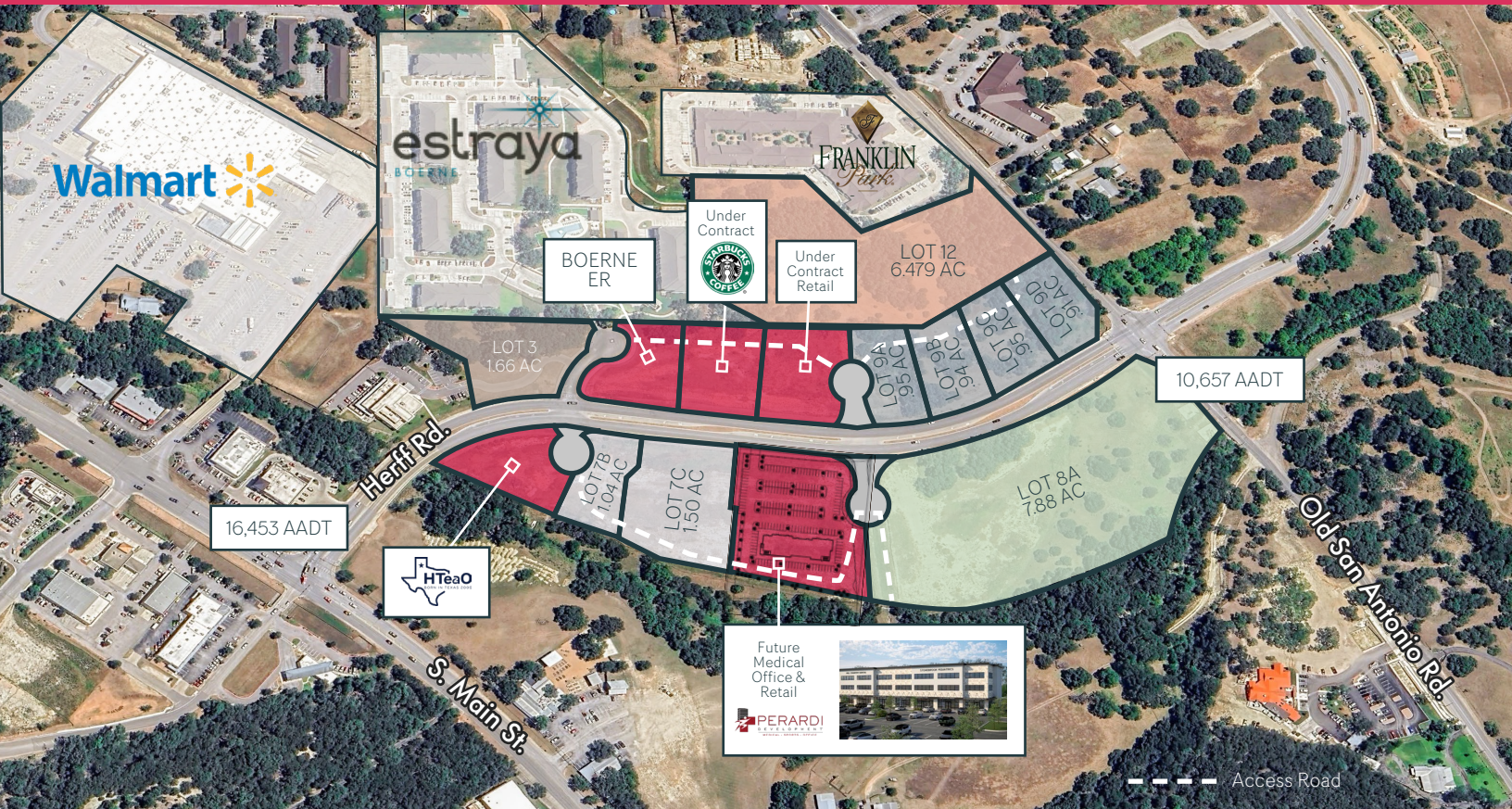


COMMONS

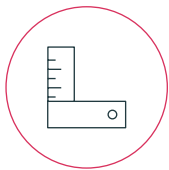
HERFF & OLD SAN ANTONIO
BOERNE, TX 78006

