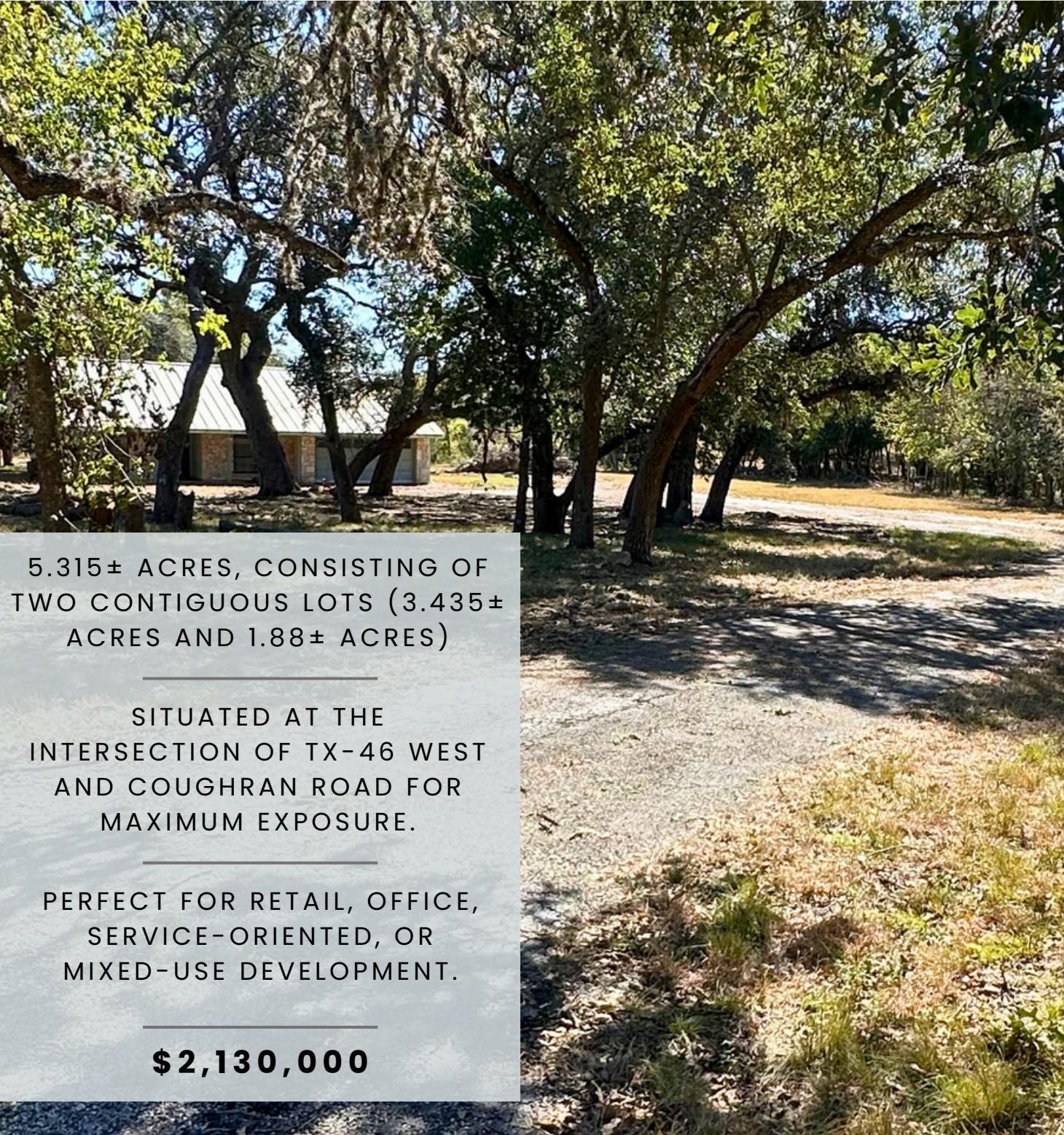


21 & 23 COUGHRAN RD

BOERNE, TX 78006



FOR
SALE

5.315± ACRES, CONSISTING OF
TWO CONTIGUOUS LOTS (3.435±
ACRES AND 1.88± ACRES)

SITUATED AT THE
INTERSECTION OF TX-46 WEST
AND COUGHRAN ROAD FOR
MAXIMUM EXPOSURE.

PERFECT FOR RETAIL, OFFICE,
SERVICE-ORIENTED, OR
MIXED-USE DEVELOPMENT.

