

1286 NORTH MAIN

31± Acres // Kendall County // Boerne, Texas



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STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT

Kendall County, Texas

PROJECTED GROWTH RATE FROM
2021-2026

21.4%

CURRENT POPULATION

49,027

MEDIAN AGE

42

MEDIAN HOUSEHOLD INCOME

\$90,403

Boerne, Texas

PROJECTED GROWTH RATE FROM
2021-2026

24%

CURRENT POPULATION

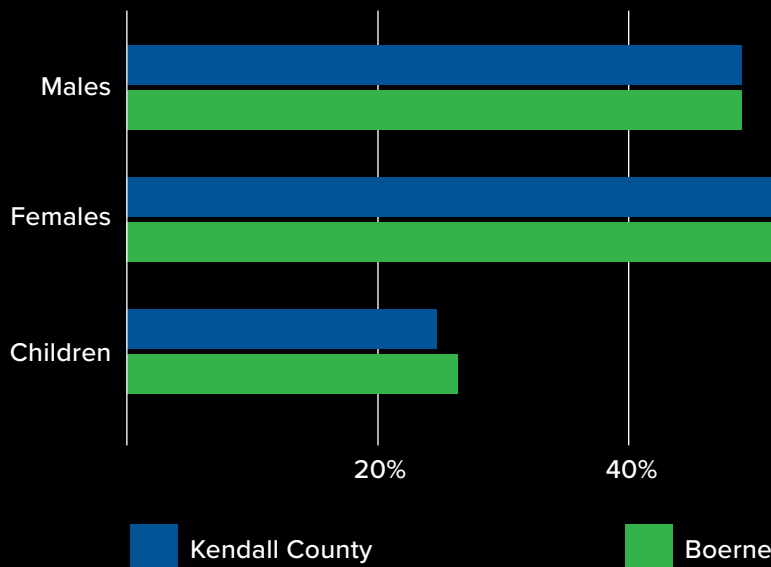
21,807

MEDIAN AGE

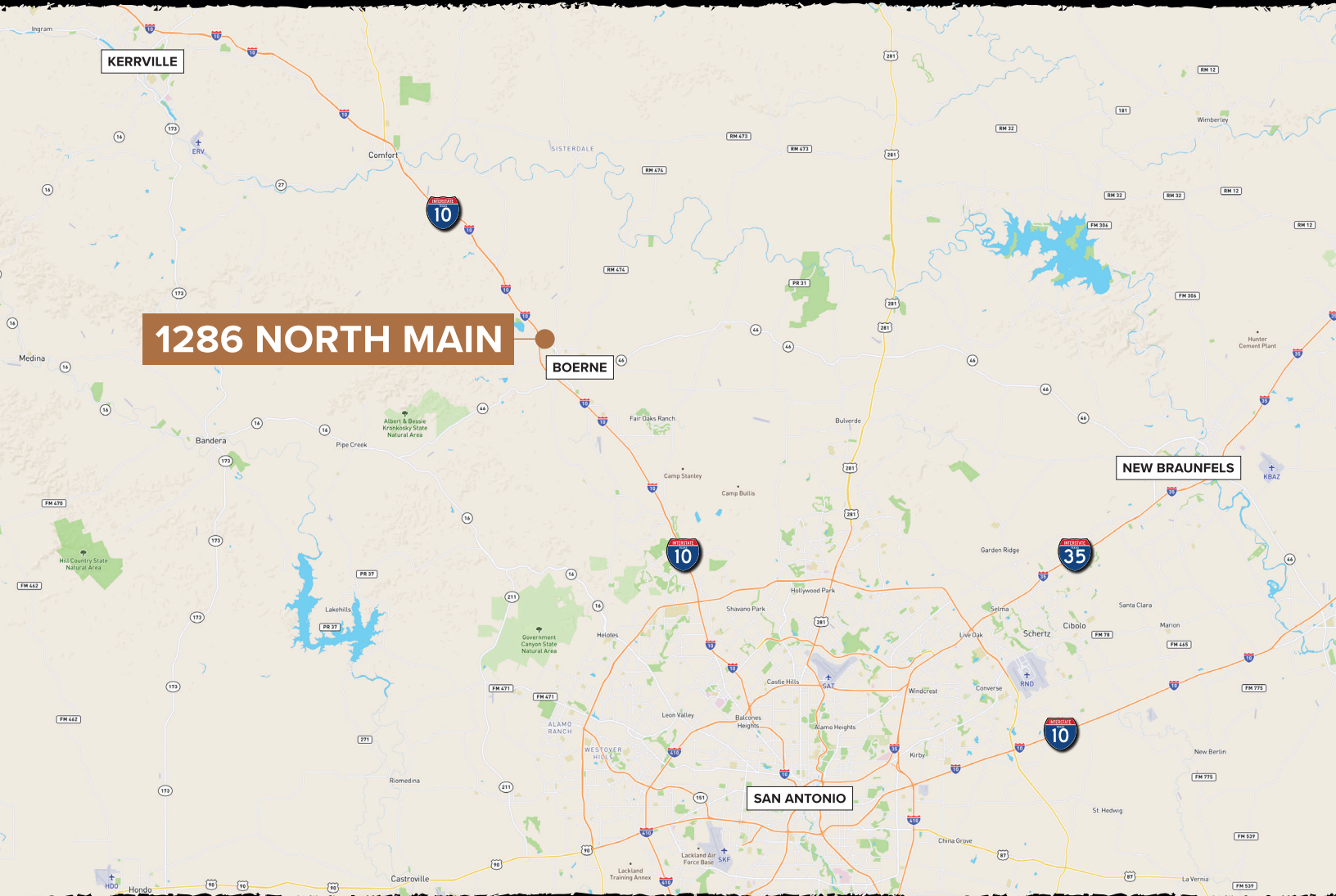
38

MEDIAN HOUSEHOLD INCOME

\$79,040



STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



One of the largest contiguous commercial land tracts for sale in Boerne, TX with almost 1,700 feet of frontage on main street. This property also adjoins the crystal clear Cibolo creek with almost 1,000 feet of frontage on the high bank side giving it great views with little flood plain. Boerne consistently ranks as one of the top destinations in the country for residential and commercial growth along with several other categories including schools and its main street shopping corridor. There is also approx. 400 apartment units proposed on the adjoining land tract.

- Has city utilities including sewer, water, & gas to the site.
- ±1,700' of frontage on North Main Street
- ±1,000' of frontage adjoining Cibolo Creek
- Kendall County, but not within the city limits or CCN
- No current zoning
- Currently part of the FSA (farm service agency)
- Under ag exemption and taxes are approx. \$400/year
- Only about 1% of flood plain
- Call broker for pricing



