

Conceptual



LEMON CREEK

RANCH

On IH-10 Between San Antonio & Boerne, TX

*Hill Country Experience With
Modern Amenities.*



Welcome to

Lemon Creek Ranch

Lemon Creek Ranch is a vibrant family-friendly hub of activity that combines retail, residential, and office space centered around the unique natural beauty of the local landscape. The careful and thoughtful curation of a trail system, buildings, streets, and open spaces sets Lemon Creek Ranch apart from other developments in the region. Lemon Creek Ranch embodies a spirit of Place that is rooted in **authenticity, community, and fellowship.** ■



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Lemon Creek Ranch Highlights

Grocery anchored mixed-use development.

+/- 25 acres are dedicated to community park space featuring a walking/biking trail system.

Heritage trees and landscape features will establish places where the community can come together.

Multi-family housing will activate and enrich the interaction between the spaces and provide local support for social events that occur in the unique outdoor spaces.

Elevated office spaces with multi-directional daylight will offer contemporary work environments in a timeless setting.

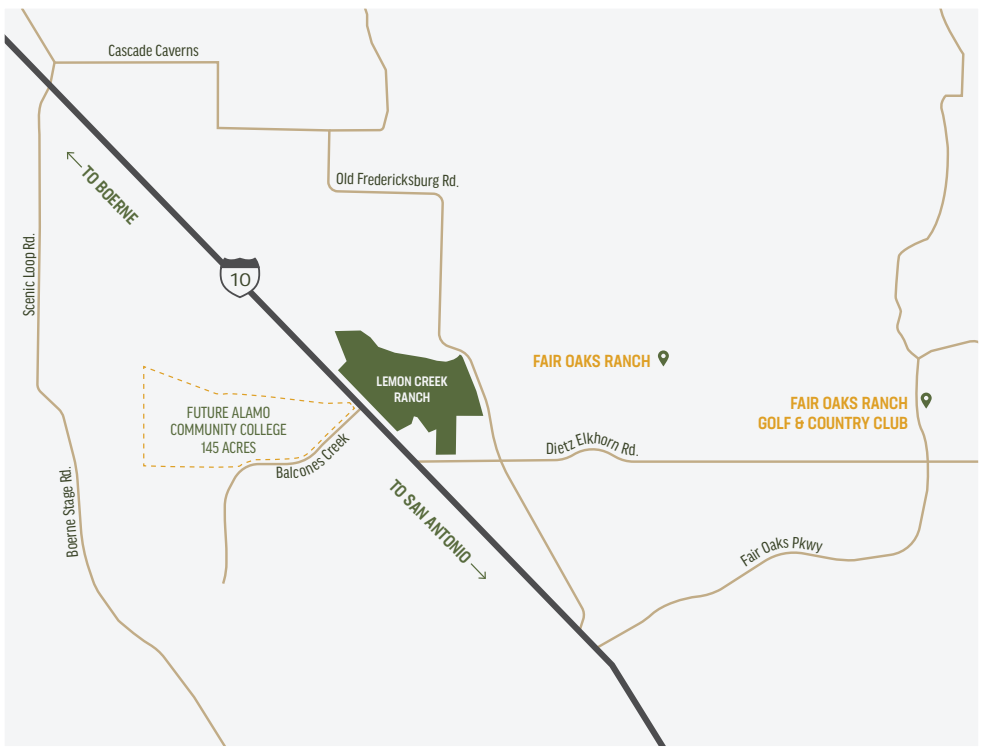
Live, Work, & Play at Lemon Creek Ranch





Sits Between Boerne & San Antonio

Lemon Creek Ranch is the final significant piece of undeveloped highway frontage between San Antonio & Boerne.



