



Building 6

BAD ASS
COFFEE OF HAWAII

Nail Salon

Building 5

NOTHING bundt CAKES

McALISTER'S DELI

Framing Shop

Building 3

CHIPOTLE
MEXICAN GRILL

CLUB PILATES

PLAYA BOWLS
EST. 2011 ORIGINAL Acai Bowl

Building 2

CHICKEN SALAD CHICK

RED WING

GIRO REPUBLIC
FAST FRESH FOOD

PANDA EXPRESS
CHINESE KITCHEN

Boerne, TX (San Antonio MSA)

Building 3 - One of Four New Construction Trophy Outparcels to Sprouts Farmers Market

Available individually or as portfolio (see page 18)



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Texas Broker #9009637



Building 3

CHIPOTLE
MEXICAN GRILL

CLUB PILATES

PLAYA BOWLS
THE ORIGINAL Acai Bowl

Building 2

CHICKEN SALAD CHICK

RED WING

GYRO REPUBLIC
FAST FRESH FOOD



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Building 3

CHIPOTLE
MEXICAN GRILL

CLUB PILATES®

PLAYA BOWLS
EST. 2011
THE ORIGINAL Acai Bowl

Boerne Town Center BUILDING 3

34702 Interstate Hwy 10 W, Boerne, TX 78006

PRICE: \$4,324,000 **CAP RATE: 5.65%**

NOI	\$244,300
LEASE TYPE	Absolute NNN
OCCUPANCY	100.00%
NO. OF TENANTS	3
TOTAL RENTABLE AREA	5,019 SF
LOT SIZE	1.160 AC



Chipotle Anchored Three Tenant Building in a Sprouts Grocery Anchored Center – High Visibility Location Along Interstate 10 in One of Texas’s Fastest Growing Submarkets

Located in Boerne, TX, a **high-income, high-growth market** approximately 31 miles northwest of Downtown San Antonio, **Building 3 is 100% leased** to Chicken Salad Chick, Red Wing Shoes, and an Allergy clinic (lease out for signature). Other tenants in the center include Chicken Salad Chick, Red Wing Shoes, McAlister’s Deli, Nothing Bundt Cakes, and Bad Ass Coffee, with **Sprouts Farmers Market to serve as the center’s anchor (2027 estimated opening)**.

The property benefits from **direct I-10 frontage** and **dedicated ingress and egress** via Christus Parkway to the south and Norris Lane to the north, capturing both local residential demand and commuter traffic between Boerne and San Antonio. Kendall County grew **20.3%** from 2020 to 2025 per the U.S. Census Bureau, and the **average household income within a 5-mile radius of Boerne exceeds \$156,600**, reflecting a deep and affluent consumer base. Boerne serves as the traditional **gateway to Texas’ famed Hill Country**, and the extraordinary pace of development along the Northwest San Antonio corridor has effectively **merged the two markets along the I-10 corridor**, extending Boerne’s trade area reach while preserving its distinct Hill Country identity.



High-Growth Boerne Submarket Within the San Antonio MSA Along a High-Traffic & Retail Interstate Corridor

Sprouts Anchored with Drive-Thru End Cap

- Positioned along Interstate 10 at Christus Parkway with a newly completed highway exit and entrance ramp configuration designed to maximize traffic flow and retail accessibility.
- The I-10 corridor connecting Boerne to San Antonio serves as a primary arterial for both daily commuters and regional through-traffic, providing consistent consumer exposure for the tenants.
- A Buc-ee's travel center (approximately 54,000 SF) has been approved by Boerne City Council for a site near South Main Street and I-10, slated for a Summer 2026 opening, further anchoring the corridor as a regional retail and travel destination.

Sprouts Farmers Market - Coming Late

- Sprouts Farmers Market - the perfect fit for affluent Boerne, will serve as the shopping center's main anchor.
- Sprouts is experiencing robust unit growth, targeting 40+ new stores in 2026 as part of a larger pipeline of over 140 approved locations.
- Net sales reached \$8.8 billion in 2025 (a 14% increase) as the specialty grocer balances expansion with a focus on afford-ability and digital loyalty programs.

[LEARN MORE ABOUT SPROUTS](#) ➤

Why Boerne, TX?

