

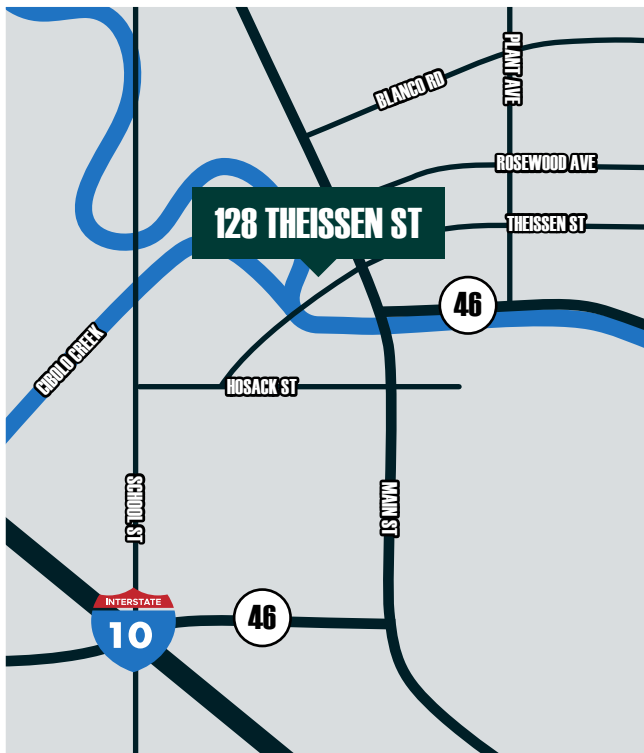
RETAIL REDEVELOPMENT OPPORTUNITY

128 THEISSEN ST

128 THEISSEN ST
BOERNE, TX 78006

FOR
SALE

CIBOLO CREEK



**2,183 SF Building
on 0.56 Acres**



**C-3
Zoning**



**11 Parking
Spots**



**1 Block Removed
from Main St.**



**Direct Access to Cibolo Creek
Trail and River Frontage**

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STREAM®

SITE PLAN

(CLICK TO DOWNLOAD)



ASPHALT
PARKING LOT

ASPHALT DRIVEWAY

SITE:
.56 ACRES

COVERED CONCRETE

WOOD DECK

CONCRETE
WALKING
TRAILS

THEESSEN ST

CIBOLO CREEK

WELCOME TO THE HILL COUNTRY MILE



**Sip and Stroll
Experience Along
Hill Country Mile**



**Quiet
Outdoor
Paradise**



**\$28.2+M
Annual Tourism
Impact**



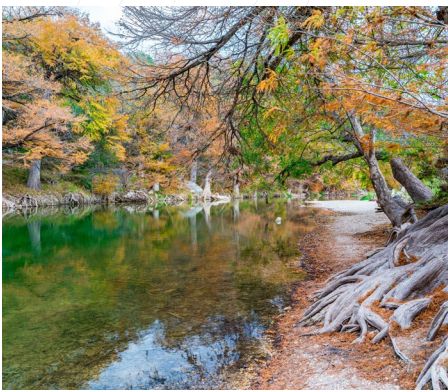
**20.9% Expected 5 Year
Population Growth Rate**

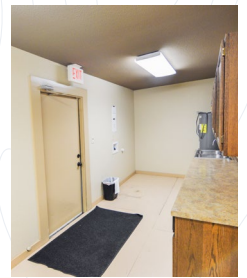
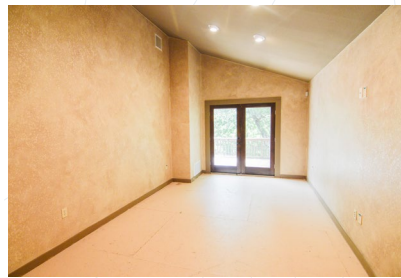
**\$586,896
Average Home Value**

**\$148,165
Average Household Income**

**22,470
Total Population**

*WITHIN 3 MILES





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