OFFERING MEMORANDUM

ONE-49 Retail Plaza

149 State Hwy 46 E, Boerne, TX 78006

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

EXECUTIVE SUMMARY

TOTAL AREA
19.89 AC

AVAILABLE PADS
12 Total
0.75—3.36 AC Each

HWY FRONTAGE
1,000+ FT

ZONING
Commercial

HIGHLIGHTS
New Town Center & Master Planned Community

Confirmed Traffic Signal Intersection

IMPROVEMENTS
Utilities In-Progress

Two Homes
Multiple Warehouses

INVESTMENT HIGHLIGHTS

Prime Location, Ready for Development

Sitting in the ETJ across from the main entrance to Esperanza's master planed community and town center, this site is perfect for development! It is located just passed Champion High School, Circle K, etc., with new residential developments all around. The site boats over 1,000' of frontage on Hwy 46 and Ammann Rd (major collector road).

HWY 46 & AMMANN RD

One of Boerne's busiest areas. 2025 TX State Highway Department traffic count maps indicate about 27,000+ vehicle per day on Hwy. 46, and 2,000+ VPD on Ammann Rd east of Hwy. 46. These VPD figures are expected to **at least double over the next 15 years**.

Location, Location, Location!

Located in a High-Growth, Affluent Area

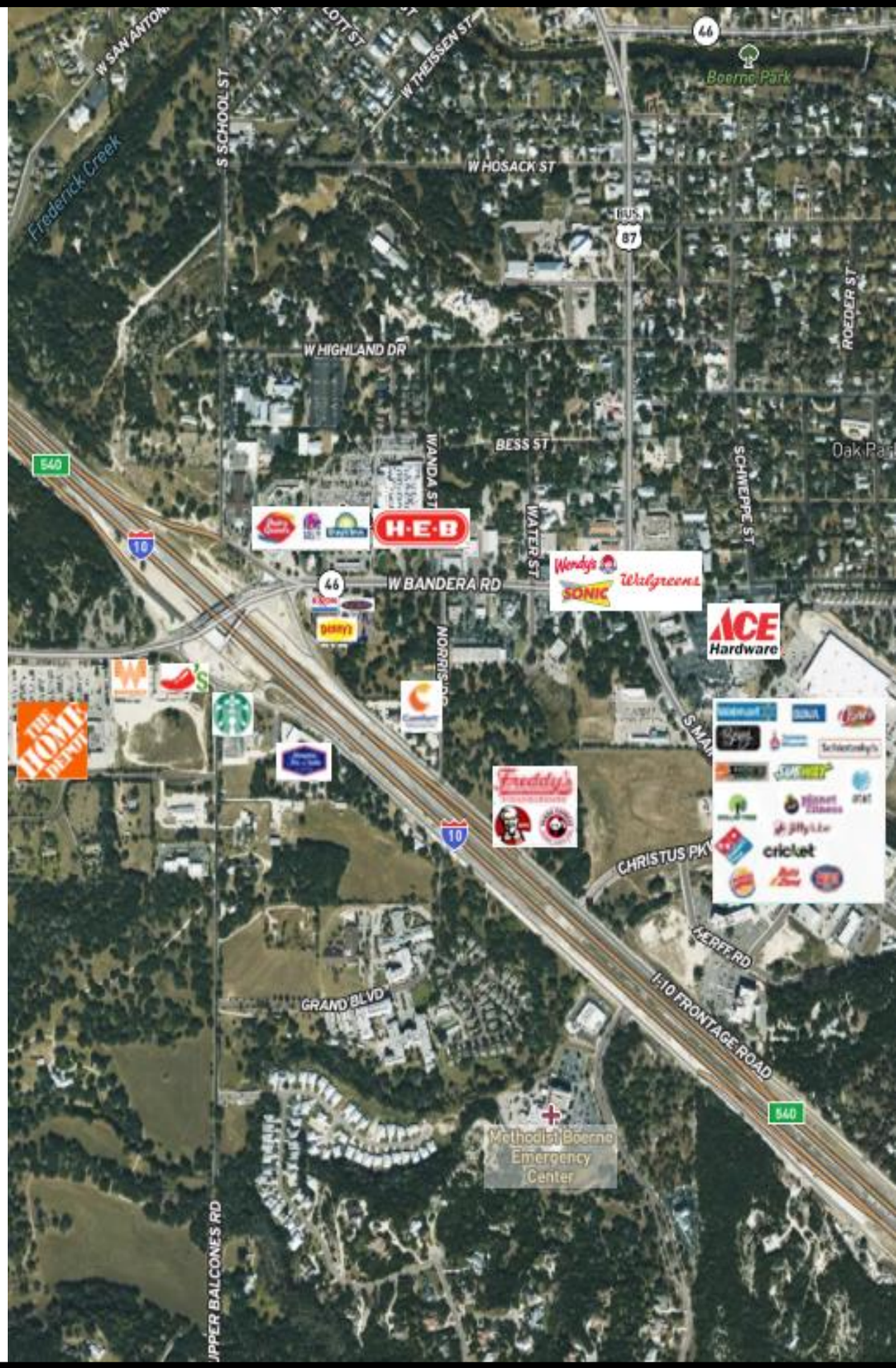
Boerne's population has grown 95% since 2010 and is growing at a rate of 5.86% annually. Kendall County is now one of the **top-5 fastest growing counties in the U.S.** The average household income in the area exceeds **$130,000**.

