

23 COUGHRAN RD

BOERNE, TX 78006

FOR SALE

3.435± ACRE CORNER SITE AT
TX-46 WEST & COUGHRAN
ROAD.

PRIME LOCATION WITHIN
BOERNE'S ETJ, ACROSS FROM
SPENCER RANCH SUBDIVISION
AND NEAR THE BAPTIST
HEALTH SYSTEM CAMPUS.

FLAT, BUILDABLE, AND EASILY
ACCESSIBLE

\$1,350,000

RICHMOND FRASIER

PARTNER, BROKER

(830) 308-7131

RICHMOND@LEGACYBROKERGROUP.COM



OVERVIEW



Positioned in one of Boerne's fastest-growing corridors, this 3.435± acre corner tract at Texas Highway 46 West and Coughran Road offers prime visibility and accessibility within the Boerne ETJ.

Located directly across from the new Spencer Ranch Subdivision and in close proximity to the Baptist Health System campus, this property is ideally situated to benefit from the area's rapid commercial and residential expansion.

The site's flat topography and easy access make it a developer-friendly opportunity for a wide range of potential uses, including retail, medical, office, or mixed-use projects.

With its strategic position along a high-traffic highway and at a hard-corner intersection, this tract provides outstanding exposure and long-term investment potential in a growing regional market.

LISTING DETAILS



KENDALL

COUNTY

19,509

POPULATION

38.6

MEDIAN
AGE

MARKETING FACTORS + AREA RESEARCH

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.

AERIAL



SURVEY



PLAT OF SURVEY

3.435 Acres of Land out of the
Newton and Taylor Survey No. 179,
Kendall County, Texas, Located About
1.5 Miles S. 29° W. of the County Seat
in Boerne, Texas.

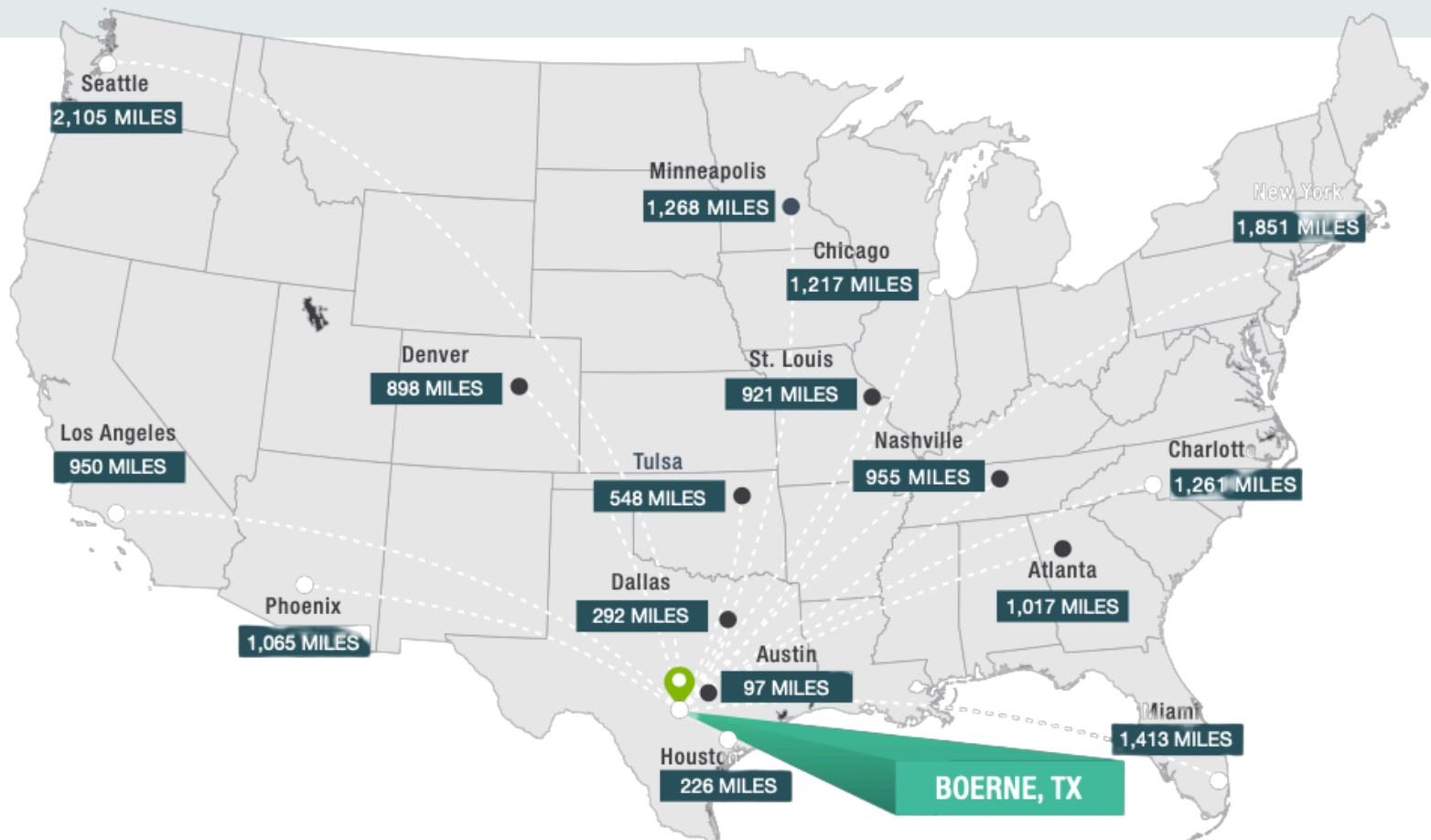
LOCATION DETAILS

BOERNE, TEXAS

Boerne (pronounced “Bernie”) is only a few minutes north of San Antonio, off Interstate 10. The delightful small-town ambiance enlivens the spirit and warms the heart.

Boerne is centrally located to some of the most sought-after destinations in the Texas Hill Country.

- 25 min from San Antonio
- 20 min from Comfort
- 45 min from Fredericksburg
- 35 min from Kerrville
- 1 hour to New Braunfels
- 1 hour and 20 min to San Marcos



MEET YOUR AGENT

RICHMOND FRASIER

PARTNER, BROKER

- 📞 (830) 308-7131
- ✉️ richmond@legacybrokergroup.com
- 🌐 www.legacybrokergroup.com



A fourth-generation Hill Country rancher and Marble Falls native, Richmond Frasier—Partner and Broker of Legacy Broker Group—understands the deep connection between land and legacy. His energy, problem-solving mindset, and entrepreneurial vision empower clients to forge their own paths to land ownership.

Licensed since 2006, Richmond and his wife, Traci, founded Legacy Broker Group in 2016. Since then, the company has grown from \$10 million to a projected \$200 million in annual sales, with total sales exceeding \$400 million.

Today, Richmond leads a statewide team of 30+ agents and brokers rooted in Texas ranching heritage, all dedicated to guiding clients in building and transitioning their own land legacies.

LEGACY BROKER GROUP

- 📞 O: 830.446.3378
- 📍 710 E BLANCO RD, BOERNE, TX 78006
- 🌐 www.legacybrokergroup.com



LEGACY

BROKER GROUP



RICHMOND FRASIER

PARTNER, BROKER

(830) 308-7131

RICHMOND@LEGACYBROKERGROUP.COM