AT MENDER CREEK

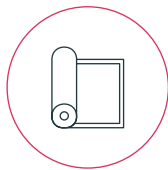
PAD SITES FOR SALE, GROUND
LEASE, OR BUILD TO SUIT



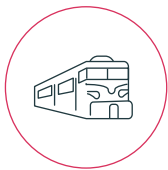
SITE HIGHLIGHTS



27,629
Divisible Acres



C-2
Zoning



Close proximity to major
transportation corridors



Highly
trafficked area

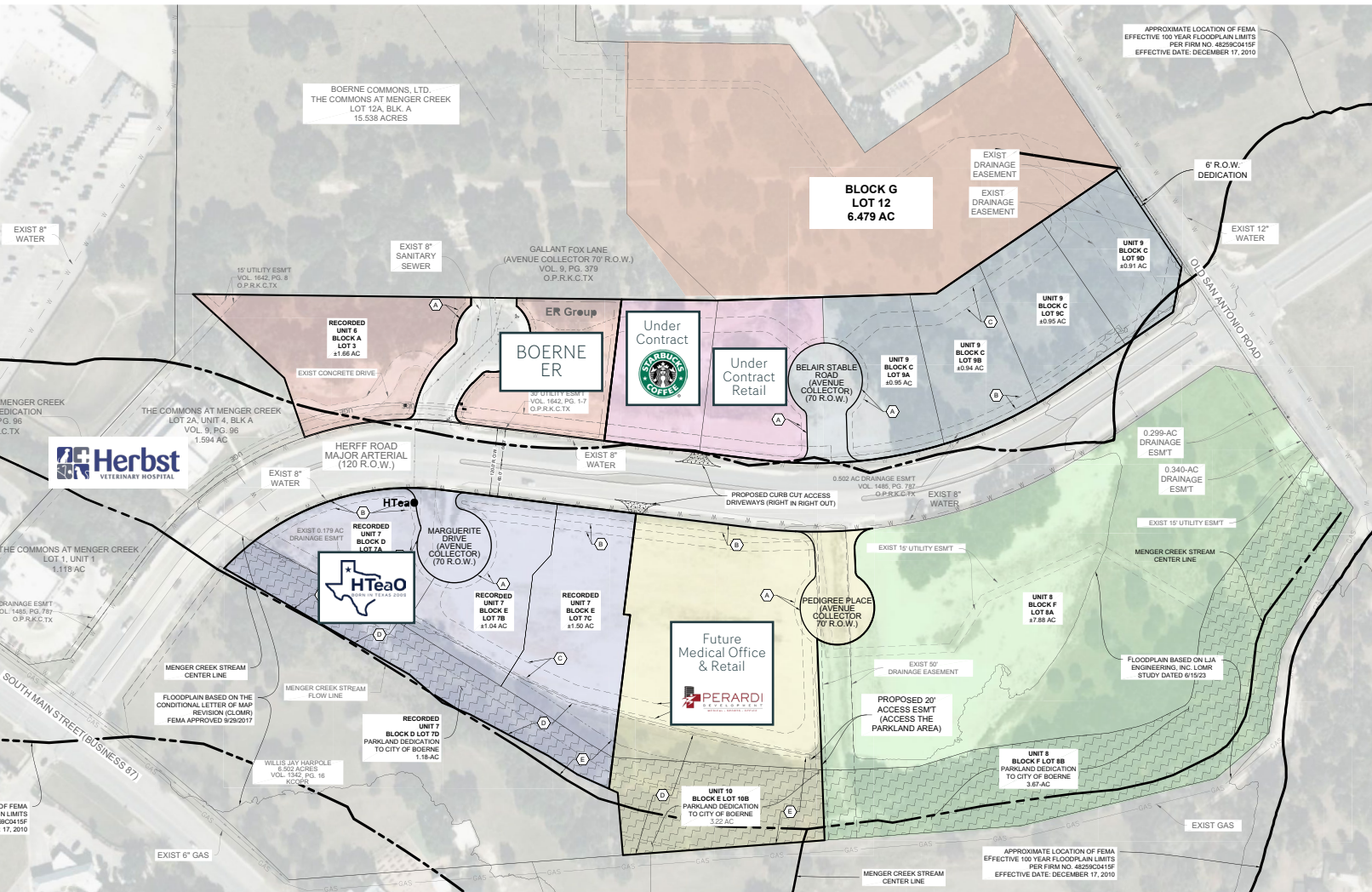


2025 Q4 CONSTRUCTION UPDATE

COMMONS

AT MENDER CREEK

HERFF & OLD SAN ANTONIO
BOERNE, TX 78006



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 740 — EXISTING CONTOURS
- (740) — PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS
- DRKCT DEED RECORDS OF KENDALL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.ESMT VEHICULAR NON-ACCESS EASEMENT
- ESMT EASEMENT
- CB COUNTY BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- BSL BUILDING SETBACK LINE
- C CENTERLINE
- " SAME AS ADJACENT

LOT TABLE

BLOCK - LOT #	ACREAGE
BLOCK A - LOT 3	1.66 AC
BLOCK B - LOT 4	1.10 AC
BLOCK B - LOT 11A	1.00 AC
BLOCK B - LOT 11B	1.10 AC
BLOCK C - LOT 9A	0.95 AC
BLOCK C - LOT 9B	0.94 AC
BLOCK C - LOT 9C	0.95 AC
BLOCK C - LOT 9D	0.91 AC
BLOCK D - LOT 7A	0.95 AC
BLOCK E - LOT 7B	1.04 AC
BLOCK E - LOT 7C	1.50 AC
BLOCK E - LOT 10A	3.22 AC
BLOCK F - LOT 8A	7.88 AC
BLOCK G - LOT 12	6.479 AC