Boerne, Texas is one of the Sun Belt's most compelling retail investment markets, combining explosive population growth, an affluent consumer base, and quality-of-life attributes drawing households nationwide. As the gateway to Texas' Hill Country, rapid development along the Northwest San Antonio corridor has extended Boerne's trade area while preserving its distinct identity.

Strategic Location in a High-Growth Metro

Situated 31 miles northwest of downtown San Antonio along the I-10 corridor, Boerne sits at the epicenter of one of the nation's most dynamic metropolitan economies. San Antonio ranked as the fourth fastest-growing large city in the U.S. from 2023 to 2024, adding nearly 24,000 net new residents. The broader San Antonio–New Braunfels MSA has grown by approximately 205,000 people since 2020 — nearly 60% driven by in-migration from other states — and now counts nearly 2.8 million residents.

Exceptional Population Growth and an Affluent Consumer Base

Boerne's population has grown by more than 38% since the 2020 Census, at an annual rate of approximately 4.84%. This growth is driven by deliberate relocation decisions — households seeking safety, schools, and lifestyle — creating sticky, long-term retail demand. Kendall County recorded the highest AMI growth in all of Texas in 2023, reaching \$135,400. Boerne's per capita income has more than doubled since 2000, and median home values now range from \$550,000 to \$630,000 — reflecting a consumer base with substantial disposable income and demonstrated spending power.

Nationally Recognized

The Boerne Independent School District has earned six consecutive "A" ratings from the Texas Education Agency, maintains a 98.3% graduation rate, and is projecting enrollment to nearly double to 18,000 students by 2033 — a powerful indicator of long-term household retention. Violent crime runs 58.7% below the national average, reinforcing the community's premium positioning and the demographic quality of its trade area. At the macro level, Texas offers no personal or corporate state income tax, a \$2.769 trillion GDP (second largest in the nation), and a regulatory environment consistently ranked among the most business-friendly in the country.



		CURRENT
Price		\$4,324,000
Capitalization Rate		5.65%
Price Per Square Foot		\$861.53
Total Leased (SF):	100.00%	5,019
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100.00%	5,019
Income	\$/SF	
Scheduled Rent	\$48.68	\$244,300
Scheduled Recoveries	\$12.00	\$60,228
Effective Gross Income		\$304,528
Expense	\$/SF	
CAM (includes mgmt. fee)	(\$3.25)	(\$16,312)
Taxes	(\$7.00)	(\$35,133)
Insurance	(\$1.75)	(\$8,783)
Total Operating Expenses	(\$12.00)	(\$60,228)
Net Operating Income		\$244,300





Chipotle Mexican Grill (NYSE: CMG) is a global fast-casual restaurant chain founded in 1993, renowned for its large burritos and bowls and commitment to responsibly sourced ingredients. With over 3,900 company-owned

locations across the U.S., Canada, the United Kingdom, France, and Germany, the company employs nearly 130,000 people and leads the Mexican QSR sector. In 2024, Chipotle posted \$11.9 billion in total revenue — a 5.4% year-over-year increase — and opened 334 new restaurants.

[TENANT WEBSITE](#) ➤



Founded in San Diego in 2007, Club Pilates is the world's largest network of Reformer-based group Pilates studios, offering low-impact, full-body workouts for all fitness levels.

Rooted in Joseph Pilates' original Contrology Method but modernized with group practice and expanded equipment, the brand delivers high-quality training at an accessible price point. Club Pilates operates over 1,100 U.S. locations across 48 states and

[TENANT WEBSITE](#) ➤



Playa Bowls is a fast-casual franchise chain serving fresh, high-quality açai bowls, smoothies, juices, cold brew, and more — all crafted with superfoods and sustainably sourced ingredients. What began as a pop-up cart with just a blender and a patio table has grown into 400+ locations nationwide, driven by a community-first mission and a beach-inspired brand identity. The company offers franchise opportunities, a Playa Rewards loyalty program, and catering services.

