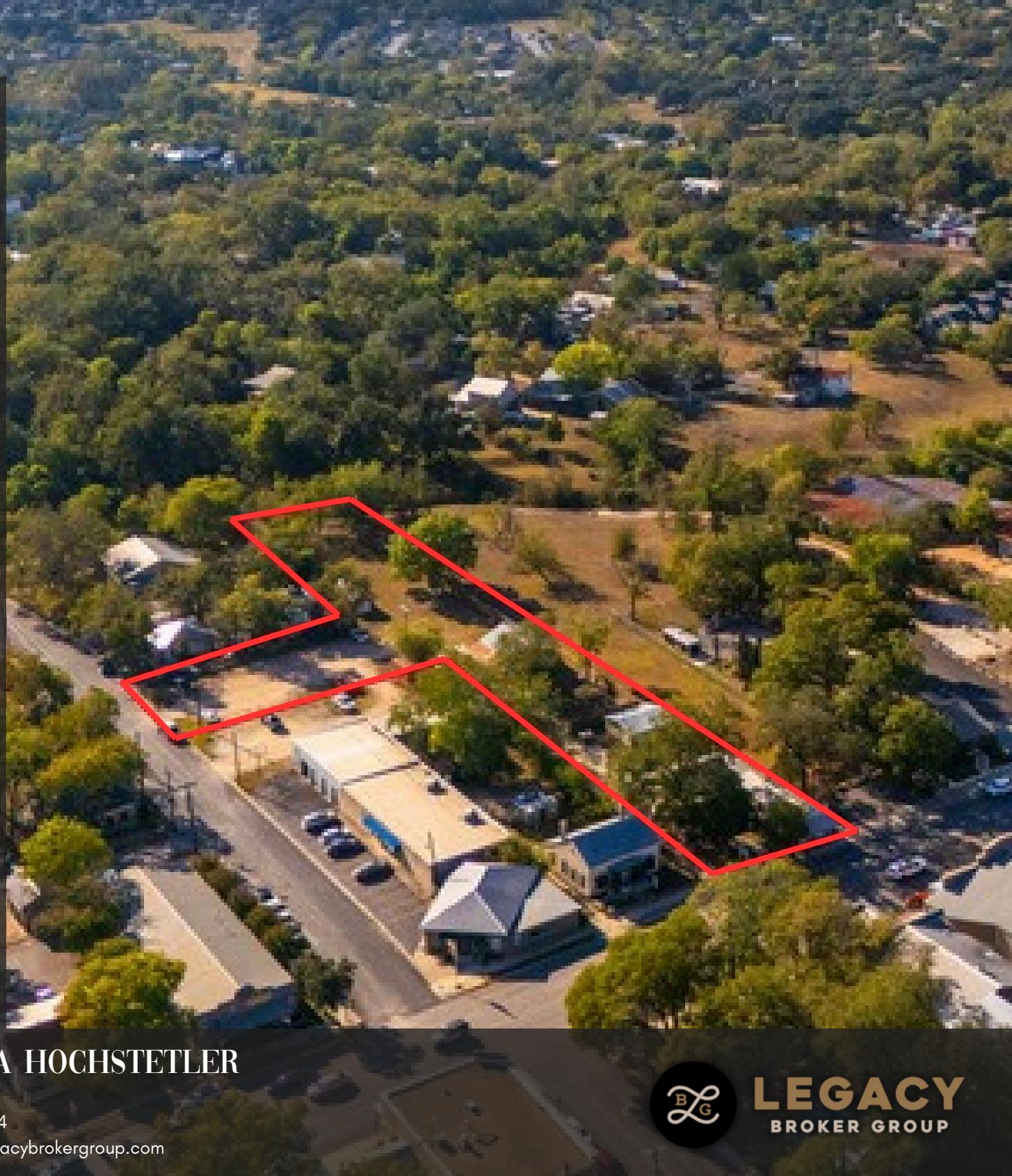


322 S MAIN ST

BOERNE, TX | 1.124 ± ACRES

FOR SALE



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LEGACY
BROKER GROUP



OVERVIEW

Situated along historic Main Street in Boerne, this rare, multi-parcel commercial property blends prime visibility, dual access, and future development potential within one of the most sought-after corridors in the Texas Hill Country.

The property includes two parcels totaling ± 1.124 acres, zoned C-3 General Commercial, and partially covered by the Historic Overlay along the Main Street frontage.