5 Miles South of Downtown Boerne



118
ACRES

62,367 VPD
TRAFFIC COUNTS ON
**INTERSTATE 10 &
FAIR OAKS PKWY**

BOERNE ISD
IS RANKED WITHIN THE
TOP 5% OF ALL
1,200 SCHOOL
DISTRICTS IN TEXAS

(based on combined math and reading proficiency testing data for the 2018 school year)

MORE THAN
2,000
FEET
OF FRONTAGE
ALONG IH-10

\$162,417

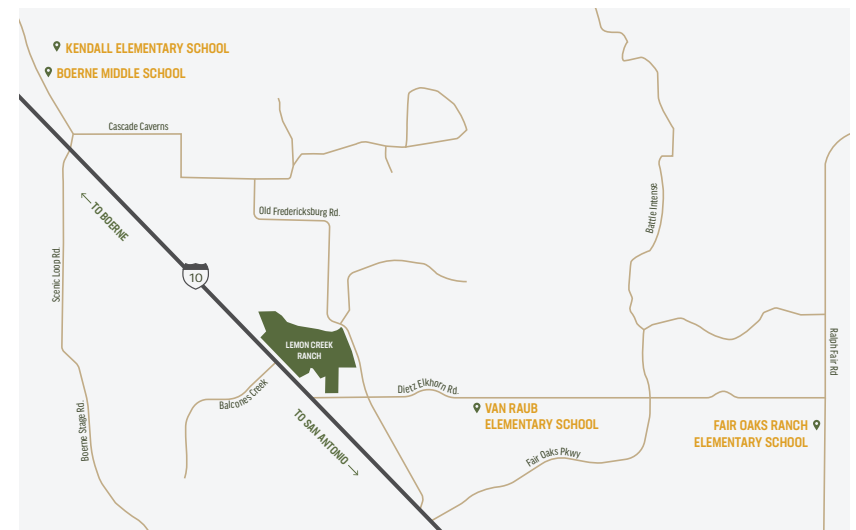
AVERAGE HOUSEHOLD
INCOME WITHIN A
3-MILE RADIUS

\$396,362

MEDIAN HOUSEHOLD
VALUE WITHIN A
3-MILE RADIUS

Lemon Creek Ranch Demographics

Fair Oaks Ranch is the “front porch” to Lemon Creek Ranch. This master planned community includes more than **3,700 households** and a private **36-hole golf course** & country club.



4 top-performing Boerne ISD Schools within **3 miles** of Lemon Creek Ranch- 5th in development & expected next year.



Lemon Creek Ranch Vision

GROCERY	±106,000 sf
RETAIL/RESTAURANT	±148,690 sf
OFFICE	±471,500 sf
HOTEL	±120 keys
RESIDENTIAL	±581 units
STRUCTURED PARKING	±2,400 spaces
SURFACE PARKING	±3,237 spaces



INTERSTATE HWY 10 FRONTAGE RD

Lemon Creek Ranch SITE PLAN



118 Acre
Grocery-Anchored
Mixed Use
Development

+/- 25 Acres
of Park Space
with Walking/Biking
Trail System

5 Acres
Dedicated to
Hospitality and
Entertainment
Along Lemon Creek

**700k-
850k SF**
of Commercial
Space

700-800
Class A
Multifamily
Townhomes

2 Bodies
of Living Water

PHASE 1

Highlighted In Orange



J2: Future Restaurant
SF= ±4,500

J3: Future Restaurant
SF= ±4,500

C4: Future Restaurant
SF= ±4,500

F1: QSR
SF= ±2,500 (± 1.00 acre)

F2: QSR
SF= ±5,000 (± 1.22 acres)



D1: 2-Story Retail/Restaurant
SF= ±10,000



C2: Restaurant
SF= ±6,500



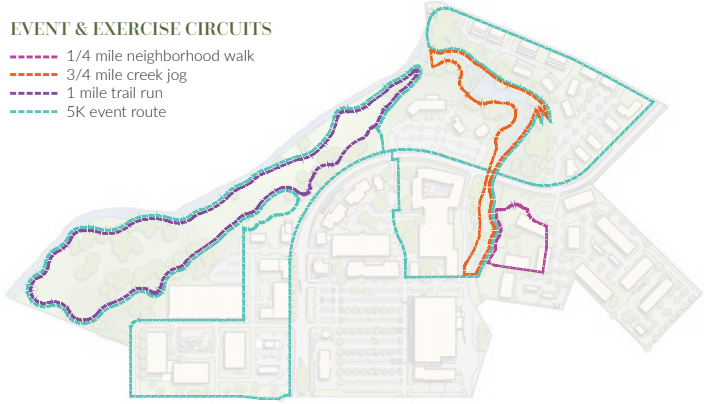
C1: 3-Story Office/Retail/
Restaurant SF= ±83,521



