

# 40455 IH 10 W., BOERNE, TX

KENDALL COUNTY, TX | 44.68± ACRES



**LEGACY**  
BROKER GROUP



Positioned just west of Upper Cibolo Creek Road along one of the Hill Country's most traveled corridors, this 44.68-acre property offers 1,263 linear feet of Interstate 10 frontage in the heart of Boerne's growth path. With utilities in place, two water wells, and current agricultural exemption, the property is as functional today as it is valuable tomorrow.

Existing improvements include an approximately 3,500 square foot, 4-bedroom, 3-bath residence along with barns, pens, and multiple outbuildings – infrastructure well suited for horses, livestock, or equipment storage while longer-term development plans take shape. Immediate commercial applications include storage operations, equipment yards, light manufacturing, or outdoor sports facilities, with the I-10 visibility and access making the site highly attractive to a wide range of end users.

As Boerne and the greater San Antonio metro continue their rapid northward expansion, transitional acreage with this combination of highway exposure, utilities, and income-producing potential is becoming increasingly rare. This is a strong candidate for investors, owner-operators, and developers looking to capitalize on one of the fastest-growing corridors in the Texas Hill Country.



# DETAILS

## LOCATION & ACCESS

- Located just west of Upper Cibolo Creek Road, Boerne, Texas
- 1,263 linear feet of frontage along the I-10 access road
- High-visibility corridor in one of the fastest-growing markets in the Texas Hill Country

## ACREAGE & LAND

- 44.68 total acres
- Currently under agricultural exemption
- Transitional land with strong near-term commercial and residential development potential

## UTILITIES & WATER

- Two water wells on the property
- Electricity on site

## IMPROVEMENTS

- Approximately 3,500 sq ft residential dwelling – 4 bedrooms, 3 bathrooms
- Barns, pens, and multiple outbuildings
- Infrastructure in place for horses, livestock, or equipment storage

## COMMERCIAL POTENTIAL

- Storage and equipment yard operations
- Light manufacturing
- Outdoor sports facilities
- Broad range of highway-visible commercial end uses

## INVESTMENT HIGHLIGHTS

- Immediate usability with existing residence and ag infrastructure
- Utilities and water in place – no build-out required to occupy
- Prime transitional acreage as Boerne and San Antonio metro expand northward
- Rare combination of I-10 exposure, acreage, and move-in ready improvements