Building A, currently the home of The Pearl Antler Boutique, totals approximately 2,248 square feet plus a 576-square-foot detached garage. The building will be vacant by December 31, 2025, offering buyers an immediate opportunity to repurpose the space for retail, restaurant, café, or professional office use. Its location within the Historic Overlay provides architectural character and curb appeal, while its flexible C-3 zoning allows a wide range of commercial uses.

Building B, a 672-square-foot structure currently leased by Essence Chiropractic, continues to provide stable income with a modern medical office layout and updated finishes.

Behind the existing structures lies ± 0.45 acres of open land extending toward Cibolo Creek, where a 2009 city easement introduced a public walking trail. The adjoining Parcel 2 (± 0.1876 acres) currently serves as a parking lot with dual access from both Main Street (U.S. 87) and W. Theissen Street, offering rare flexibility for traffic flow, deliveries, or future expansion.

Together, these combined parcels present a truly unique Main Street offering – ready for immediate business use, continued income, or long-term redevelopment.



PROPERTY HIGHLIGHTS

- **Prime Boerne Main Street Location** – Exceptional visibility within Boerne's thriving downtown retail and tourism corridor, surrounded by high foot traffic and established businesses.
- **Building A (Main Street Frontage)** – Vacant End of 2025 – Currently the Pearl Antler retail space ($\pm 2,248$ SF + 576 SF garage) will be delivered vacant by December 31, 2025, offering immediate potential for a new owner-user to establish a boutique, café, restaurant, or professional office.
- **Building B (Rear Medical Office)** – ± 672 SF structure leased to Essence Chiropractic, providing a steady income stream while maintaining flexibility for partial owner use or redevelopment planning.
- **Dual Street Access** – Outstanding ingress and egress via Main Street (U.S. 87) and W. Theissen Street, offering both visibility and functional site circulation.
- **Cibolo Creek Frontage + Trail Easement** – Natural rear boundary along the Cibolo Creek, with a 2009 City of Boerne public trail easement enhancing walkability, pedestrian exposure, and long-term site appeal.
- **Large Combined Land Area** – ± 1.124 total acres (Parcel 1: 0.9364 ac; Parcel 2: 0.1876 ac) in the heart of downtown Boerne.
- **Zoning:** C-3 General Commercial – Broad allowable uses including retail, restaurant, medical, office, and mixed-use development.
- **Partial Historic Overlay** – Overlay applies only to the Main Street building and garage, preserving charm while leaving the rear areas and Parcel 2 outside overlay controls for greater redevelopment flexibility.
- **Ample On-Site Parking** – Dedicated parking on Parcel 2 exceeds current UDC standards and supports both retail and medical use types:
 - *Retail* – 1 space / 250 SF (≈ 9 required)
 - *Medical* – 1 space / 200 SF ($\approx 3-4$ required)
 - *Existing lot provides generous coverage and expansion capacity.*
- **Development Potential** – Nearly two-thirds of an acre of combined developable area (the open land behind existing structures on Parcel 1 and all of Parcel 2) creates an exceptional opportunity for future mixed-use, professional, or hospitality development along Boerne's premier Main Street corridor.

INVESTMENT OPPORTUNITY

- **Prime Main Street Location:** High-visibility frontage along Boerne's busiest corridor, surrounded by established retail, dining, and tourism traffic.
- **Owner-User Potential:** With Building A becoming vacant at year-end, buyers can immediately occupy or repurpose the Main Street frontage for their own business use.
- **Development Flexibility:** With nearly two-thirds of an acre of buildable land across the rear of Parcel 1 and all of Parcel 2, the property presents a rare chance to expand or reposition within Boerne's thriving Main Street district.
- **Dual Access Advantage:** Entry from both Main Street and W. Theissen Street provides superior site flow and multiple configuration options.
- **Existing Income Stream:** Secondary tenant (Essence Chiropractic) provides stable rental income while allowing partial owner occupancy or phased redevelopment.
- **Historic Character + Modern Utility:** The front structure benefits from historic charm and façade appeal, while zoning and site layout support modern usability.
- **Strategic Exit Options:** Hold as an income property, redevelop for higher density commercial, or reposition as an owner-occupied headquarters - all supported by flexible C-3 zoning.