\$2,130,000

RICHMOND FRASIER

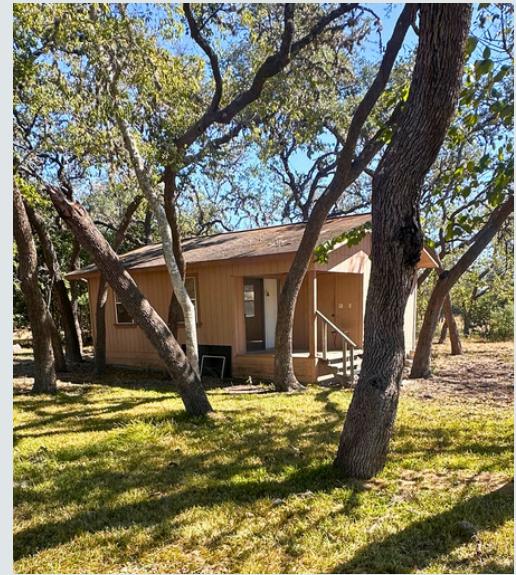
PARTNER, BROKER

(830) 308-7131

RICHMOND@LEGACYBROKERGROUP.COM



OVERVIEW



This prime $5.315\pm$ acre commercial site offers exceptional visibility and accessibility at the prominent corner of TX-46 West and Coughran Road. The property is composed of two contiguous parcels – one measuring approximately 3.435 acres and the other 1.88 acres – providing flexibility for a wide range of development opportunities.

Positioned directly across from the rapidly developing Spencer Ranch subdivision, this site benefits from growing residential activity and steady traffic along TX-46. With an impressive $344\pm$ feet of frontage on TX-46 and $676\pm$ feet of frontage along Coughran Road, the property ensures outstanding exposure for future businesses or mixed-use projects. The land is predominantly level, simplifying site preparation and construction.

Its strategic location within a high-growth corridor makes it ideal for retail, office, or service-oriented development seeking strong visibility and accessibility to both local residents and through traffic.