A2: Retail
SF= ±15,961

EVENT & EXERCISE CIRCUITS

- 1/4 mile neighborhood walk
- 3/4 mile creek jog
- 1 mile trail run
- 5K event route



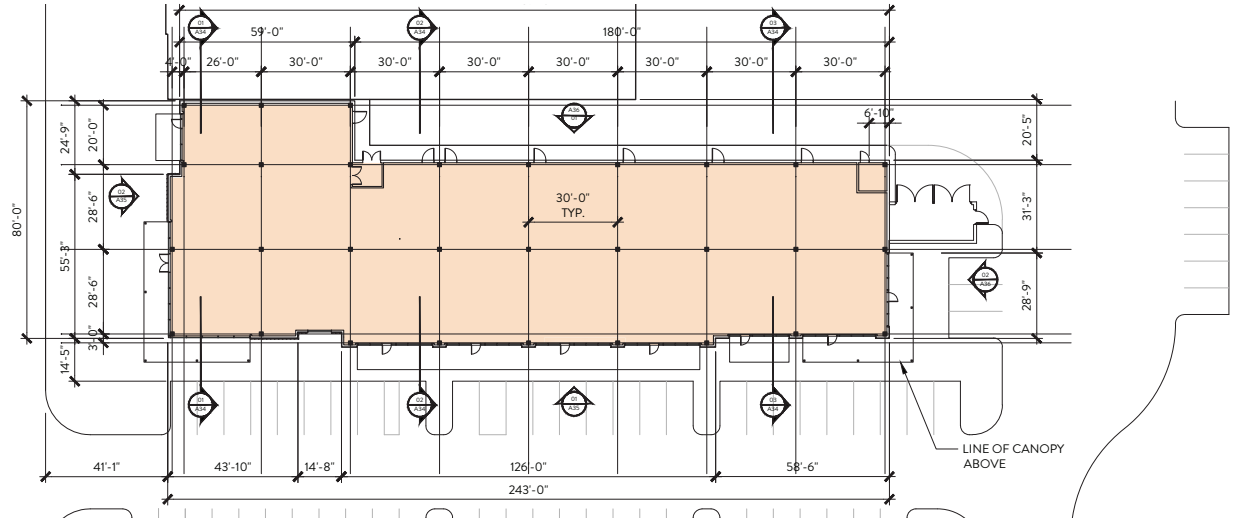
Lemon Creek Ranch
TRAIL SYSTEM

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Building A2

Retail
SF= ±15,961



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GROUND FLOOR

±15,961 RSF

Rate: \$38 - \$42/SF

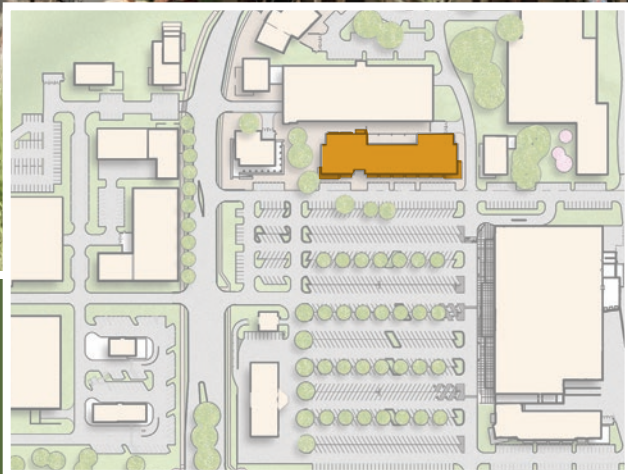
NNN's: \$9/SF (Est.)