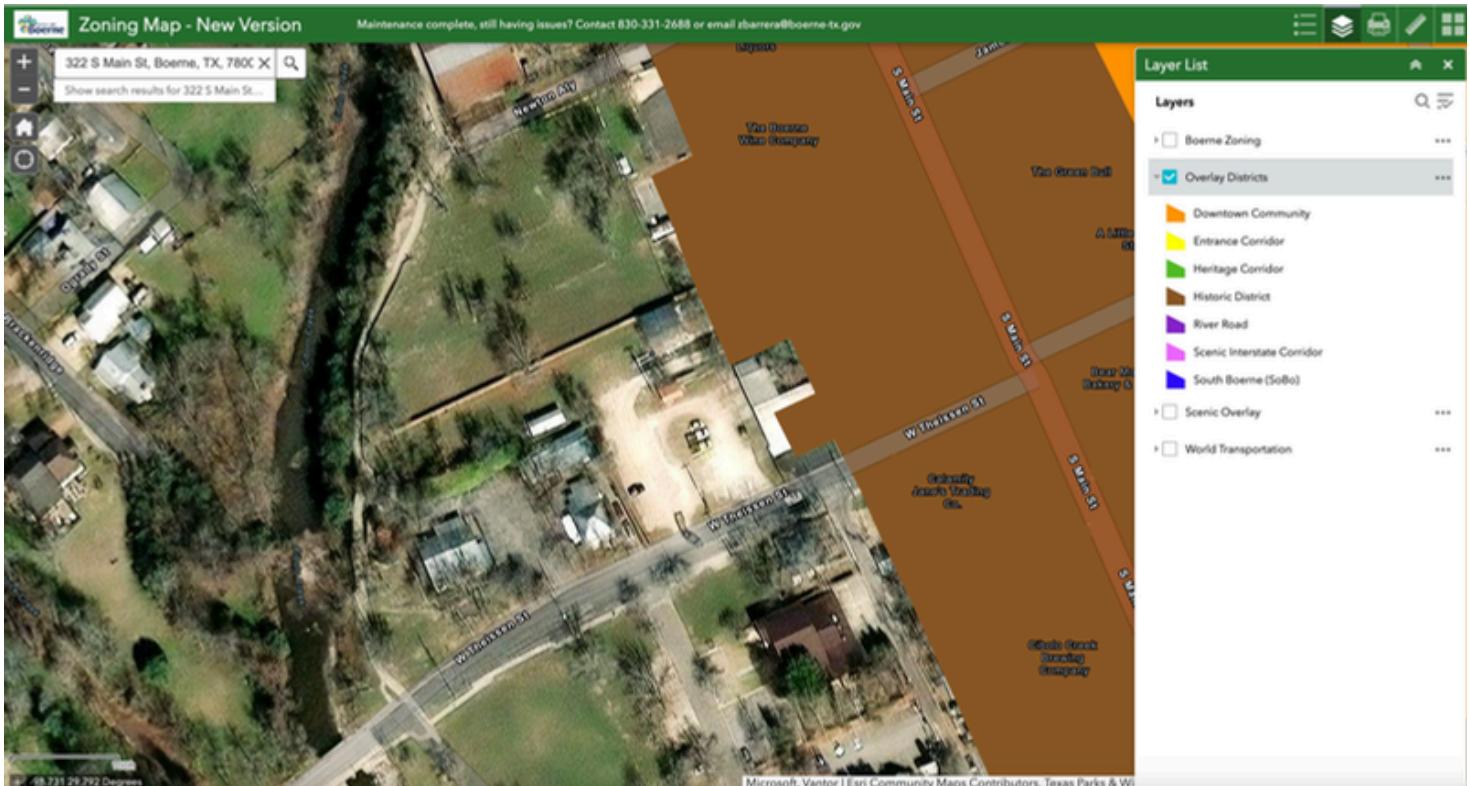
BUILDING INFORMATION

Feature	Building A (+ Garage)	Building B (Rear Medical Office)
Building Type	Retail / Boutique	Medical / Professional Office
Parcel ID	19869 (front/Main Street parcel)	19869 (rear of same parcel)
Total Size (SF)	±2,824 SF (2,248 SF main + 576 SF garage)	±672 SF
Year Built	1960 (historic structure)	1999
Exterior	Wood siding	Wood siding
Roof Type	Metal (8-9 years old)	Metal
Construction	Wood-frame	Wood-frame
Recent Updates	Interior remodel, new paint, awning, and signage (HLC-approved 2021), New AC (2025)	Interior finishes and layout updates for medical use (2024)
HVAC	Updated unit 2025	Central Air Conditioner
Utilities	City water, sewer, electric, and gas	City water, sewer, and electric
Zoning	C-3 General Commercial with Historic Overlay (front portion only)	C-3 General Commercial (outside overlay)
Access	Direct frontage on Main Street (U.S. 87)	Shared access via front parcel and cross-parcel drive
Parking	Shared parking available directly behind building & on adjoining Parcel 2	Dedicated spaces on Parcel 2 and rear access drive
Current Use	Retail boutique	Chiropractic clinic
Tenant Status	Lease ends December 31st, 2025	Fully leased (established medical tenant)
Additional Structures	Detached 576 SF garage (leased with retail building)	N/A