STRANSKY PROPERTIES

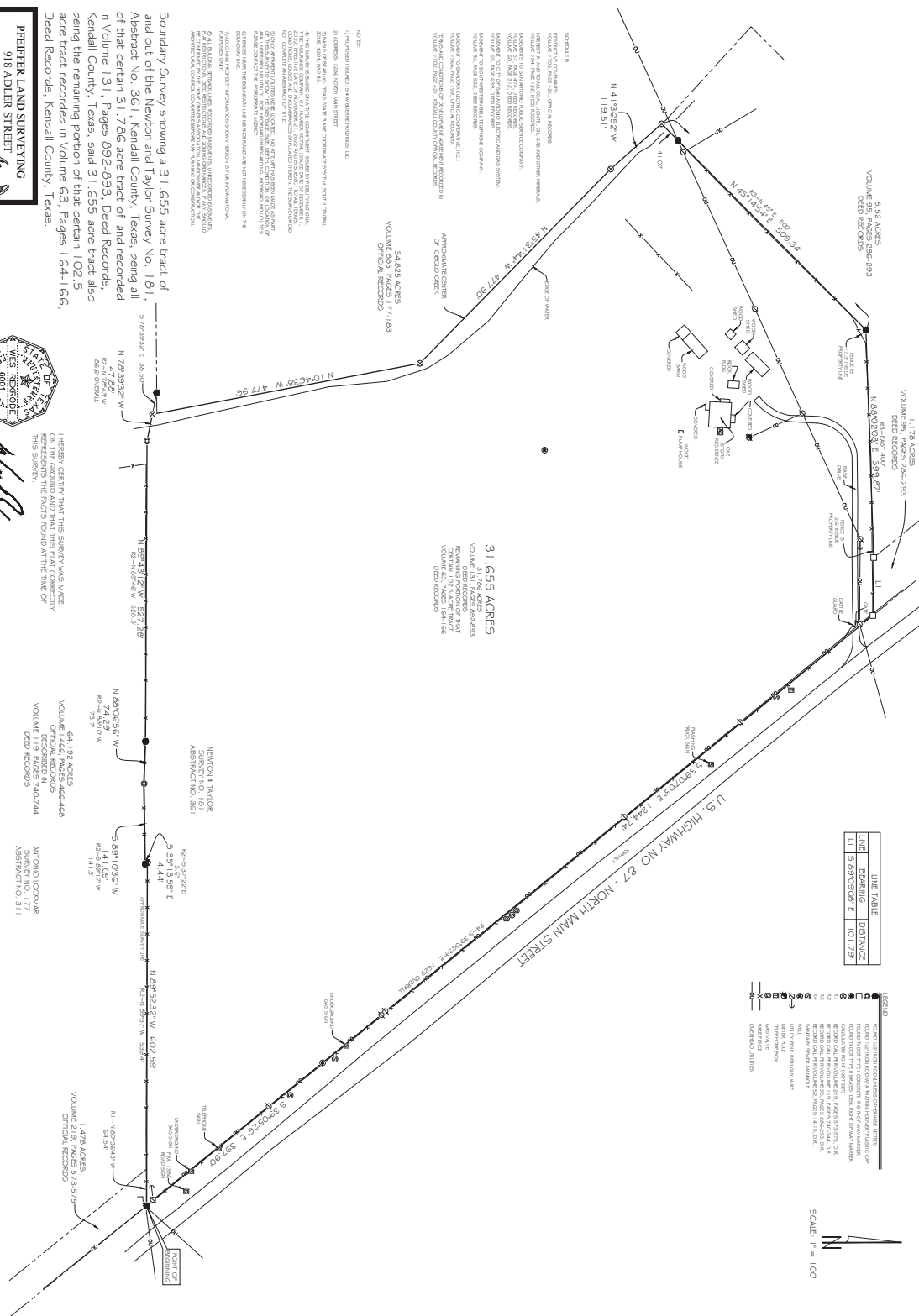
STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT

PREIFER LAND SURVEYING
 918 ADLER STREET
 BOERNE, TX 78006
 817-258-5885
 WWW.PLSURV.COM

Boundary Survey showing a 31.655 acre tract of land out of the Newton and Taylor Survey No. 181, Abstract No. 361, Kendall County, Texas, being all of that certain 31.786 acre tract of land recorded in Volume 131, Pages 892-893, Deed Records, Kendall County, Texas, said 31.655 acre tract also being the remaining portion of that certain 102.5 acre tract recorded in Volume G3, Pages 164-166, Deed Records, Kendall County, Texas.



W. L. R.
 Registered Professional Land Surveyor No. 6001
 Boerne, Texas 78006 Ph. 817-258-5885



LINE TABLE

LINE	BEARING	DISTANCE
1	S 89°59'05" E	101.79'

- LEGEND**
- ROAD (TO BE BUILT) FOR WHICH EASEMENTS ARE SHOWN
 - RIGHT-OF-WAY
 - ADJACENT
 - PROPERTY
 - WATER
 - WATER COURSE
 - WELL
 - ENCLOSURE
 - POST
 - STONE
 - CONCRETE
 - IRON
 - STEEL
 - COPPER
 - ZINC
 - ALUMINUM
 - BRASS
 - GLASS
 - PLASTIC
 - WOOD
 - CEMENT
 - BITUMEN
 - ASPHALT
 - PAVEMENT
 - CONCRETE
 - STONE
 - BRICK
 - CLAY
 - CEMENT
 - IRON
 - STEEL
 - COPPER
 - ZINC
 - ALUMINUM
 - BRASS
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 - PLASTIC
 - WOOD
 - CEMENT
 - BITUMEN
 - ASPHALT
 - PAVEMENT

SCALE: 1" = 100'

DATE: FEBRUARY 16, 2022