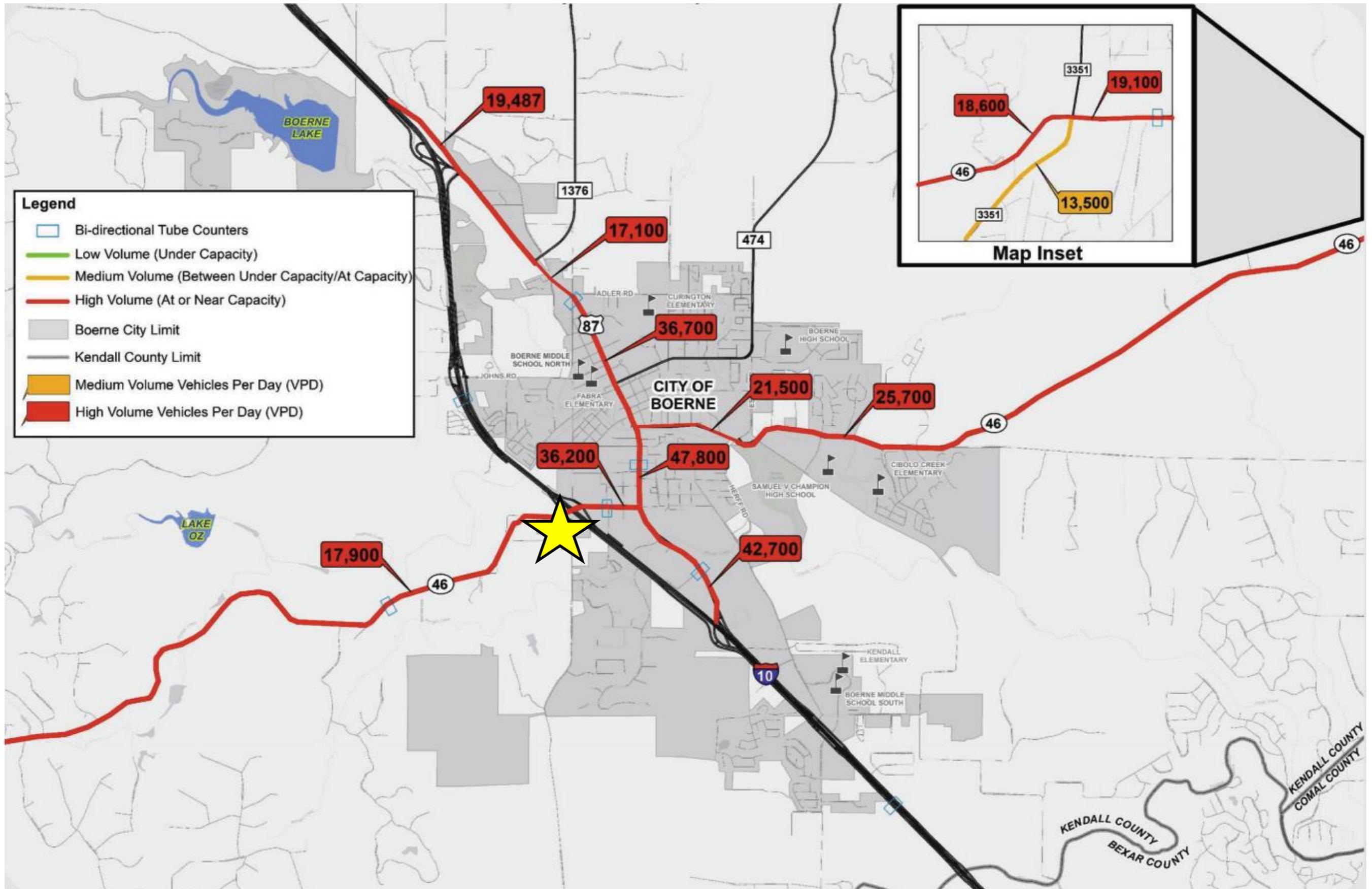
Major retailers include Buc-ees, HEB, Home Depot, USPS, Whataburger, Starbucks, Chili's Ford, Walmart, Verizon, AT&T, Dollar Tree, Specs, Raising Cane's, Sherwin-Williams, Taco Bell, KFC, etc., and many more. The Property sits along IH-10 in the heart of the **booming** Scenic Interstate Corridor district.