ZONING

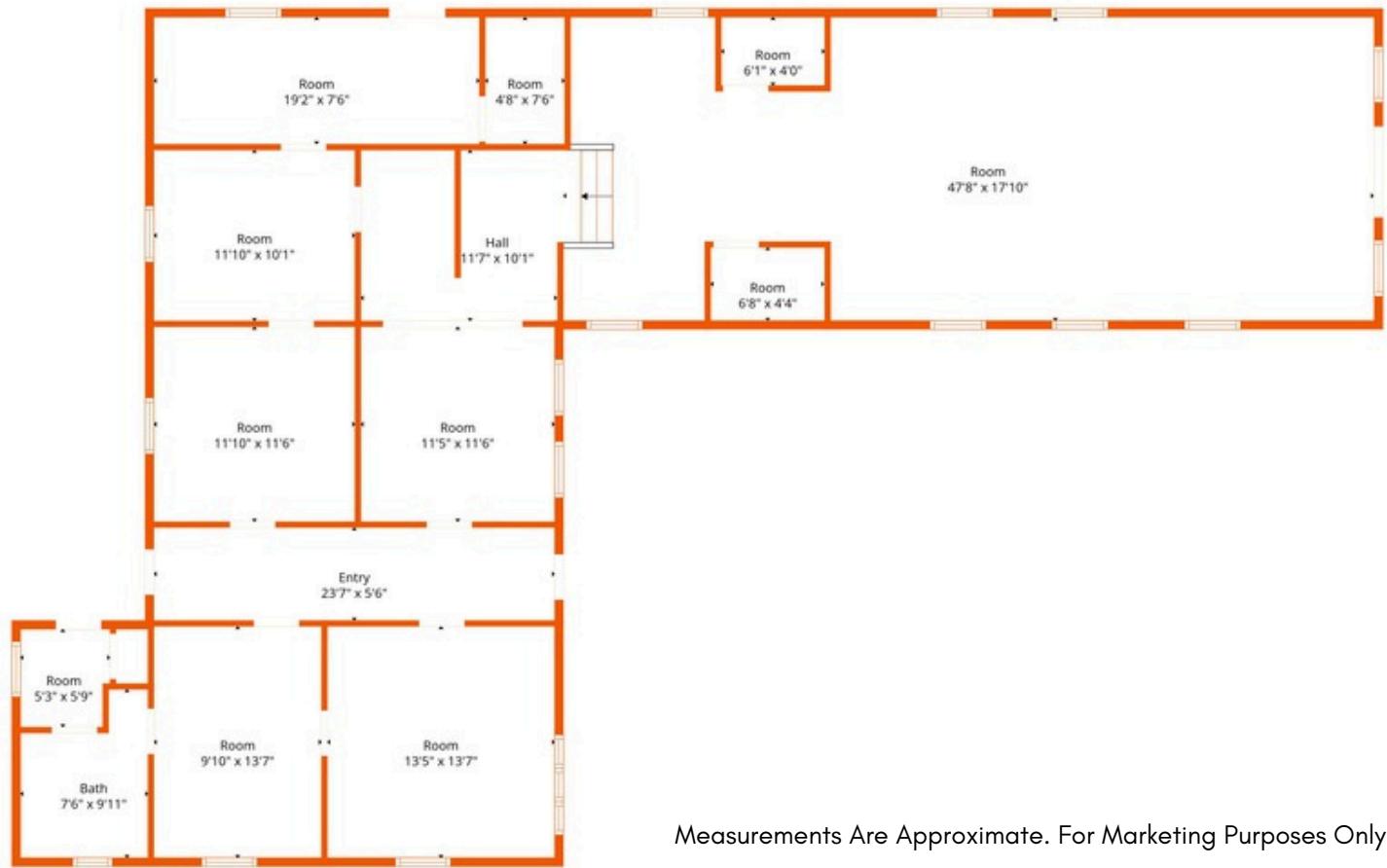


Property lines are approximate.