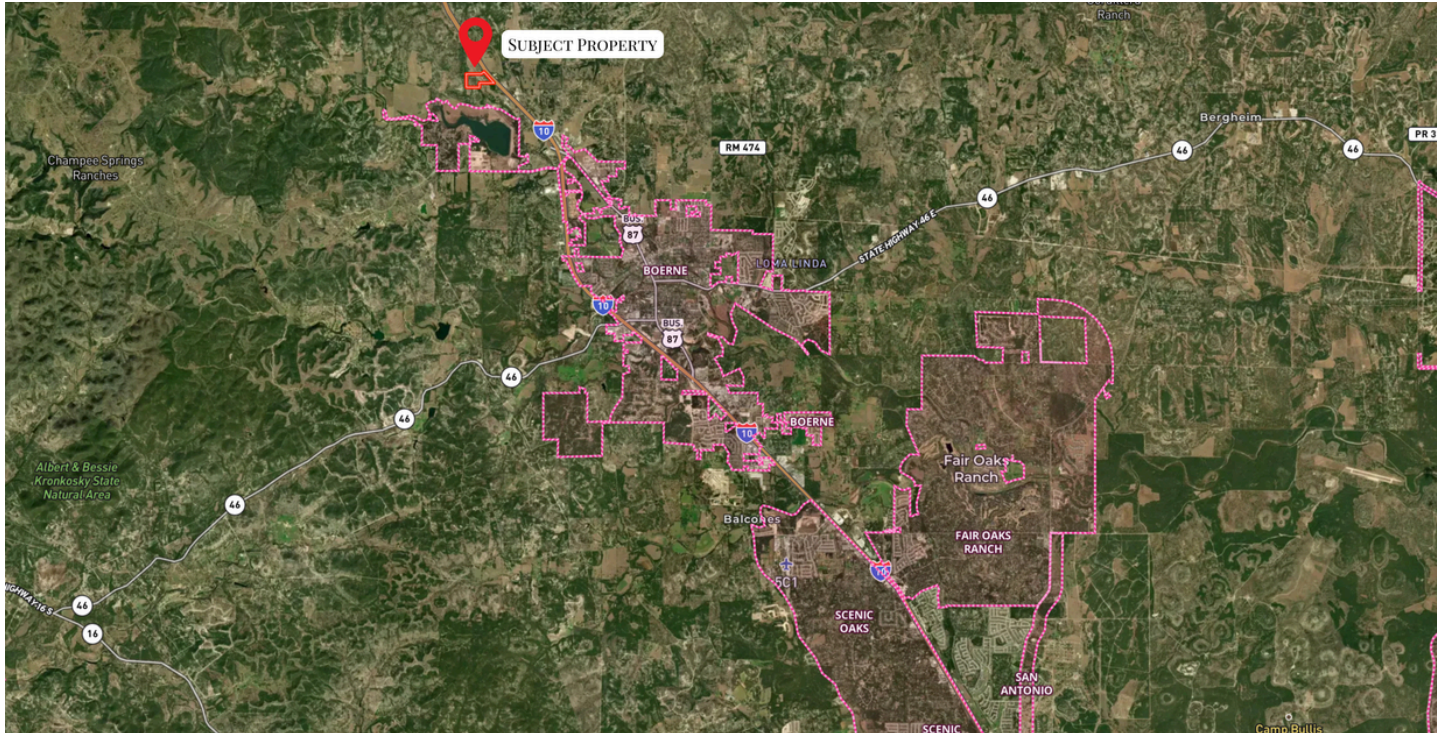
# IMPROVEMENTS

## IMPROVEMENTS

- Multiple barns providing covered storage and working space for equipment, hay, and supplies
- Livestock pens well-suited for horses, cattle, or other animals
- Various outbuildings offering additional covered storage and operational flexibility
- Two water wells on site providing reliable, independent water supply
- Electricity already on site – reducing infrastructure costs for future development or commercial use
- Property currently carries agricultural exemption, with horses and livestock operations actively in place
- ±3,500 sq ft residential dwelling as a primary residence or ranch manager's home



# PROPERTY MAP



404551H 10 W., BOERNE, TX | 44.68± ACRES | LEGACY BROKER GROUP

# AERIALS





# AREA HIGHLIGHTS

## KENDALL COUNTY, TX

With 1,263 linear feet of Interstate 10 frontage just west of Upper Cibolo Creek Road, this 44.68-acre Boerne property delivers a compelling combination of highway visibility, existing infrastructure, and long-term upside. A 3,500± square foot residence, barns, pens, and outbuildings provide immediate functionality, complemented by two on-site water wells and electricity already in place – everything needed to operate agriculturally or transition into light commercial use without delay.

Currently ag exempt and sitting squarely in the path of one of the fastest-growing corridors in the Texas Hill Country, the property offers investors and owner-operators a rare chance to hold high-exposure, income-producing acreage while the surrounding market builds around it. Opportunities to assemble this much frontage, infrastructure, and development potential in a single parcel – this close to Boerne – are increasingly few and far between.



KENDALL COUNTY



KENDALL COUNTY IS A COUNTY LOCATED ON THE EDWARDS PLATEAU IN THE U.S. STATE OF TEXAS. IN THE 2020 CENSUS, ITS POPULATION WAS 44,279. ITS COUNTY SEAT IS BOERNE.

# MEET YOUR AGENT

## **RICHMOND FRASIER**

REALTOR®

- 📞 830.308.7131
- ✉️ richmond@legacybrokergroup.com
- 🌐 www.texasranchbrokers.com



A fourth-generation Texas hill country rancher, Richmond Frasier's roots date back to 1885 in Burnet county. As Legacy Broker Group's Partner and Broker, and a Marble Falls native, he deeply understands the bond between land and legacy.

Richmond's spirited approach, problem-solving knack, and entrepreneurial insight guide clients seamlessly in their land acquisition journey.

Licensed since 2006, Richmond co-founded Legacy Broker Group with his wife, Traci, in 2016. Since its inception, the group has grown exponentially, from 10 million in annual sales in 2016 to a projected 200 million for 2022, totaling over 400 million in sales. With over thirty adept agents and brokers, Legacy Broker Group strengthens its roots in Texas ranching heritage.

