



# 2.48 Acres of Prime Downtown Boerne Land Ready for Retail Development

FOR SALE



302  
MAIN ST  
BOERNE, TX 78006

# Property Highlights

**2,749 SF**  
BUILDING ON  
2.48 ACRES

**Zoned C-3,**  
CITY OF  
BOERNE

**Direct Access**  
TO CIBOLO  
CREEK TRAIL

**Heart of**  
DOWNTOWN  
BOERNE





## Historic Building

The City of Boerne's Historic District was established in 1985 with the goal of preserving the City of Boerne's historic downtown along Main Street.

The district includes buildings and sites that contribute historical and architectural qualities that make a historic district.

# Site Plan

(CLICK TO DOWNLOAD)





FOR SALE



WELCOME TO THE  
**Hill Country Mile**



**22,470**  
TOTAL  
POPULATION

**\$28.2+M**  
ANNUAL TOURISM  
IMPACT

**\$586,896**  
AVERAGE HOME  
VALUE

**20.9%**  
EXPECTED  
5 YEAR POPULATION  
GROWTH RATE

**\$148,165**  
AVERAGE  
HOUSEHOLD  
INCOME

\*WITHIN 3 MILES



302 MAIN ST



- 1 Selah Cafe
- 2 Boerne City Hall
- 3 Handmade on Main
- 4 Klein Smokehaus
- 5 Dienger Trading Co.
- 6 Tre Pizzeria
- 7 Kendall Ctry Crthse
- 8 Botero
- 9 Cypress Grille
- 10 Bechant
- 11 Blithe Creamery
- 12 Tesculum Brewing
- 13 Lost Oak Cellars
- 14 Valero
- 15 Art Spa
- 16 259 Brantley's Bistro
- 17 Corner Cartel
- 18 Bechant Men's
- 19 Free Roam Brewery
- 20 Bear Moon's Bakery
- 21 Epicure Gourmet Mkt
- 22 Cibolo Creek Brewing
- 23 Hamby's





# 302

## MAIN ST

BOERNE, TX 78006

**Harry Adams**

210.298.8548  
harry.adams@streamrealty.com

**Andrew Katzfey**

210.298.8537  
andrew.katzfey@streamrealty.com

**Michael T. Kent**

210.298.8514  
michael.kent@streamrealty.com



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