Resource: [Boerne City Zoning Map](#)

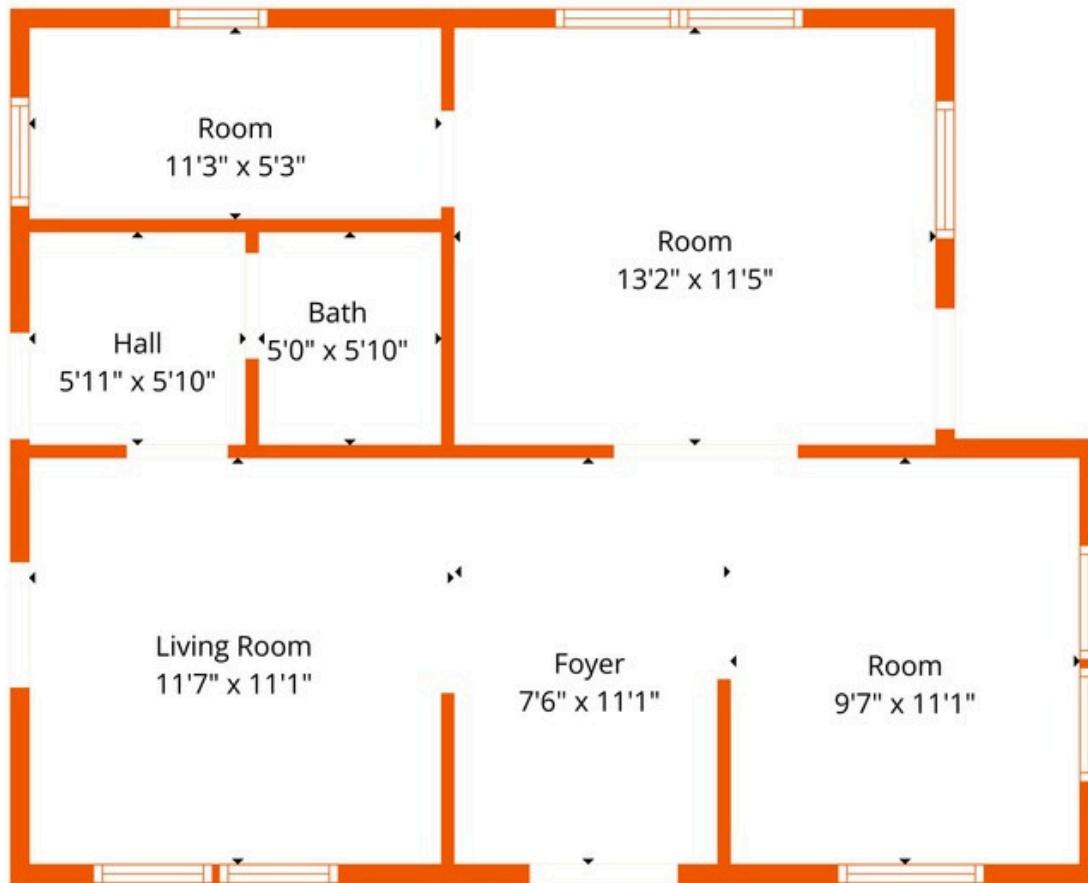
BUILDING A



Measurements Are Approximate. For Marketing Purposes Only.



