

OFFERING MEMORANDUM

ONE-27 Retail Center
 127 Old San Antonio Rd, Boerne, TX 78006



Santiago Gutiérrez
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 210-929-1315
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 138 Old San Antonio Rd., Ste 502-B, Boerne, TX 78006



EXECUTIVE SUMMARY

TOTAL SF FOR LEASE

14,676 SF

SUITE SIZING

1,250+ SF

PRICING

Call for Pricing

HIGHLIGHTS

Intersection Location

High Visibility, High Traffic

Close Proximity to IH-10 & 5+ Schools

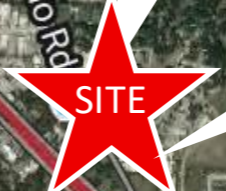
LOCATION



CIBOLO CENTER FOR CONSERVATION



CASCADE CAVERNS



BOERNE STAGE AIRFIELD



PROPERTY HIGHLIGHTS

Prime Location, High Traffic, Booming Area

New retail space coming to Old San Antonio Road with over 500' of frontage visibility. The IH-10 and Scenic Loop intersection down the street is one of IH-10's busiest intersections in Northern San Antonio. 8,636+ VPD (2020) in front of this property and 57,215 VPD (2024) along IH-10.

Location, Location, Location!

Located in a High-Growth, Affluent Area

Boerne's population has grown 95% since 2010 and is growing at a rate of 5.86% annually. Kendall County is now **one of America's fastest growing counties**, with an average household income in the area exceeding **\$130,000**.

Area Retailers and Development

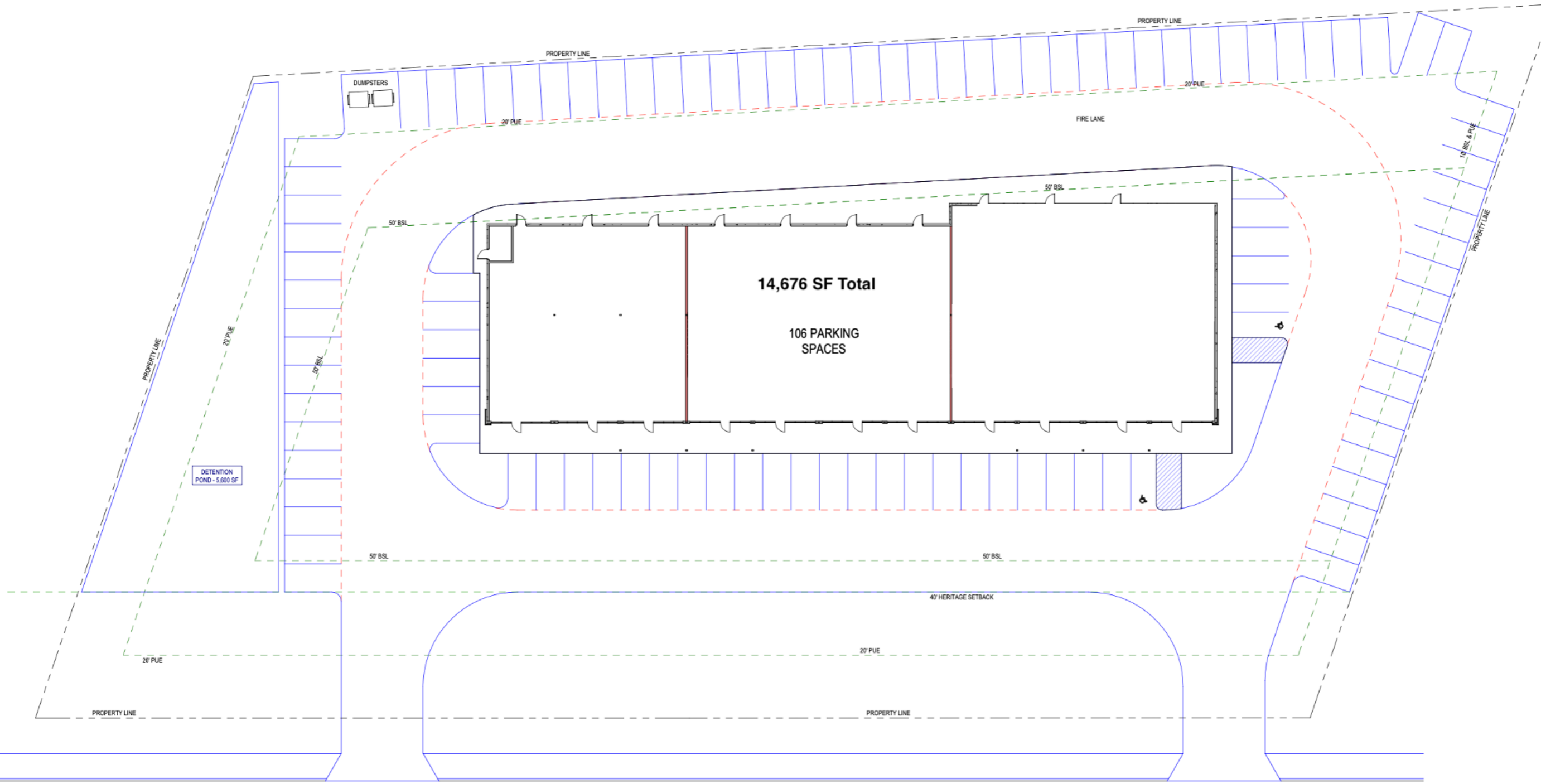
Major retailers include Ford, Land, Rover, Mercedes, Toyota, Nissan, AMC, Marriott, Subway, Bill Miller, Valero, and many more. The properties sit in a booming high-income area, adjacent to a very high-traffic corner. Perfect location for retail, offices, and auto.

No State Income Tax / Low Property Tax

As one of the nine states in America that don't impose personal income taxes, Texas is an attractive destination for workers, businesses and investors.



SITE PLAN



OLD SAN ANTONIO ROAD

FLOOR PLAN



LEVEL 1
10'-0"



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