



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

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



H-E-B
plus!
Walgreens
Starbucks
WHATABURGER

Cane's
Schlotzsky's
SHERWIN-WILLIAMS

CIBOLO CENTER FOR CONSERVATION

Methodist ER
BOERNE
A Department of Methodist Hospital

INFINITI

NISSAN

TOYOTA

CHEVROLET

LAND-ROVER

AMC THEATRES

Ford

DODGE
Chrysler
Jeep **RAM**

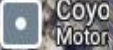
CASCADE CAVERNS

BOERNE STAGE AIRFIELD

LOCATION



SITE



Old San Antonio Rd.



Suites
erme

+/- 5,000 VPD



+/- 10,000 VPD

+/- 70,000 VPD

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

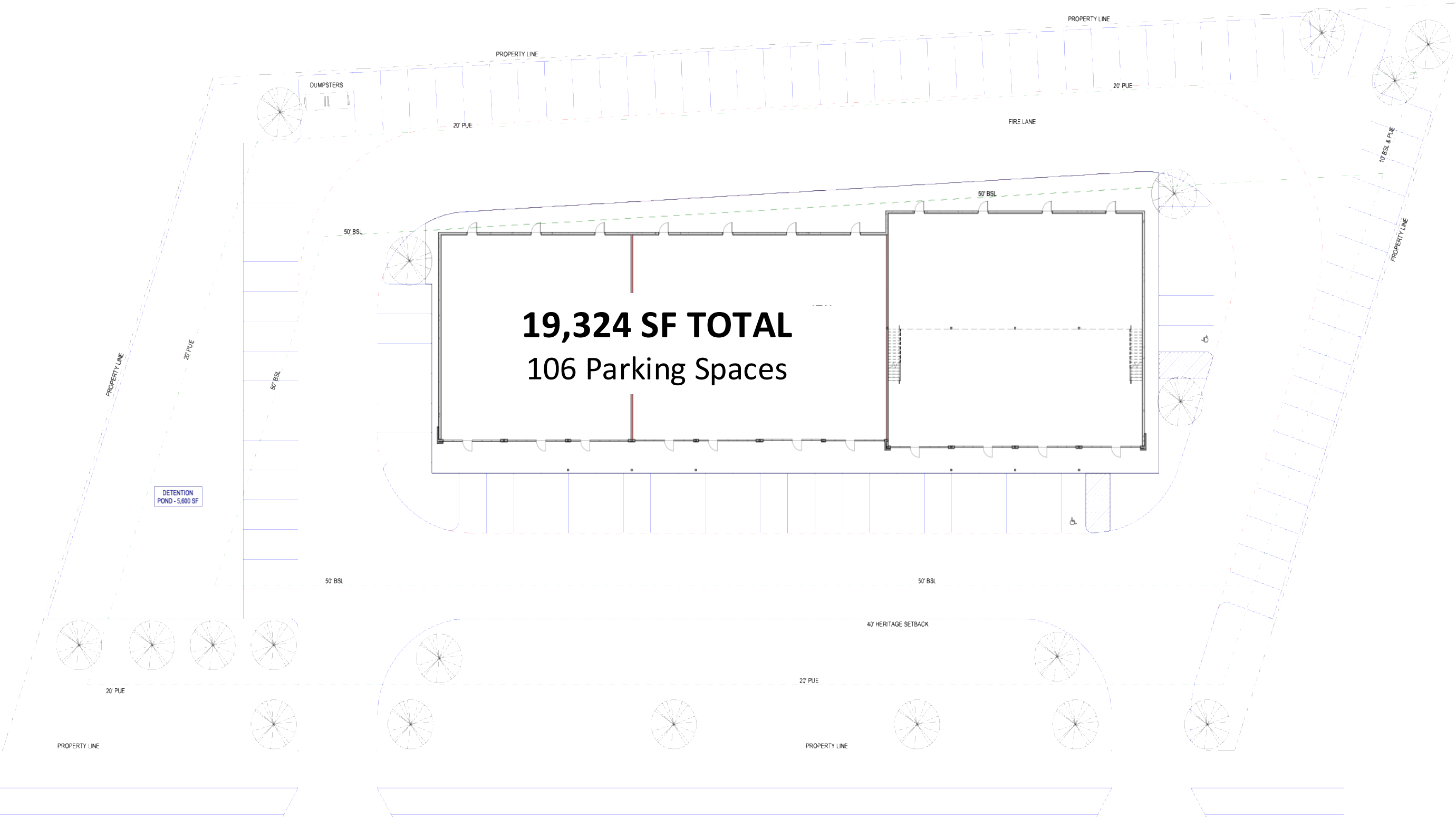
Major retailers include Ford, Land, Rover, Mercedes, Toyota, Nissan, AMC, Marriott, Subway, Bill Miller, Valero, and many more. The properties sit in a booming high-income area, adjacent to a very high-traffic corner. Perfect location for retail, offices, and auto.