Richmond is dedicated to nurturing a team that prioritizes exceptional service and client-centricity, always eager to assist clients in forging their land legacies.

**48.66 ACRES**

BEING 48.66 acres of land out of the Moses Allen Survey, Abstract No. 24, Coryell County, Texas, and being a portion of that tract described in a Warranty Deed with Vendor's Lien to Donnie Carpenter and Barbara Carpenter dated April 24, 2013 and recorded as Document No. 262795 of the Coryell County Public Records and described by metes and bounds as follows:

BEGINNING at 1/2" iron pin with an orange plastic cap inscribed "Cuplin 5938" found for the southwest corner of said Carpenter tract and this tract;

THENCE: with the west line of said Carpenter tract the following courses and distances:

1. N 17°58'46" E 697.04 feet to a 6" cedar fence post found,
2. N 19°15'22" E 1069.64 feet to a 6" cedar fence post found for the southwest corner of that tract described in a Warranty Deed with Vendor's Lien to Mini's Legacy, LP dated August 10, 2015 and recorded as Document No. 282312 of said public records and being the northwest corner of this tract;

THENCE: S 68°42'03" E with the south line of said Mini's Legacy, LP tract at 39.68 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found, in all 68.65 feet to a point in the approximate centerline of South Settlement Branch;

THENCE: with the approximate centerline of South Settlement Branch the following courses and distances:

1. N 33°46'21" E 80.72 feet to a point,
2. N 78°41'13" E 229.90 feet to a point,
3. S 76°08'04" E 101.04 feet to a point,
4. S 59°00'31" E 100.01 feet to a mag nail set for the most northerly northeast corner of this tract;

THENCE: across said Carpenter tract the following courses and distances:

1. S 16°16'28" W at 42.40 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set, in all 825.20 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an inside ell corner of this tract;
2. S 73°43'32" E 1810.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of said Carpenter tract and the west margin of Lutheran Church Road for the most easterly northeast corner of this tract;

THENCE: S 16°15'20" W 240.00 feet with the east line of said Carpenter tract and the west margin of Lutheran Church Road to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the northeast corner of that tract described in a Warranty Deed with Vendor's Lien to Jose Tobias Muniz and Esperanza Tobias Mundragon dated August 12, 2015 and recorded as Document No. 282379 of said public records and being the most easterly southeast corner of this tract;

THENCE: with the north and west line of said Muniz/Mondragon tract the following courses and distances:

1. N 73°43'32" W 1019.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the northwest corner of said Muniz/Mondragon tract and being an inside ell corner of this tract;
2. S 16°16'28" W 856.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the south line of said Carpenter tract and being the southwest corner of said Muniz/Mondragon tract;

THENCE: N 73°43'32" W 1361.57 feet with the south line of said Carpenter tract to the POINT OF BEGINNING.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83(93).

09/15/15

Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.  
21214 FM 963  
Lampasas, Texas 76550  
www.triplesurveying.com  
Firm No. 10193916



**62.54 ACRES**

BEING 62.54 acres of land out of the Moses Allen Survey, Abstract No. 24, Coryell County, Texas, and being that tract described in a Warranty Deed with Vendor's Lien to Heath Eckermann, et ux dated March 3, 2014 and recorded as Document No. 272973 of the Coryell County Public Records and described by metes and bounds as follows:

BEGINNING at a 1/2" pin with an orange plastic cap inscribed "Cuplin 5938 found in the north line of that tract described in a Warranty Deed to Milton Weiser, et al, dated September 19, 1995 and recorded as Document No. 90967 of said public records for the southwest corner of that tract described in a Warranty Deed with Vendor's Lien to Donnie Carpenter and Barbara Carpenter dated April 24, 2014 and recorded as Document No. 262795 of said public records and being the southeast corner of said Eckermann tract and this tract;

THENCE: N 73°14'06" W 1033.67 feet to a square stone found at a fence corner in the east line of that tract described in a Warranty Deed to Ronald Ewald Nauert dated August 5, 2013 and recorded as Document No. 265655 of said public records for the northwest corner of said Weiser tract and being the southwest corner of said Eckermann tract and this tract;