[TENANT WEBSITE](#) ➤

National Brands in Immediate Trade Area





Located
in a fast-
growing
San Antonio
submarket

\$156,602

AVERAGE HOUSEHOLD INCOMES
WITHIN A 5-MILE RADIUS

49,633 VPD

ALONG I-10 AND I-10 FRONTAGE
ROAD

31 Miles

FROM DOWNTOWN
SAN ANTONIO

Immediate Trade Area | 12

Boerne High School

Dr. Ferdinand L. Herff Elementary School

Boerne-Samuel V. Champion High School

SPEC'S
WINE • SPIRITS • FINE FOODS
AutoZone
jiffy lube
cricket
planet fitness
ACE Hardware
BURGER KING

Walmart Supercenter

Pizza Hut AT&T

SUBWAY verizon

23,888 VPD

S. MAIN ST

Land Owned by
CHRISTUS Health.

SPROUTS FARMERS MARKET
NAP - Opening 2027

CHRISTUS PARKWAY

WELLS FARGO

Future VA Clinic

Building 6

Building 5

Building 3

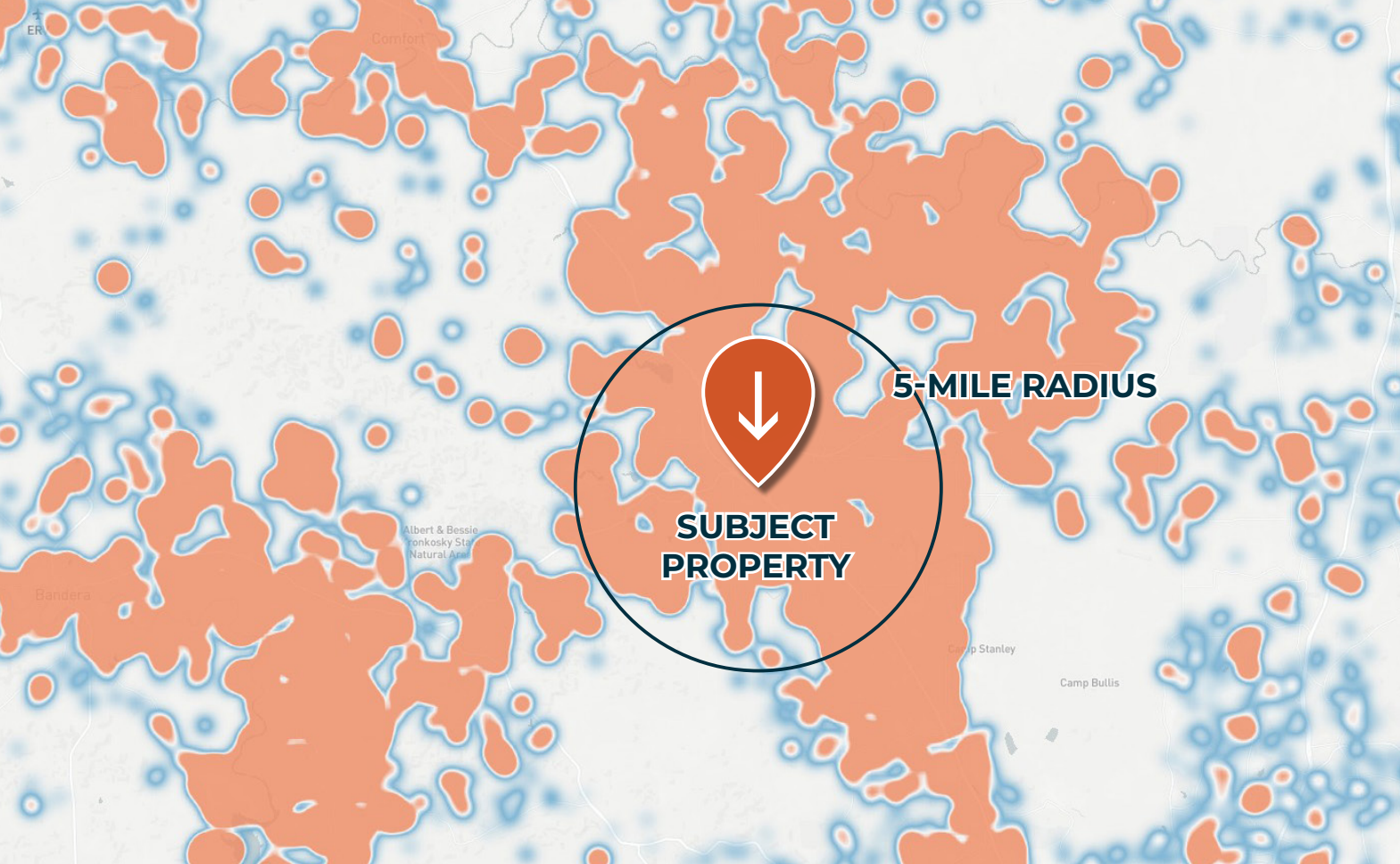
Building 2

49,633 VPD

FRONTAGE ROAD

FRONTAGE ROAD





Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Walmart Supercenter** over the past 12 months.

Visitation Data

1.8M Visits

OVER THE PAST 12 MONTHS TO THE NEARBY WALMART SUPERCENTER

29 Min

AVERAGE DWELL TIME AT THE NEARBY WALMART SUPERCENTER

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	2,926	22,136	35,449
2035 PROJ.	3,238	25,780	41,864



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$87,350	\$144,483	\$156,602
MEDIAN	\$59,999	\$111,091	\$120,229

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.

Joint Base San Antonio

The Largest Joint Base in the Department of Defense (DOD)

Overview

- Joint Base San Antonio was established through the consolidation of Fort Sam Houston, Lackland Air Force Base, and Randolph Air Force Base.