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.



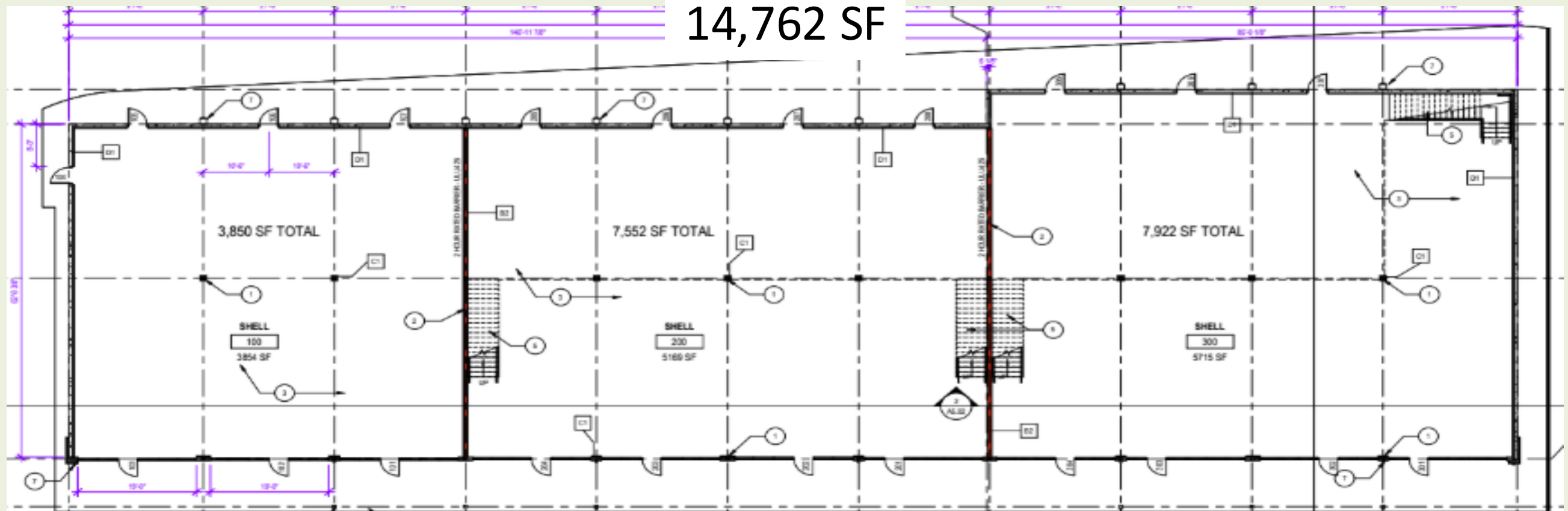
SITE PLAN



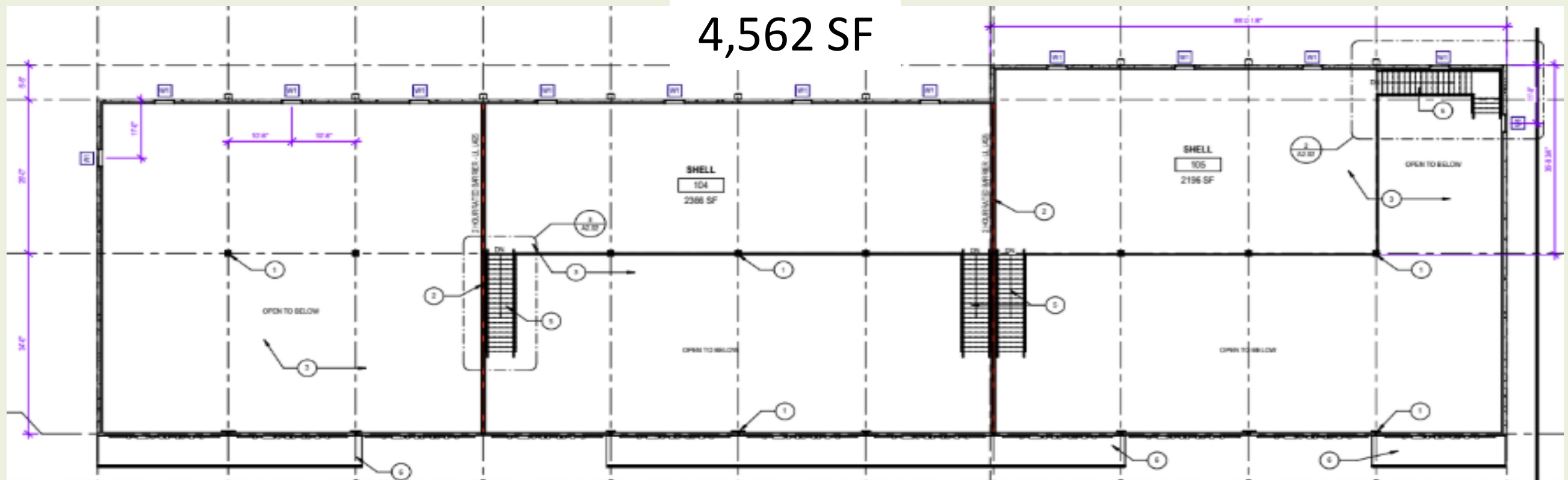
OLD SAN ANTONIO ROAD

FLOOR PLAN

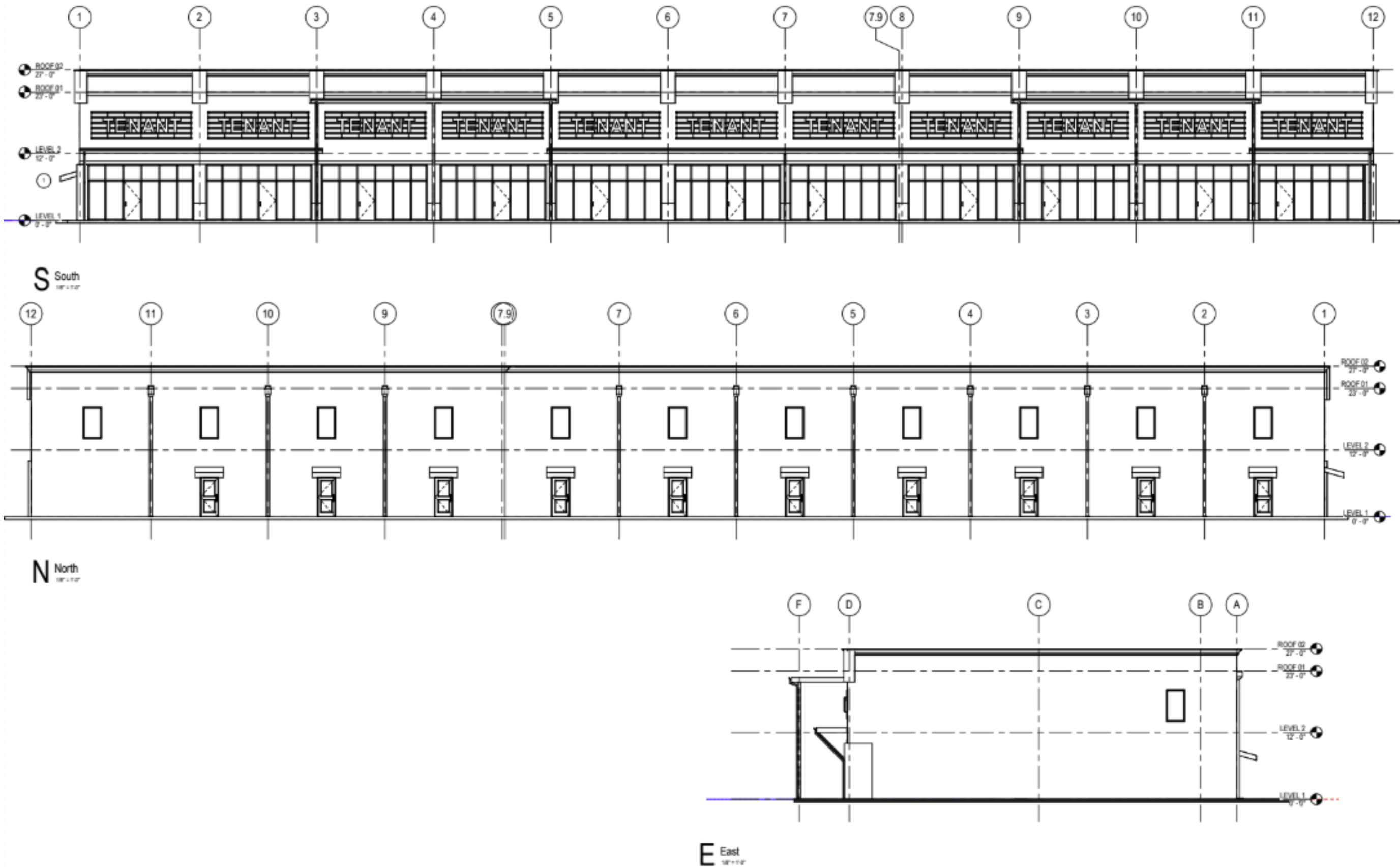
Level 1 14,762 SF



Level 2 4,562 SF



SUITES



**COLDWELL BANKER
CONTACTS:**



Santiago Gutiérrez

LISTING AGENT

Tel: 210.929.1315

santigtz95@gmail.com



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Office Front Desk

Tel: 956.631.1322

www.cbcriograndevalley.com



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