THENCE: N 16°31'56" E 2441.03 feet to a 1/2" iron pin with a blue cap inscribed "Leth 3879" found at a fence corner for the southwest corner of that tract described in a General Warranty Deed to Edward G. Meissner and Ivan M. Meissner dated January 29, 2007 and recorded as Document No. 203945 of said public records and being the northeast corner of said Eckermann tract and this tract;

THENCE: S 82°15'22" E 1130.47 feet to a fence corner post found for the southeast corner of said Meissner tract and for the southwest corner of that tract described in a Warranty Deed to Mini's Legacy, LP dated August 10, 2015 and recorded as Document No. 282312 of said public records and being the northeast corner of said Eckermann tract and this tract;

THENCE: with the east line of said Eckermann tract and the west lines of said Mini's Legacy, LP tract and said Carpenter tract the following courses and distances:

1. S 17°32'50" W 852.84 feet to a fence corner post found for the southwest corner of said Mini's Legacy, LP tract and the northwest corner of the remainder of said Carpenter tract,
2. S 19°15'22" W 1069.64 feet to a fence corner post found,
3. S 17°58'46" W 697.04 feet to the POINT OF BEGINNING

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83(93).



10/05/15

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## STATE OF TEXAS WELL REPORT for Tracking #509715

Owner: <b>Tim Rost</b>	Owner Well #: <b>No Data</b>
Address: <b>2504 Stone Creek Dr. Plano, TX 75075</b>	Grid #: <b>40-49-5</b>
Well Location: <b>Lutheran Church Rd. Copperas Cove, TX 76522</b>	Latitude: <b>31° 12' 13.46" N</b>
Well County: <b>Coryell</b>	Longitude: <b>097° 57' 02.16" W</b>
	Elevation: <b>No Data</b>

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Type of Work: <b>New Well</b>	Proposed Use: <b>Domestic</b>
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Drilling Start Date: **3/28/2019**      Drilling End Date: **3/29/2019**

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	<b>12</b>	<b>0</b>	<b>40</b>
	<b>6.75</b>	<b>40</b>	<b>520</b>

Drilling Method: **Air Rotary**

Borehole Completion: **Straight Wall**

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	<b>0</b>	<b>4</b>	<b>Cement 5 Bags/Sacks</b>
	<b>4</b>	<b>60</b>	<b>Bentonite 8 Bags/Sacks</b>

Seal Method: **Tremie**

Sealed By: **Driller**

Distance to Property Line (ft.): **>50**

Distance to Septic Field or other concentrated contamination (ft.): **>100**

Distance to Septic Tank (ft.): **>50**

Method of Verification: **tape**

Surface Completion: **No Data**

**Surface Completion by Driller**

Water Level: **No Data**

Packers: **Rubber at 60 ft.  
Rubber at 460 ft.  
Rubber at 470 ft.**

Type of Pump: **Submersible**      Pump Depth (ft.): **480**

Well Tests: **Jetted**      Yield: **12 GPM**

Water Quality:	Strata Depth (ft.)	Water Type
	475 - 520	Trinity

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Tom Lovelace Water Well Service**  
**4997 Elm Grove Road**  
**Belton, TX 76513**

Driller Name: **Tommy Lovelace** License Number: **4920**

Comments: **No Data**

Lithology:  
 DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
 BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	6	overburden
6	35	sand, sandstone, and clay layers
35	310	grey lime and shale
310	340	grey sandy lime and dark grey sandy shale
340	395	tan and white sandy lime
395	475	red sandy shale
475	515	tan and brown sandy lime
515	520	dark brownish yellow shale

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
4.5	Blank	New Plastic (PVC)	sdr 17	-2	475
8	Blank	New Plastic (PVC)	sch 40	1.5	40
4.5	Screen	New Plastic (PVC)	sdr 17 0.032	475	520

**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation**  
**P.O. Box 12157**  
**Austin, TX 78711**  
**(512) 334-5540**



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TXDT, LLC dba Legacy Broker Group Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9005445 License No.	richmond@legacybrokergroup.com Email	830-446-3378 Phone
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Richmond Frasier Sales Agent/Associate's Name	559072 License No.	richmond@legacybrokergroup.com Email	830-377-0901 Phone

Buyer/Tenant/Seller/Landlord Initials                      Date