- JBSA is now the largest joint base in the Department of Defense, serving as a hub for training, innovation, and support.
- JBSA spans 45,077 acres across the greater San Antonio metropolitan area and supports over 240,000 people through direct and indirect employment.

Installations

- **Lackland AFB** is the entry point for most enlisted airmen. It consists of more than 24,000 active-duty members and is the site of the 37th Training Wing, the largest training wing in the U.S. Air Force. This wing comprises three training groups and one academy for recruits entering the Air Force, Space Force, Air Force Reserve, and Air National Guard, graduating more than 80,000 students each year.
- **Randolph AFB** serves a critical personnel and education role. It is the headquarters of the Air Education and Training Command (AETC) and the Air Force Personnel Center (AFPC).
- **Fort Sam Houston** is one of the oldest posts in the U.S. Army, dating back to 1845, and is home to Brooke Army Medical Center, which is staffed by approximately 8,500 personnel including active-duty military, federal civilian employees, contractors, and volunteers.
- **Camp Bullis** Military Training Reservation is a 27,000-acre U.S. Army training camp located sixteen miles northwest of downtown San Antonio. It serves as a major training hub featuring 20 live firing ranges and maneuver areas for Army, Air Force, and Marine units, as well as field training facilities supporting Brooke Army Medical Center's medical personnel.