Area Retailers and Development

Major retailers include Circle K, Bush's Chicken, Great Clips, Shipley's Donuts, Exxon, Longhorn Café, Walmart, Buc-ees, HEB, Verizon, AT&T, Dollar Tree, Specs, Raising Cane's, Sherwin-Williams, Taco Bell, KFC, Home Depot, Whataburger, Starbucks, Chili's, Ford, etc., and many more.

No State Income Tax / Low Property Tax

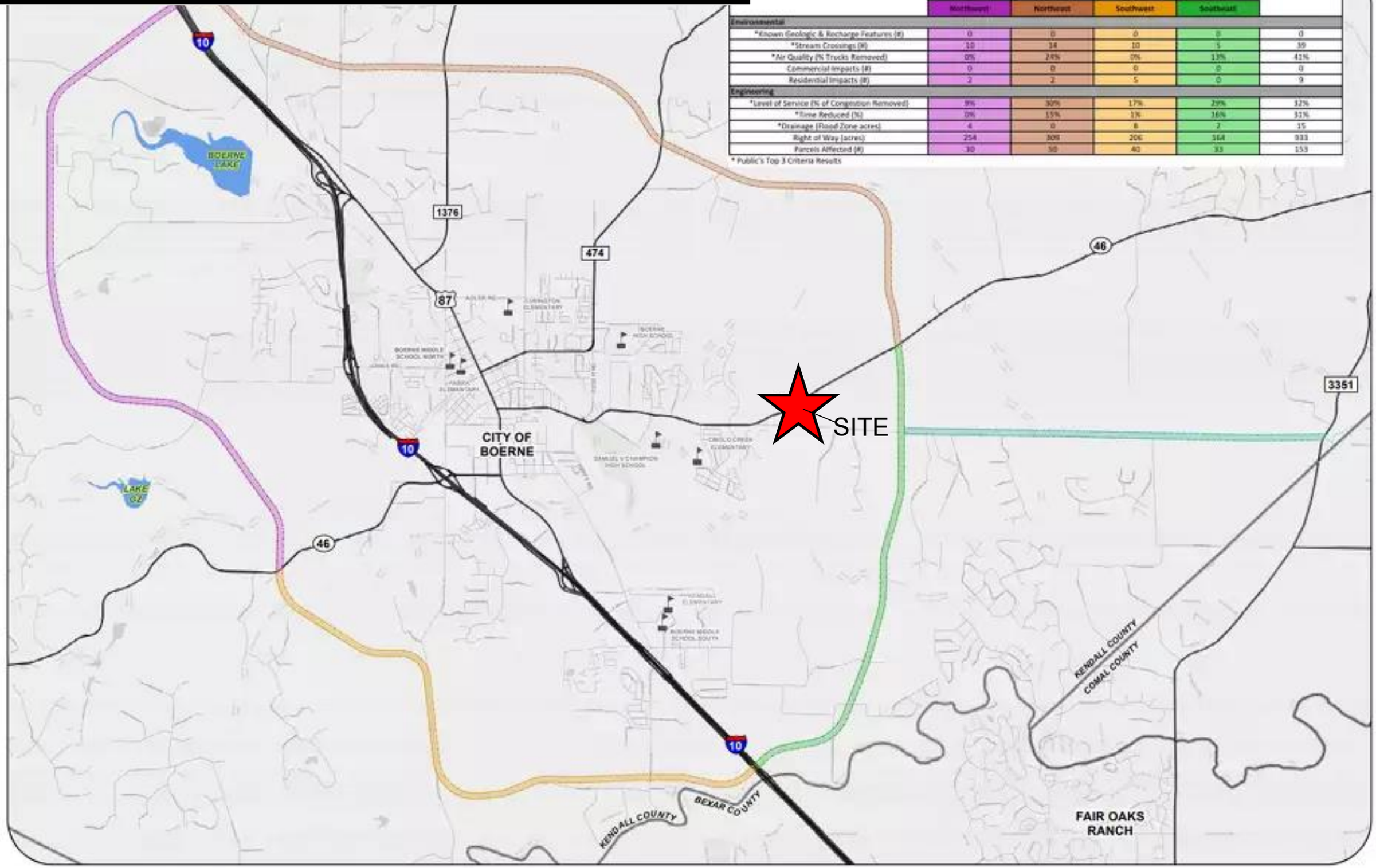
As one of the nine states in America that don't impose personal income taxes, Texas is an attractive destination for workers, businesses and investors.



PROPOSED BOERNE BYPASS

Criteria Results	Panel 1 Northwest	Panel 2 Northeast	Panel 3 Southwest	Panel 4 Southeast	Total
Environmental					
*Known Geologic & Recharge Features (#)	0	0	0	0	0
*Stream Crossings (#)	10	14	10	5	39
*Air Quality (% Trucks Removed)	0%	24%	0%	13%	41%
Commercial Impacts (#)	0	0	0	0	0
Residential Impacts (#)	2	2	5	0	9
Engineering					
*Level of Service (% of Congestion Removed)	9%	30%	17%	29%	32%
*Time Reduced (%)	0%	15%	1%	16%	31%
*Drainage (Flood Zone acres)	4	0	8	2	15
Right of Way (acres)	254	309	206	164	933
Parcels Affected (#)	30	50	40	33	153

* Public's Top 3 Criteria Results



MAP LEGEND

- Northwest Concept
- Northeast Concept
- Southwest Concept
- Southeast Concept
- Ammann Rd Extension
- Water Body (NHD) Selection
- Major Highway
- Road
- County Limit
- Bexar_County
- School

N W E S

Feet 0 1,500 3,000

RECOMMENDED CONCEPTS

KENDALL GATEWAY STUDY

DATE: MAY 2018

MAJOR THOROUGHFARE PLAN

Legend

City Limits

Extraterritorial Jurisdiction

Off-Street Multi-Use Trails

Trail (Conceptual)

Trail (Existing)

Trail (Proposed)

