



# OFFERING MEMORANDUM

ONE-27 Retail Center | Development Project  
127 Old San Antonio 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

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**TOTAL SF FOR LEASE**  
**19,324 SF**

**SUITE SIZING**  
**+/- 1,750 SF**

**ASKING PRICING**  
**\$1,700,000**

## HIGHLIGHTS

**Shovel-Ready, Permit-Approved,  
High Visibility, High Traffic, & Close  
Proximity to IH-10 & Multiple Schools**

# AERIAL MAP



# LOCATION



SITE

+/- 10,000 VPD

+/- 5,000 VPD

+/- 10,000 VPD



Coyo  
Motor



MARRIOTT



CHAR

uites  
erne



VALERO



NAPA



SUBWAY



Quick Lane



Budweiser



Casper Caverns



Ford



Nissan



Mercedes-Benz



Caliber  
Collision



Toyota



Mark  
Motors

# PROPERTY HIGHLIGHTS

## Prime Location, High Traffic, Booming Area

New retail project available for development on Old San Antonio Road, with over 500' of frontage visibility. The IH-10 and Scenic Loop intersection down the street is one of IH-10's busiest intersections in Northern San Antonio. 2022 TX State Highway Department traffic count maps indicate about 10,000 VPD in front of this property.

**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 now **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 Ford, Land, Rover, Mercedes, Toyota, Nissan, AMC, Marriott, Subway, Bill Miller, Valero, and many more. The properties sit in a booming high-income area, adjacent to a very high-traffic corner. Perfect location for retail, offices, and auto.

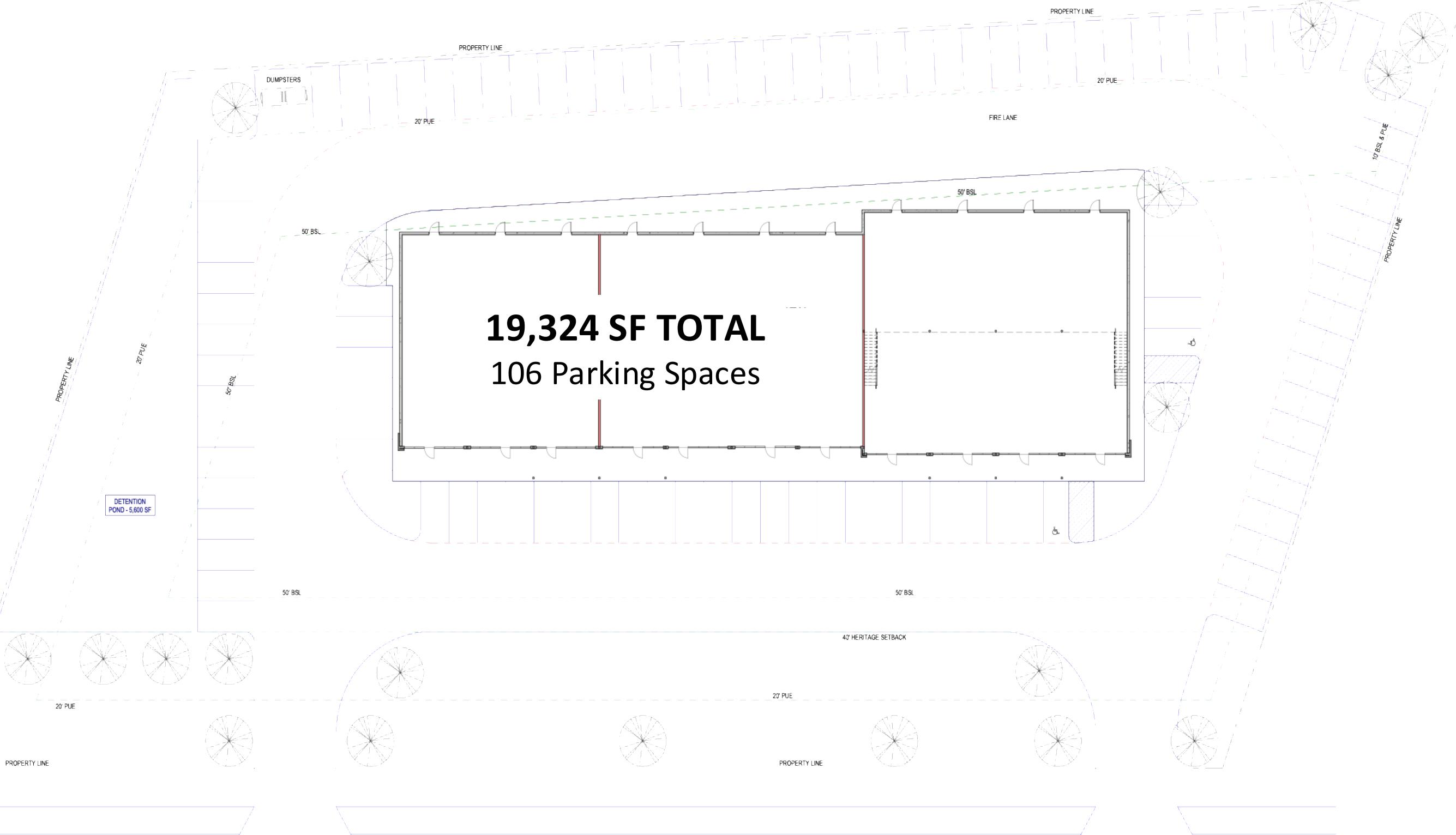
## No State Income Tax / Low Property Tax