240,403

BASE SUPPORTED
POPULATION

\$55 Billion

ECONOMIC IMPACT ON THE
TEXAS ECONOMY



Downtown San Antonio

San Antonio, TX

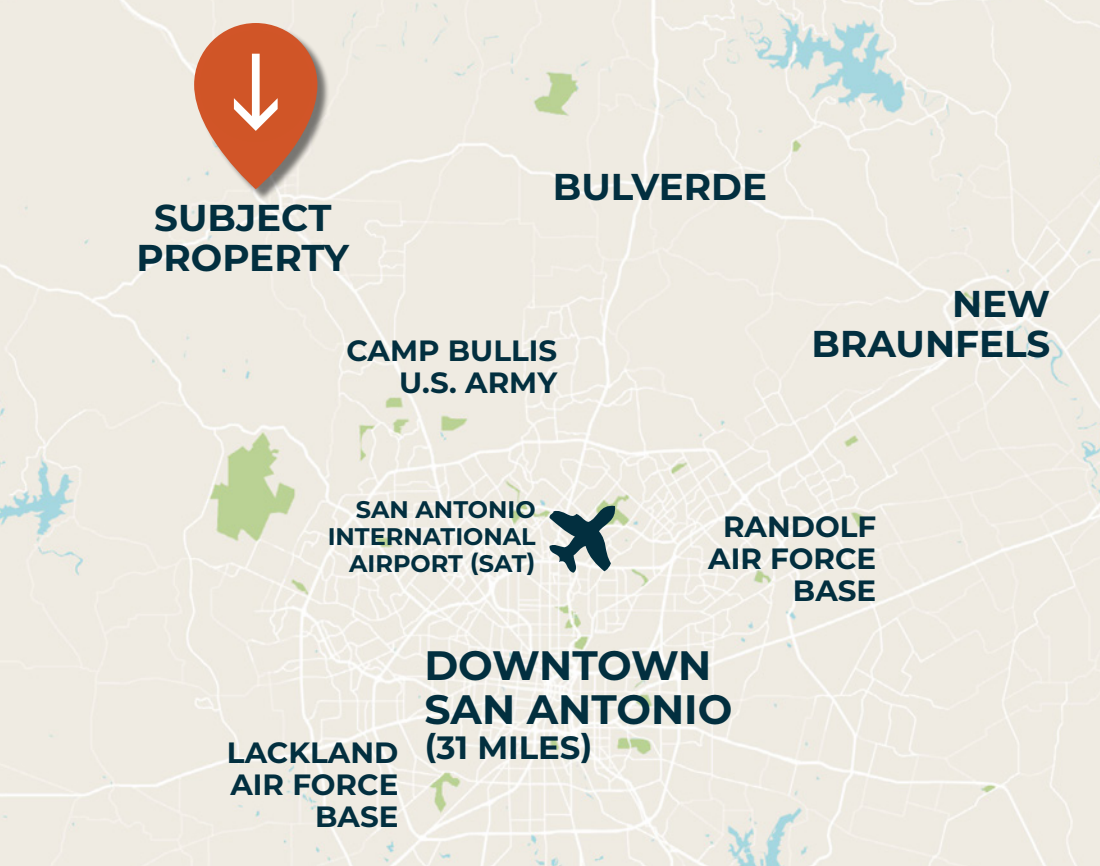
One of America’s fastest-growing and most economically dynamic cities

Population and GDP Growth

- San Antonio has become the sixth-largest city in the United States in terms of population, passing Philadelphia for the first time, with an estimated 1,570,314 residents in 2026.
- The broader San Antonio metro area reached a population of 2,525,000 in 2025, continuing a steady year-over-year upward trend.
- San Antonio’s gross metropolitan product reached \$192.8 billion in 2024, ranking 33rd in the nation, and is expected to climb to nearly \$210 billion in 2026 — representing approximately 7% of Texas’s gross state product.

Economic & Industry Drivers

- The city’s economy is anchored by four traditional industries — tourism, healthcare, the military, and education — and is also home to the corporate headquarters of USAA, Valero Energy, NuStar, Whataburger, and HEB Grocery stores.
- San Antonio is known as “Military City USA,” with Joint Base San Antonio serving as a major economic anchor, directly and indirectly supporting over 240,000 residents.
- The healthcare and biosciences sectors generate over \$42 billion in economic activity each year, employing nearly one in five workers in the city.
- Job growth in early 2025 was led by construction, educational and health services, and government, with total employment growth outpacing the national average year over year.



2.5 Million

SAN ANTONIO MSA ESTIMATED POPULATION (2025)

\$192.8 Billion

SAN ANTONIO MSA GDP

Boerne Town Center

34702 Interstate Hwy 10 W, Boerne, TX 78006 [➔](#)

PRICE: **\$15,494,000** CAP RATE: **5.76%**

NOI **\$892,082**

PRICE PER SF **\$713.55**

OCCUPANCY **100%**

NO. OF TENANTS **12**

TOTAL RENTABLE AREA **21,714 SF**

LOT SIZE **4.733 AC**



BUILDING 2

PRICE: **\$3,760,000**

CAP RATE: **5.70%**

[VIEW OM](#) [➔](#)



BUILDING 3

PRICE: **\$4,324,000**

CAP RATE: **5.65%**

[VIEW OM](#) [➔](#)



BUILDING 5

PRICE: **\$3,771,000**

CAP RATE: **5.80%**

[VIEW OM](#) [➔](#)



BUILDING 6

PRICE: **\$3,639,000**

CAP RATE: **5.90%**

[VIEW OM](#) [➔](#)



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