Depth: 60' - 65'

Building A2

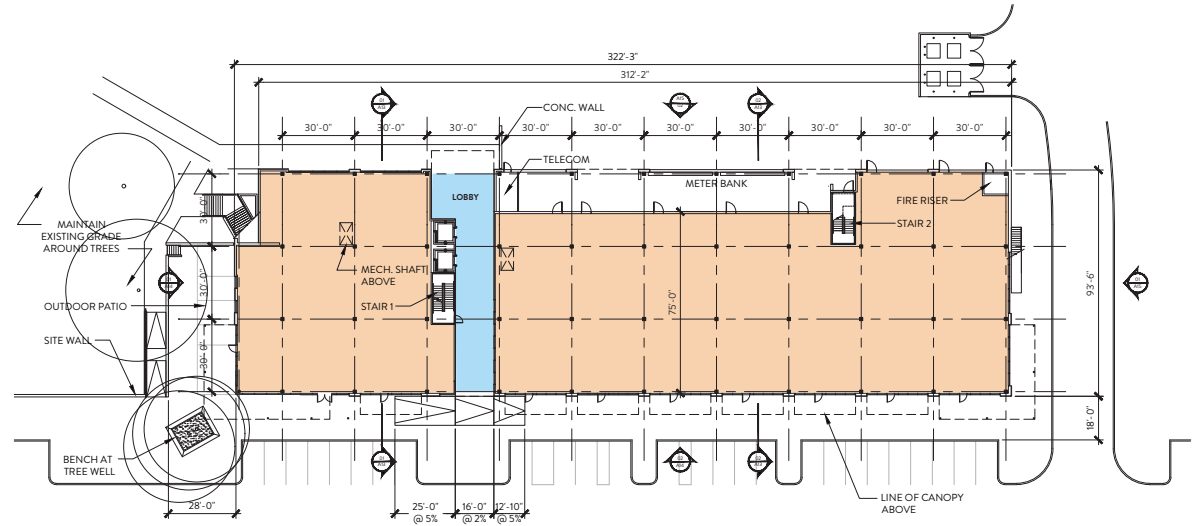
Retail
SF= ±15,961

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Building C1

3-Story Office/Retail/Restaurant
SF= ±83,521



Conceptual



GROUND FLOOR

±26,292 RSF

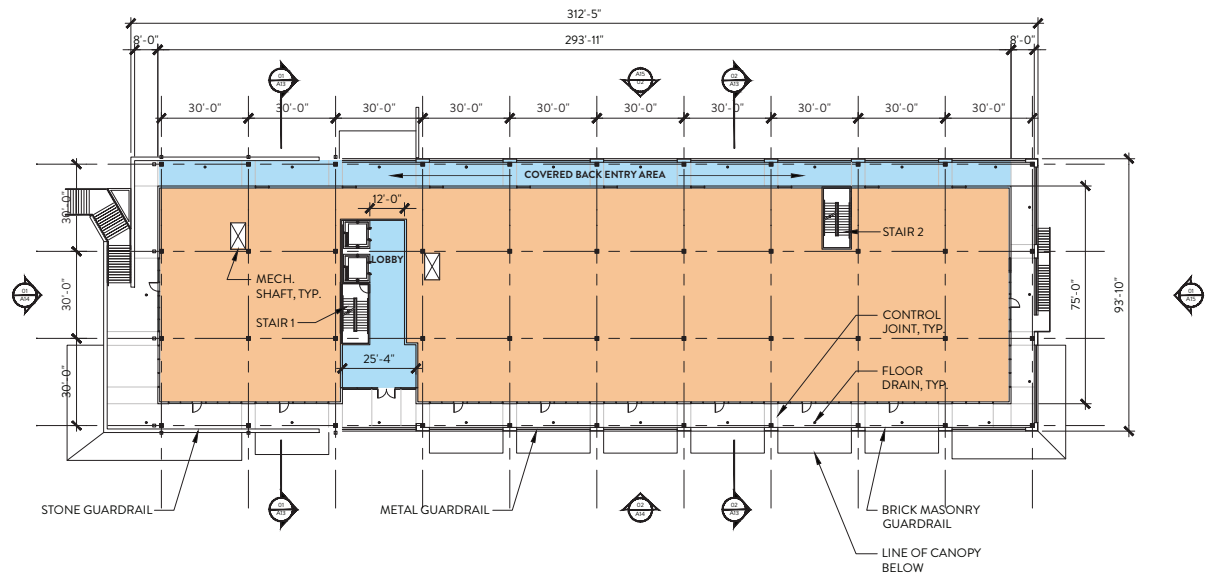
Rate: \$38 - \$42/SF

NNN's: \$9/SF (Est.)