LISTING DETAILS



KENDALL

COUNTY

19,509

POPULATION

38.6

MEDIAN
AGE

M A R K E T I N G F A C T O R S + A R E A R E S E A R C H

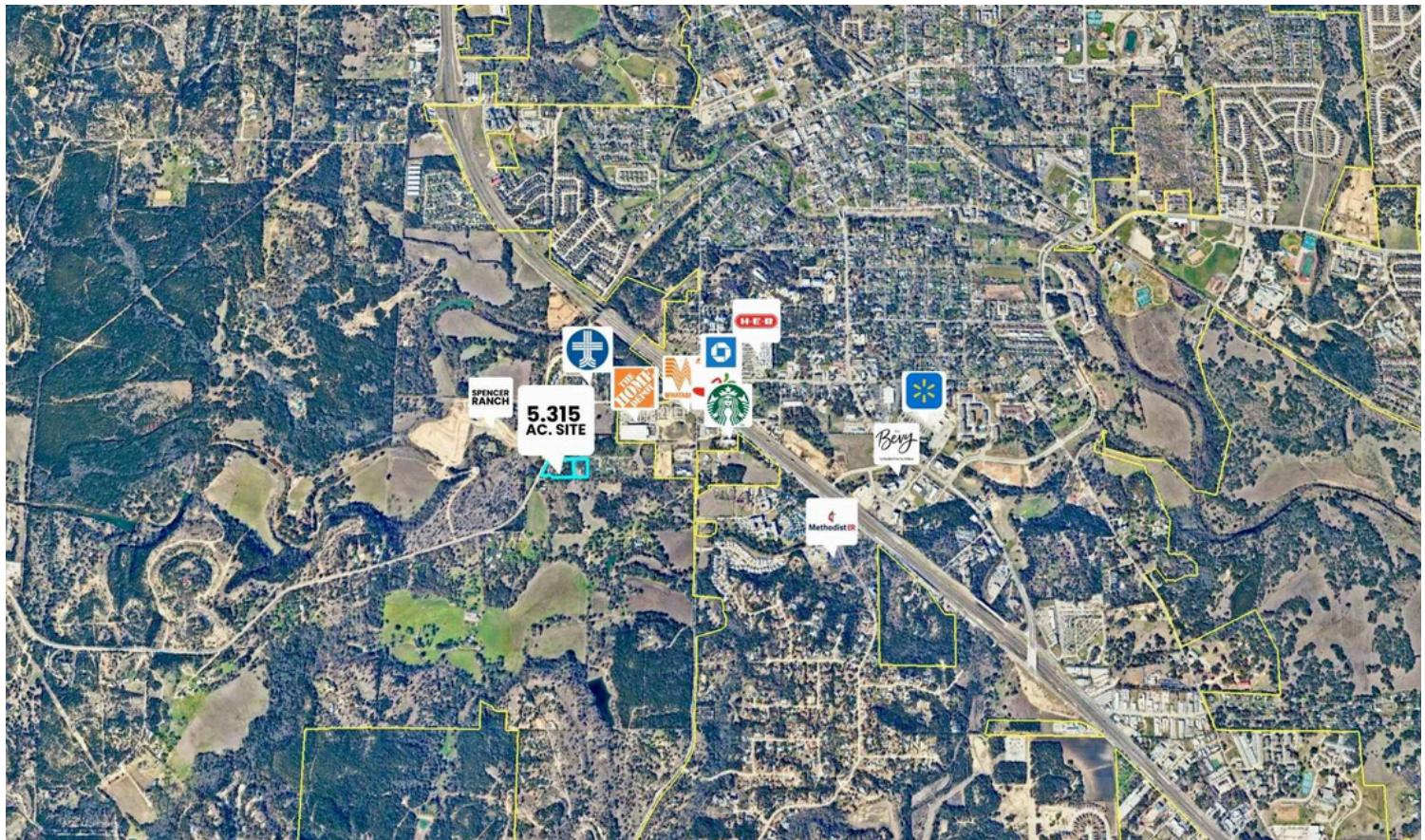
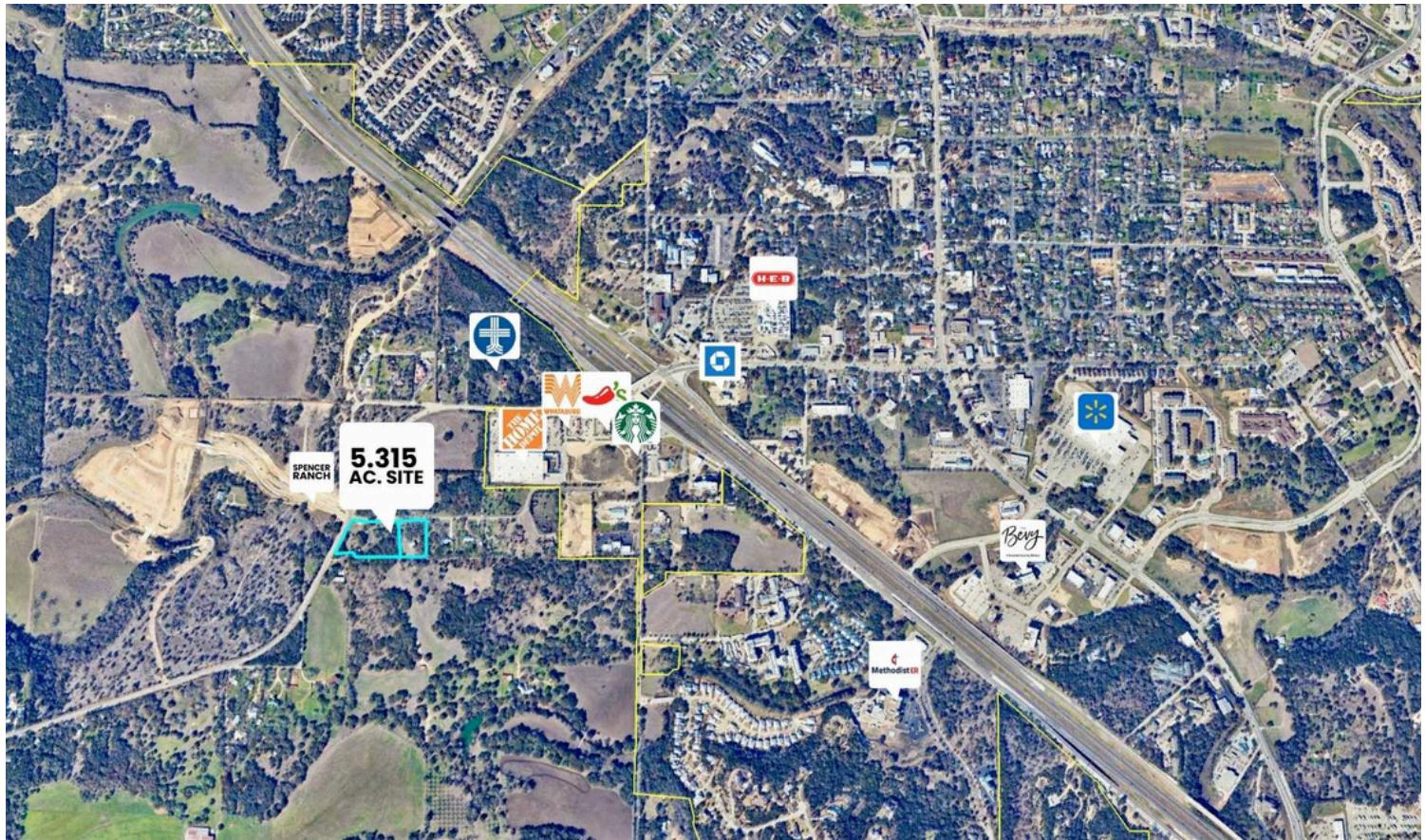
BOERNE, TX