BUILDING B



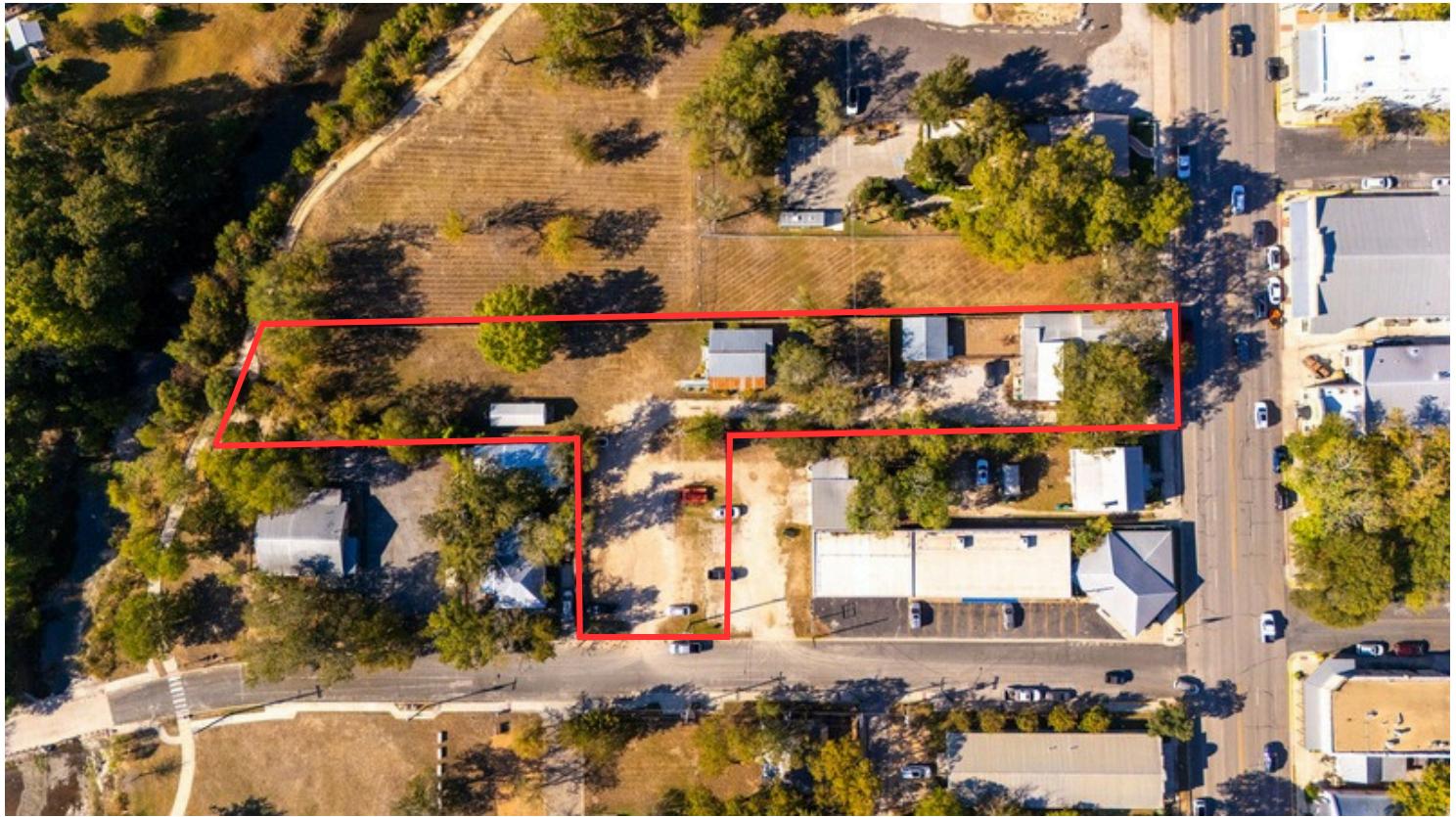
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AERIALS