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.



# SITE PLAN

**19,324 SF TOTAL  
106 Parking Spaces**

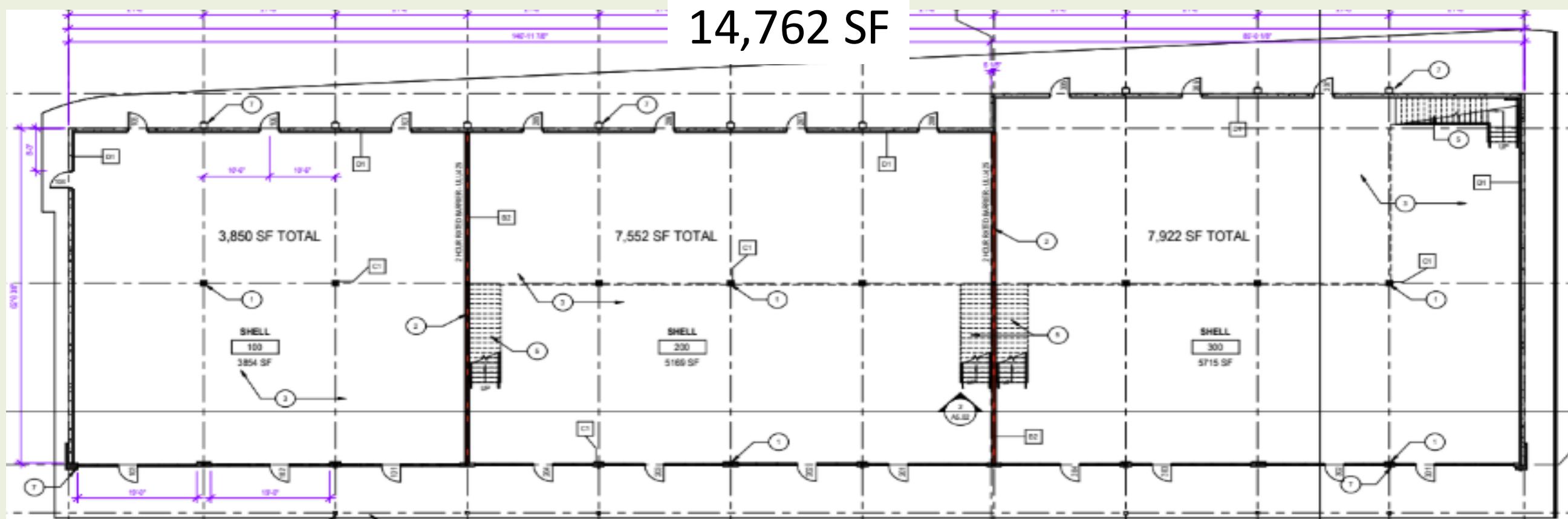


OLD SAN ANTONIO ROAD

# FLOOR PLAN

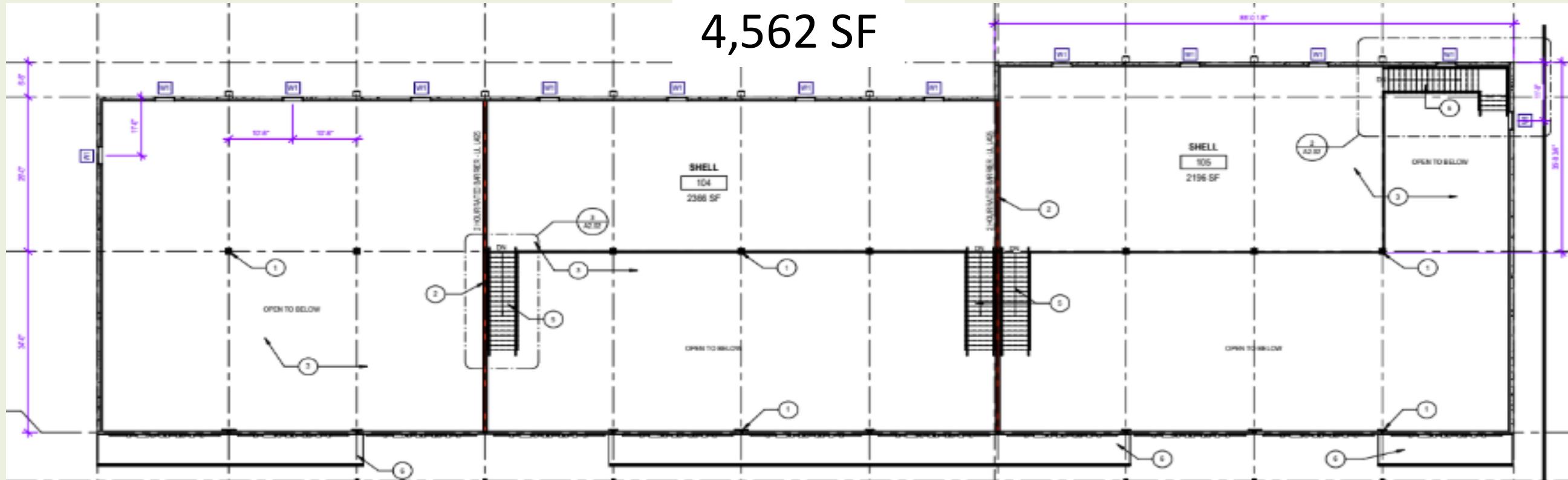
