



STRANSKY PROPERTIES

5.0 Acres

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

5.0 Commercial Acres in Boerne, Texas



The property is conveniently located at the center of new development on Cascade Caverns Road near Scenic Loop Road in Boerne, Texas, just off of IH-10. The property is prime for retail development supporting the explosive residential growth in the area. Within 1 mile is the new Pulte Homes Southglen residential development that will include 350+ homes and the Regent Park development that will include up to 950 homes. Directly across the street is the 50-lot Boerne Hollow subdivision.



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The location of this 5 acre property, with all utilities available and zoning of B-2R, is an ideal property for a retail development, especially with well over 1,300 homes within 1 mile of the site. The property has great access to IH-10 / Hwy 87 and is located approximately 10 minutes from Loop 1604 in San Antonio. Due to the easy access from San Antonio via IH-10/Hwy 87, Boerne is rapidly growing. As of August 2015, there were 10,849 new homes that were in the planning stages or were already under construction.



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- All utilities available from the City of Boerne
- 440' frontage on Cascade Caverns Road
- In the Boerne City limits and zoned B-2R
- 2014 traffic count of 56,933 vpd on IH-10/Hwy 87 near site
- No flood plain on property
- Easy access from IH-10 / Hwy 87
- Surrounded by residential growth
- Near multiple commercial developments, including Ford dealer, Fairfield Inn & Suites, and the Starplex Cinema.
- Near Kendall Elementary School, Boerne South Middle School and Geneva School of Boerne
- Call for pricing