Depth: 75' - 93'

Building C1

3-Story Office/Retail/Restaurant
SF= ±83,521



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SECOND FLOOR

±23,634 RSF

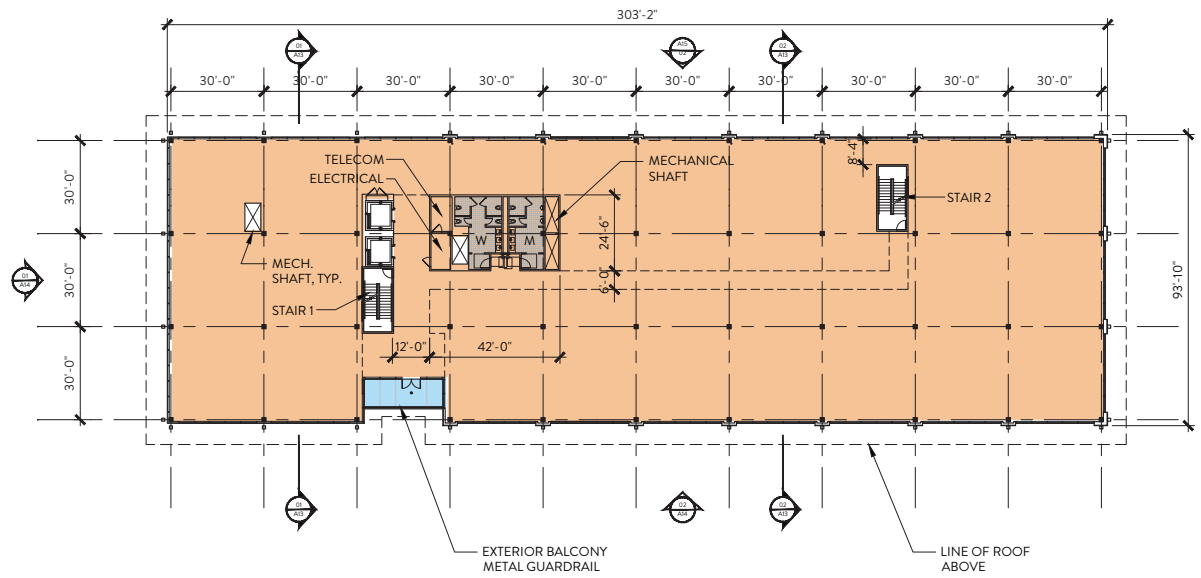
Rate: \$28 - \$30/SF

NNN's: \$9/SF (Est.)

Depth: 75'

Building C1

3-Story Office/Retail/Restaurant
SF= ±83,521



Conceptual



THIRD FLOOR

±26,796 RSF

Rate: \$26/SF

NNN's: \$12/SF (*Est.)

**includes utilities & janitorial services*

Depth: 93'

Building C1

3-Story Office/Retail/Restaurant
SF= ±83,521

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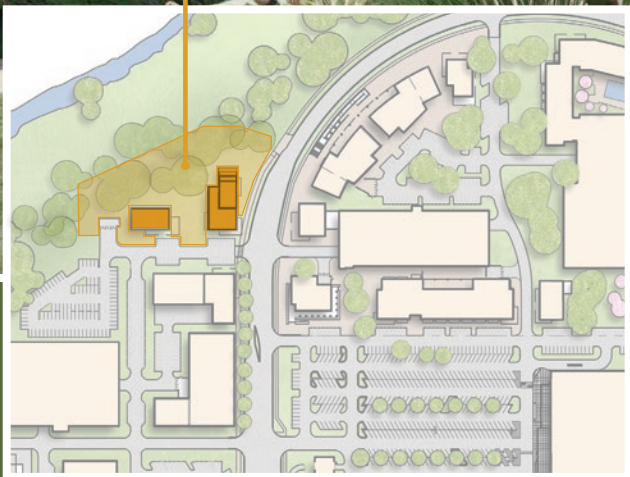
Building C2

Restaurant

SF= 5,000 - 6,500 | Rate = \$42/SF



Outdoor Patio Area



Building D1

2-Story Retail/Restaurant
SF= 2,000 - 10,000 | Rate = \$38 - \$42/SF



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