## No State Income Tax / Low Property Tax

As one of the nine states in America that don't impose personal income taxes, Texas is an attractive destination for workers, businesses and investors.



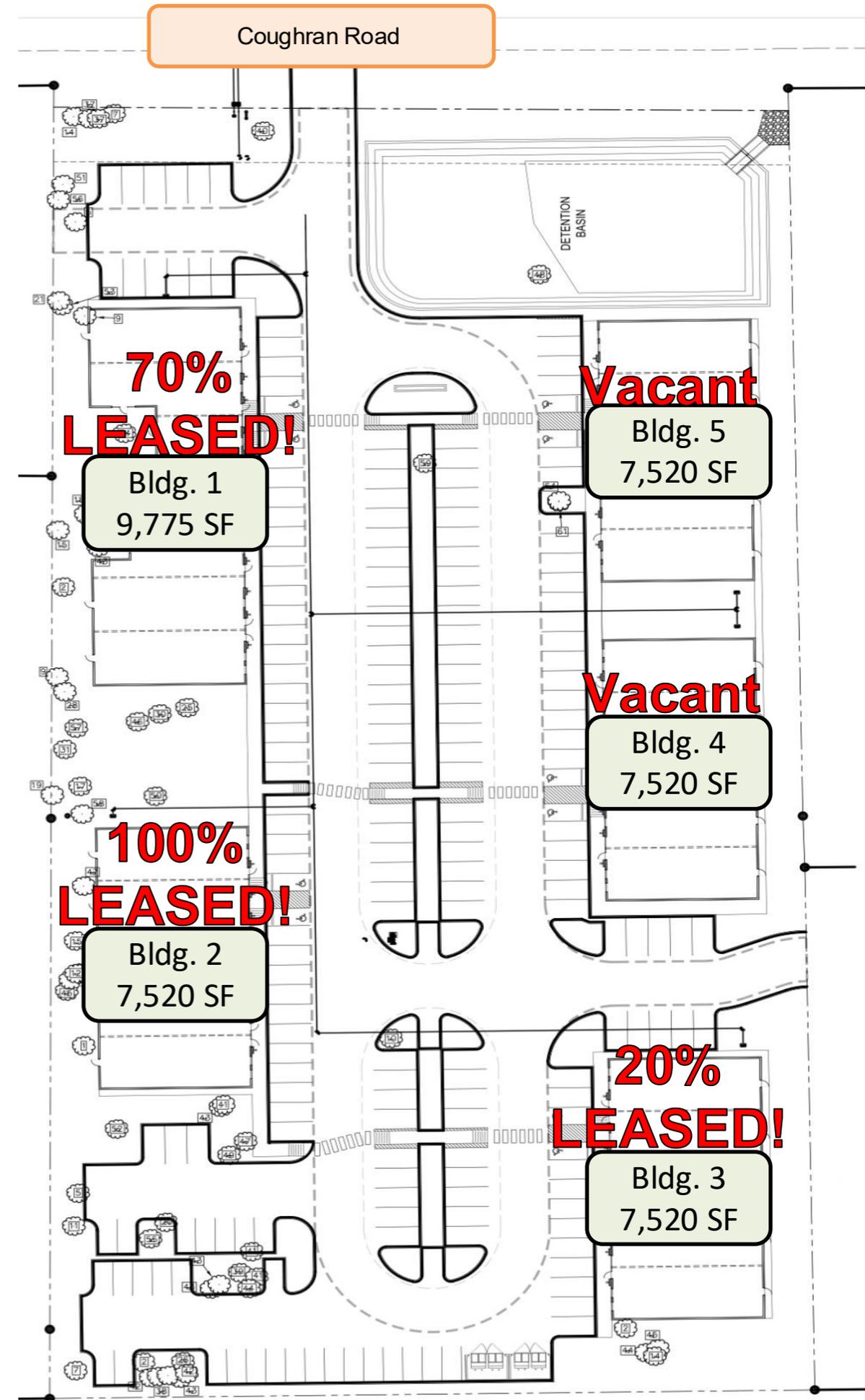
# PROJECTED TRAFFIC 2024

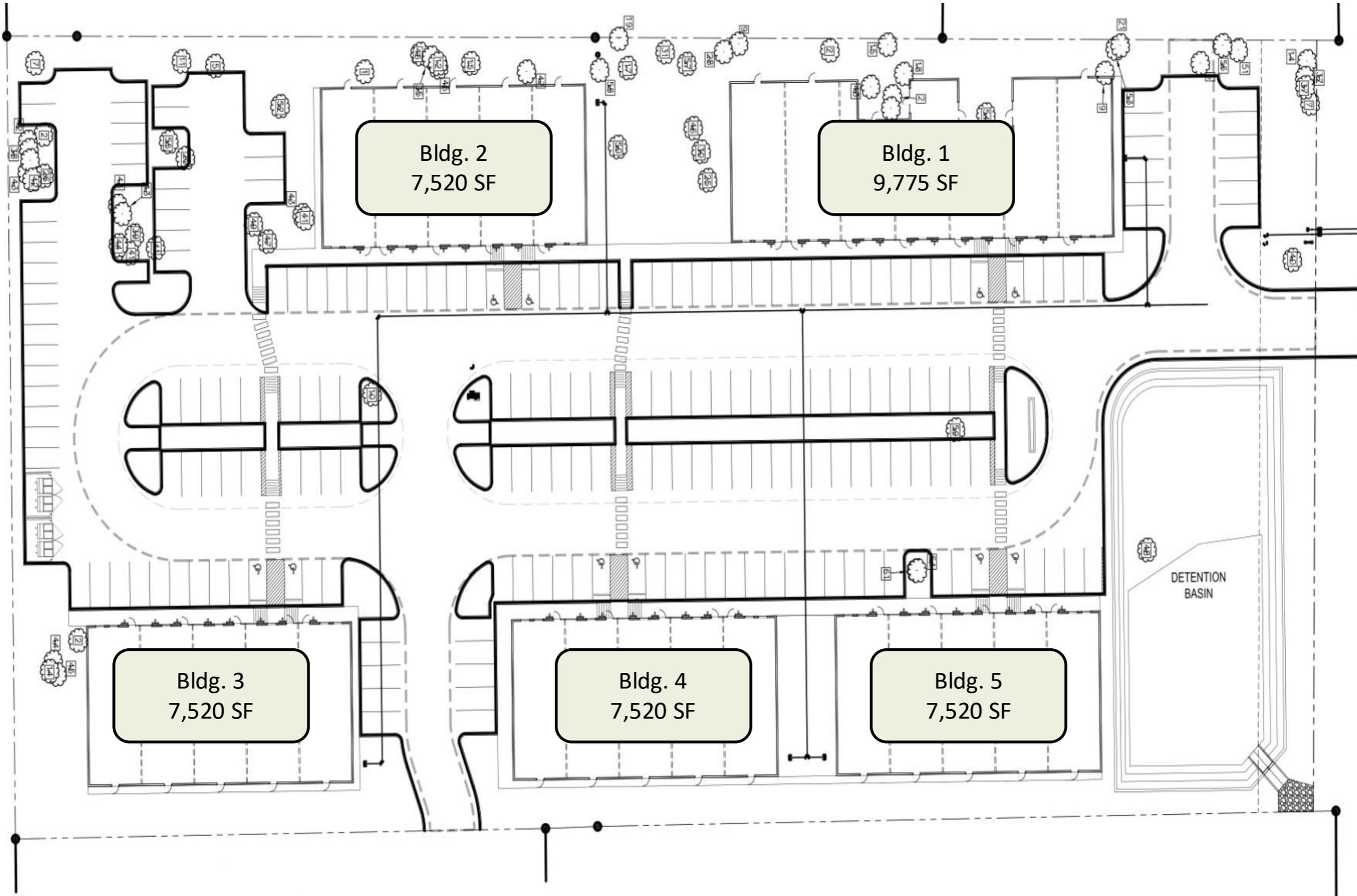


# SITE DIAGRAM

9,775 SF

7,520 SF





Bldg. 2  
7,520 SF

Bldg. 1  
9,775 SF

Bldg. 3  
7,520 SF

Bldg. 4  
7,520 SF

Bldg. 5  
7,520 SF

DETENTION  
BASIN

Coughran Road

# FINISHED CONSTRUCTION

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**COLDWELL BANKER  
CONTACTS:**



**Santiago Gutiérrez**

LISTING AGENT

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**COLDWELL BANKER  
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