SOLD
UNDER CONTRACT
UNDER CONTRACT

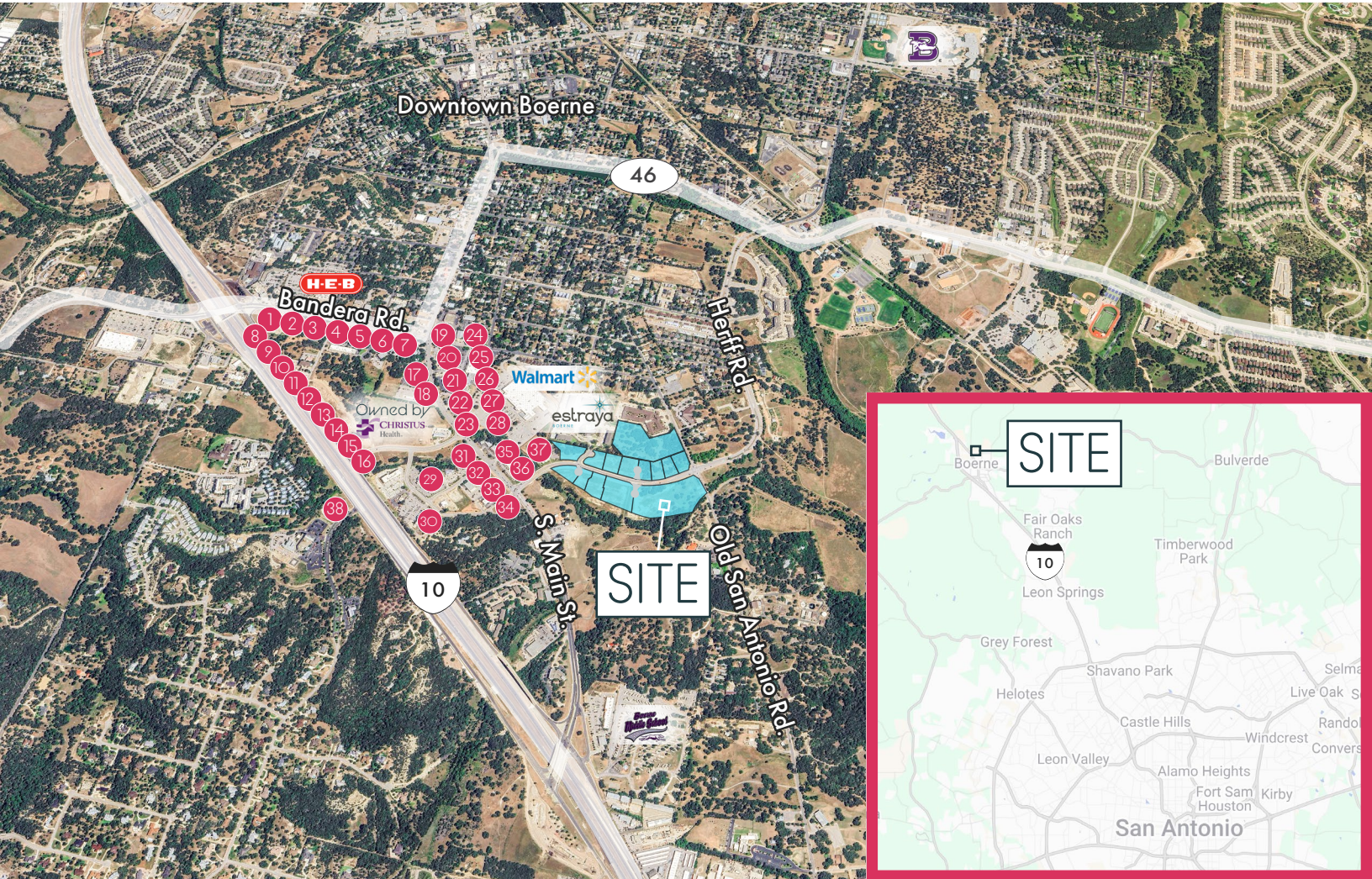
**LOT 9
COMBINES TO
3.75 ACRES**

SOLD
SOLD

GREAT ACCESS

& HIGHLY TRAFFICKED AREA

PAD SITES FOR SALE, GROUND LEASE, OR BUILD TO SUIT



- | | | | | | |
|--|---------------------------------------|--------------------------|---|---|--|
| 1. Little Caesars | 8. Freddy's
FROZEN GUSTARDS | 15. KFC | 22. On the Grind | 29. Bery | 36. Schlotzsky's |
| 2. WELLS FARGO | 9. MATADOR
MEN'S GROOMING | 16. TACO BELL | 23. EYES on Main | 30. BOERNE FAMILY MEDICINE
The Medical Home for Your Family | 37. Herbst
VETERINARY HOSPITAL |
| 3. SONIC | 10. CHICKEN SALAD CHICK | 17. DISCOUNT TIRE | 24. Janel's
WINE-SPORTS-FINER FOODS | 31. Cane's
CREEK & PINES | 38. Methodist ER
BOERNE |
| 4. TWIN LIQUORS
FINE WINES & SPIRITS | 11. National Coffee QSR | 18. RBFCU | 25. SPEC'S