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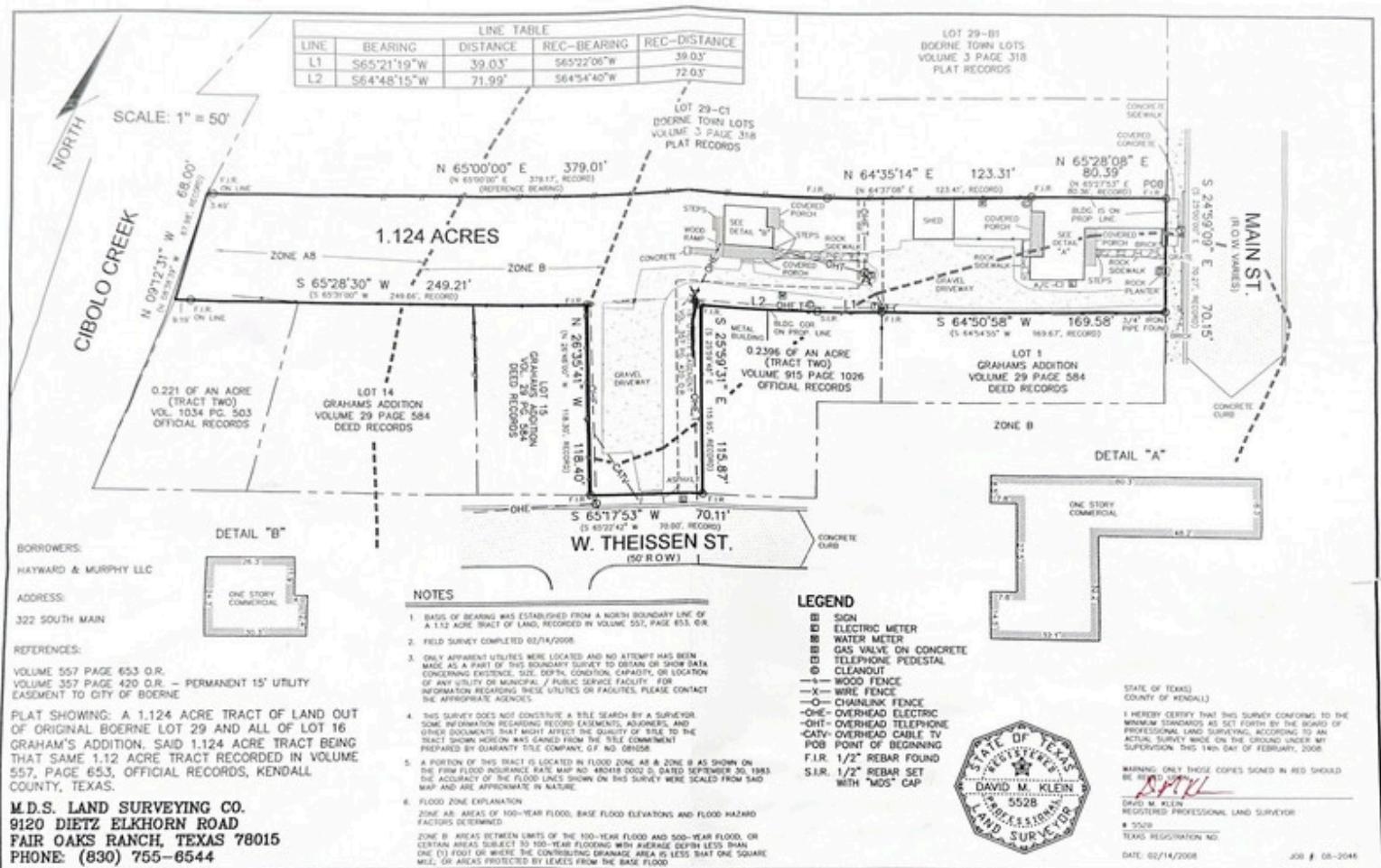
AERIALS



Property lines are approximate.

