



**STRANSKY
PROPERTIES**

24 Commercial Acres For Sale

Stephen Stransky | Office: 210-254-7700 | Fax: 210-568-4650 | www.Stranskyproperties.com

24 Commercial Acres Adjacent to New Boerne School Facilities



OFFERED FOR SALE --- 24 acres of vacant land with over 1,100' of frontage on Hwy. 46, located at the entrance to Boerne's newest Captain Mark Tyler Voss Middle School, High School, athletic facility, and bus transportation facility in Bergheim, TX. The new Voss Middle School is currently under construction and directly behind the 24 acre tract. Bergheim is approx. 8 miles from Boerne, 8 miles from Bulverde, and 11 miles from Leon Springs. It's geographic location is a midpoint to several of the highest growth areas in Kendall, Bexar, and Comal county. It is just minutes away from several major housing developments including Cordillera Ranch, Coveney Ranch, Kendall Point, Kendall Oaks, Herff Ranch, etc.



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The 24 acres is located near the southeast corner of Hwy 46 and FM 3551 and adjacent to the Valero Corner Store. The 24 acres is the front door to the new Boerne school facilities and includes a 100' wide shared driveway with the school facilities as well as it's own access. There is currently no zoning or flood plain on the property. The property has a ton of future potential and has already been considered on the short list of a major grocer. The property is currently Ag exempt and would make a great investment for future development.