## Level 1

14,762 SF

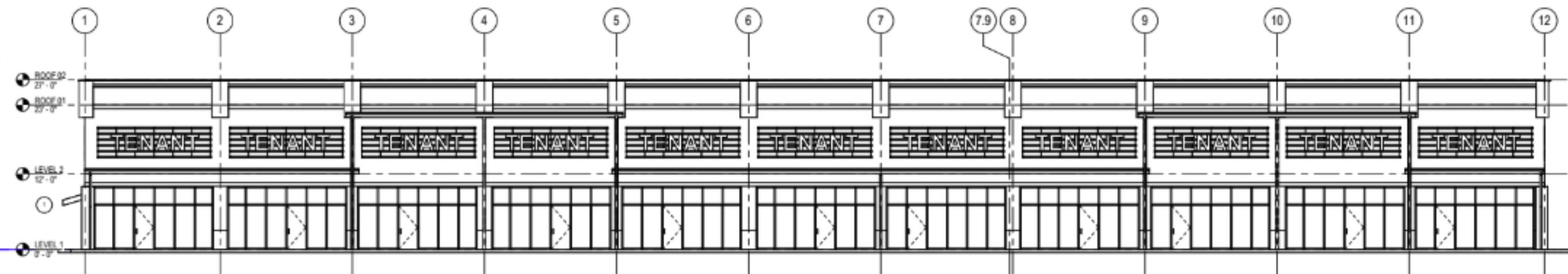


## Level 2

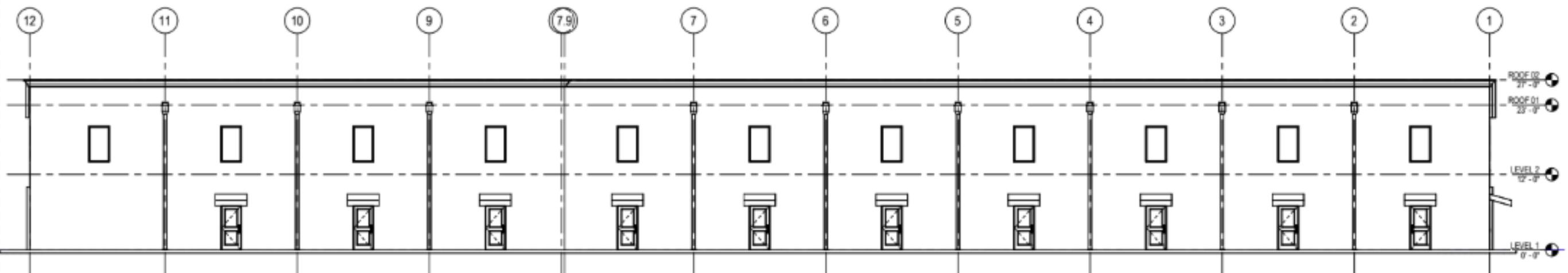
4,562 SF



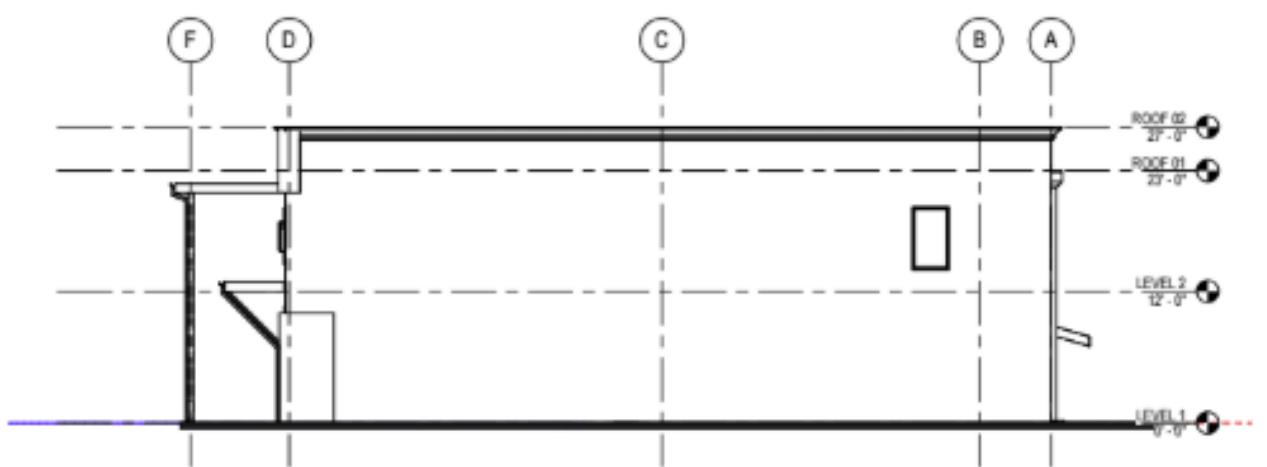
# SUITES



S South



N North



E East

## COLDWELL BANKER CONTACTS:



**Santiago Gutiérrez**

LISTING AGENT

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**Office Front Desk**

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