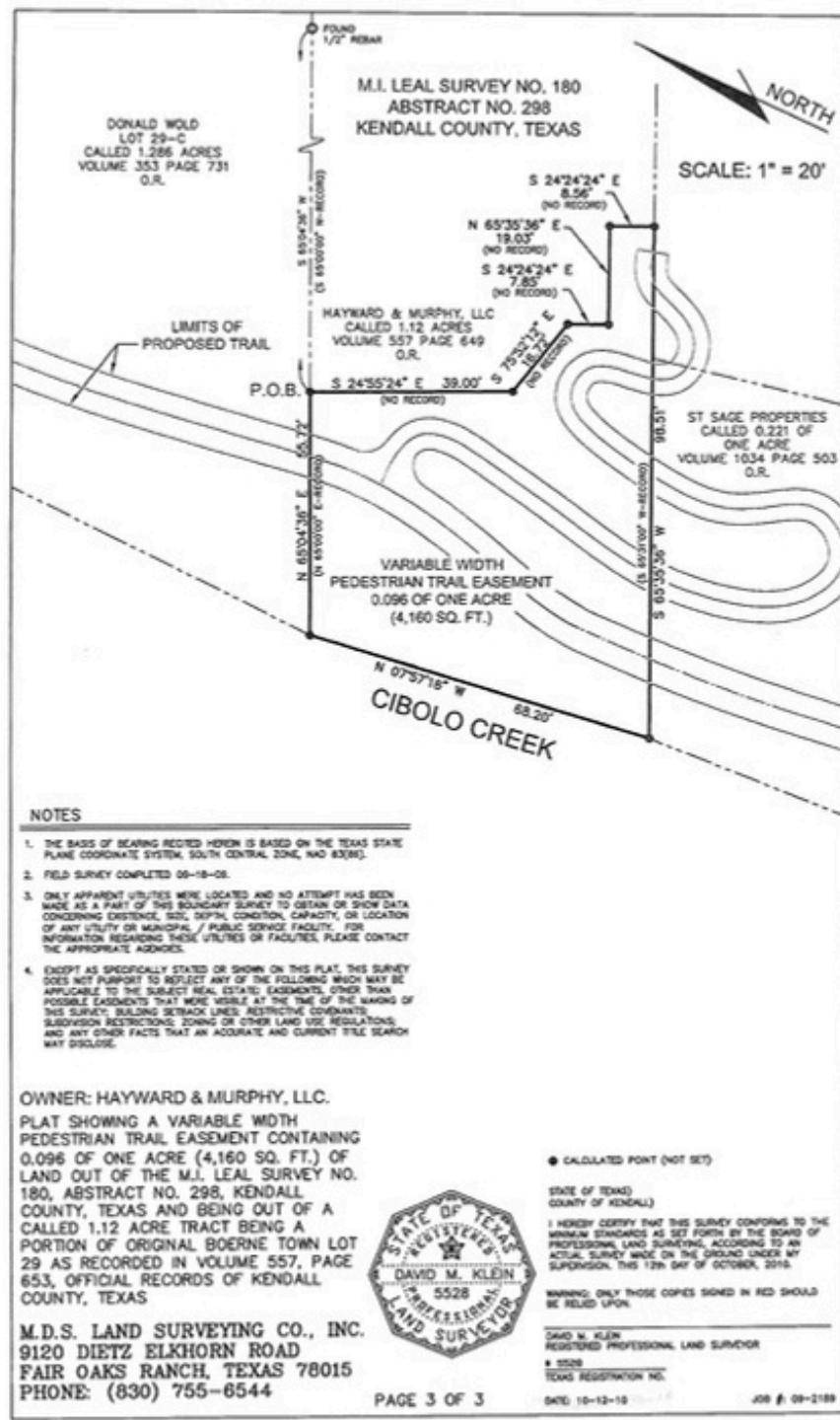


SURVEY



SURVEY

Cibolo Creek City Walking Trail Easement





AREA HIGHLIGHTS

BOERNE, TX

Boerne mixes its historic past and small-town ambiance for those seeking an area where natural beauty abounds and quality of life is valued. Once called the key to the hills, Boerne has become a major tourist destination.

Situated along Interstate 10 about 25 miles northwest of San Antonio, the city's popularity is based on the establishment of many quaint shops offering antique and eclectic shopping in the historic downtown section.

Its proximity to the amenities and conveniences of the seventh-largest city in the nation make Boerne a wonderful place to live, work and play.



KENDALL COUNTY

PROXIMITY TO MAJOR CITIES & ATTRACTIONS:

- 25 MIN FROM SAN ANTONIO
- 20 MIN FROM COMFORT
- 45 MIN FROM FREDERICKSBURG
- 35 MIN FROM KERRVILLE
- 1 HOUR TO NEW BRAUNFELS
- 80 MIN TO SAN MARCOS

COUNTY	POPULATION + MEDIAN AGE	SUBTYPE	SQFT/ACRES
KENDALL COUNTY	BOERNE, TX POP: 24,234 AGE: 38.6 yrs	COMMERCIAL MIXED USE + LAND FOR DEVELOPMENT	1.124 ACRES

CONFIDENTIALITY + DISCLAIMER

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All real estate offered by Legacy Broker Group is marketed in accordance with federal, state, and local fair housing and equal opportunity laws.

MEET YOUR AGENT

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Jessica Hochstetler is a proud Boerne native whose lifelong connection to the Texas Hill Country has deeply shaped both her personal and professional journey. A graduate of Champion High School (Class of 2011) and Texas A&M University, Jessica earned her degree in Education in 2015 before dedicating five years to teaching first grade at Fair Oaks Ranch Elementary School.

Her time as an educator instilled in her the values that now define her real estate career - patience, clear communication, and a genuine passion for helping others reach their goals. Whether she's guiding first-time homebuyers through the process or helping families find their forever home, Jessica approaches every client relationship with the same care and commitment that once made her classroom thrive.

In 2021, Jessica married her husband, Koltyn, and the two settled in Sisterdale, Texas, where they enjoy the peaceful beauty of the Hill Country. Drawn to real estate by her love of people and her deep appreciation for the community she's always called home, Jessica earned her real estate license in 2022 and has been proudly serving clients throughout Boerne and the surrounding areas ever since.

When she's not working with clients, Jessica can often be found spending time with family and friends, exploring the Hill Country, or supporting local Boerne businesses. Her lifelong roots in the area give her an authentic perspective and a heartfelt understanding of what makes this community so special and something she brings to every real estate experience.



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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date