WINE-SPORTS-FINER FOODS | 32. PNC | |
| 5. SECURITY SERVICE
FEDERAL CREDIT UNION | 12. McALISTER'S DELI | 19. Auto Zone | 26. cricket
wireless | 33. SHERWIN-WILLIAMS | |
| 6. RE/MAX | 13. McALISTER'S DELI | 20. BURGER KING | 27. Jersey Mike's
SUBS | 34. SUBWAY | |
| 7. JAMES AVERY | 14. MOD PIZZA | 21. jiffylube | 28. Blue Bird | 35. AT&T | |

HERFF & OLD SAN ANTONIO
BOERNE, TX 78006

COMMONS

AT MENDER CREEK

PAD SITES FOR SALE, GROUND
LEASE, OR BUILD TO SUIT

DRIVE TIMES

HIGHWAY 46

3 MINUTES

I-10

3 MINUTES

DOWNTOWN BOERNE

5 MINUTES

LOOP 1604

17 MINUTES

BOERNE DEMOGRAPHICS

36,247

TOTAL POPULATION

19.10%

5 YEAR EXPECTED
POPULATION GROWTH

\$156,616

AVERAGE
HOUSEHOLD INCOME

\$576,910

AVERAGE HOME VALUE

42

MEDIAN AGE

53.1%

COLLEGE DEGREE

*Within five miles


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