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



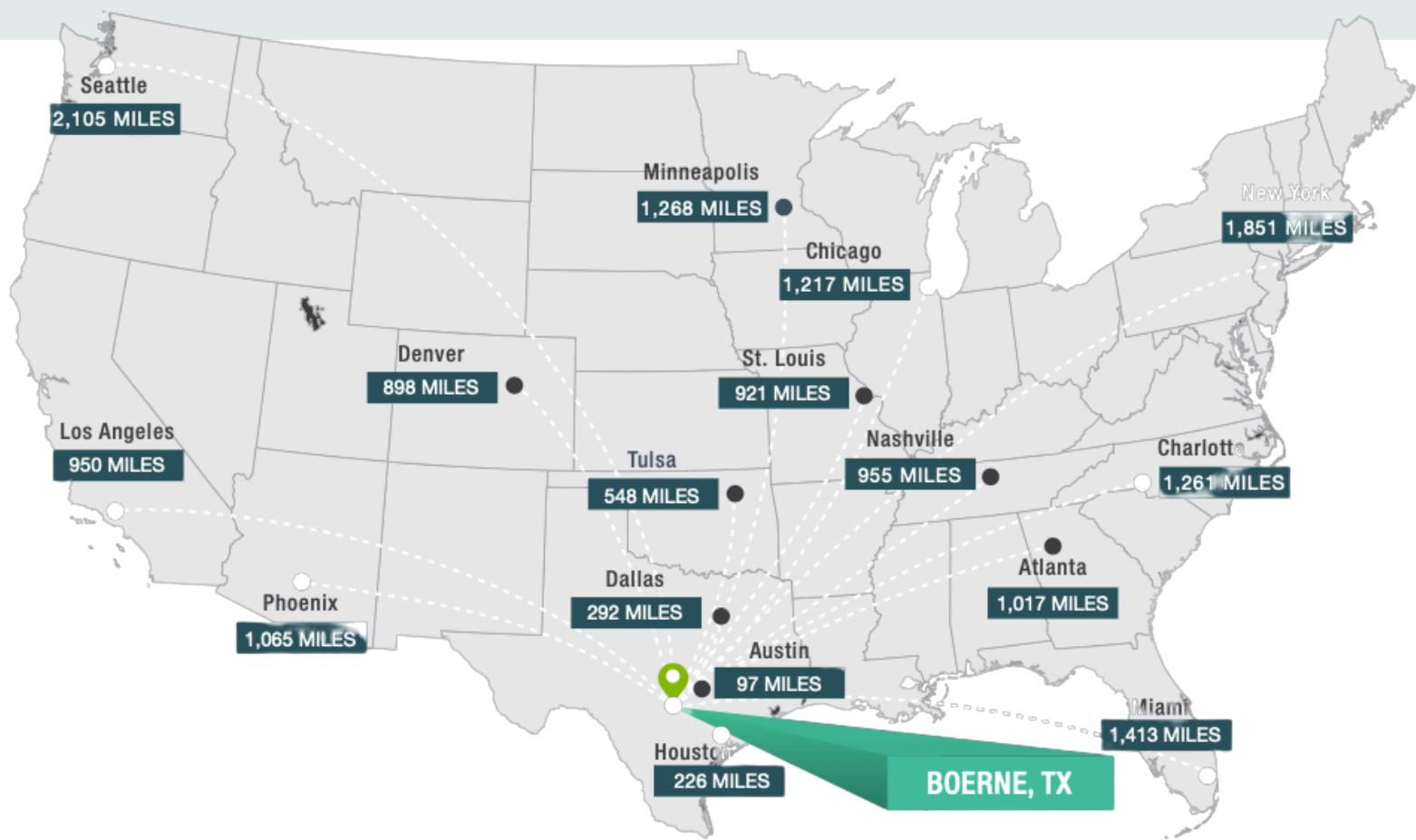
LOCATION DETAILS

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

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 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.

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