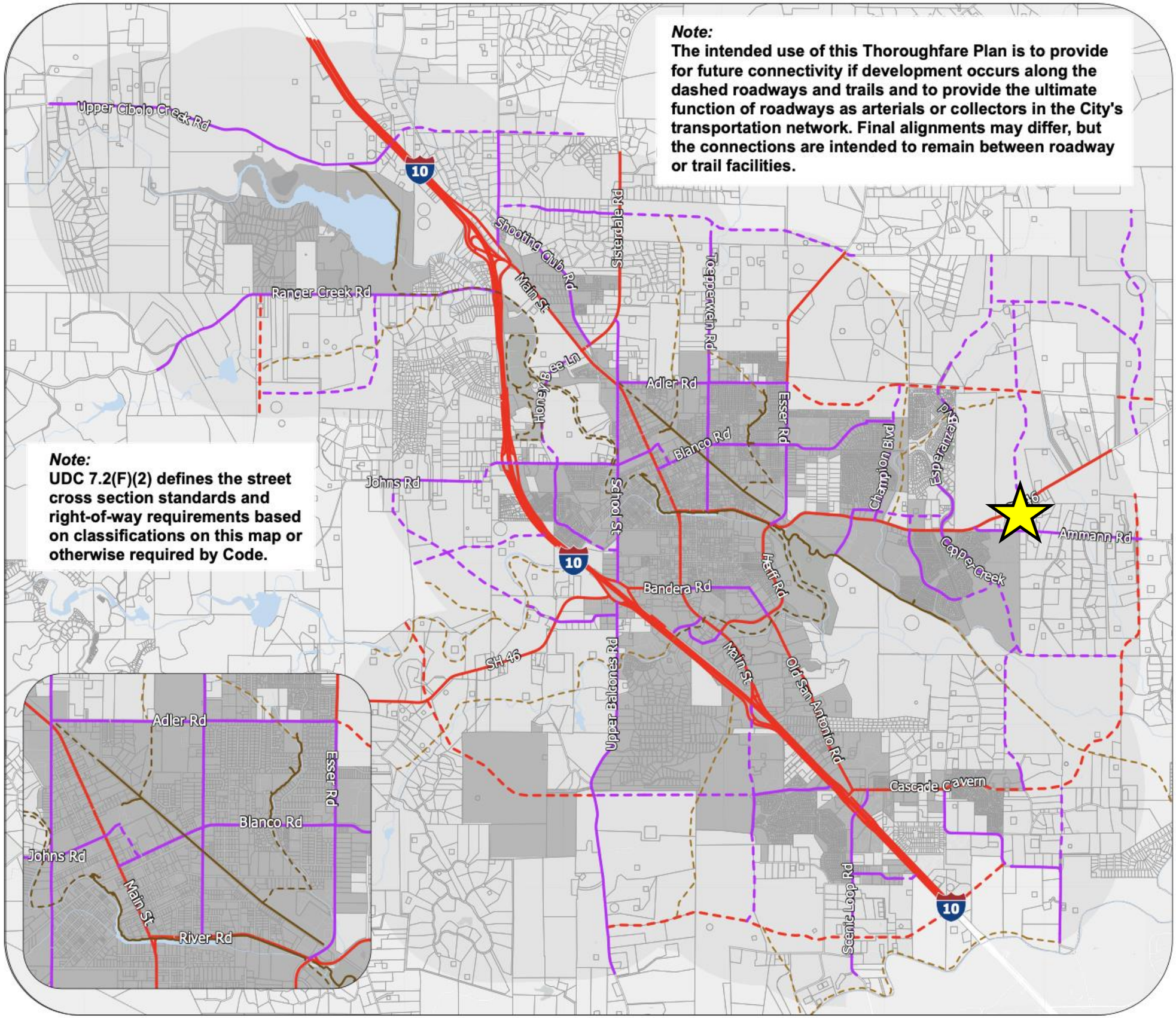
Thoroughfare Plan

Arterial (If Developed)

Arterial (Existing)

Collector (If Developed)

Collector (Existing)



Note:
The intended use of this Thoroughfare Plan is to provide for future connectivity if development occurs along the dashed roadways and trails and to provide the ultimate function of roadways as arterials or collectors in the City's transportation network. Final alignments may differ, but the connections are intended to remain between roadway or trail facilities.

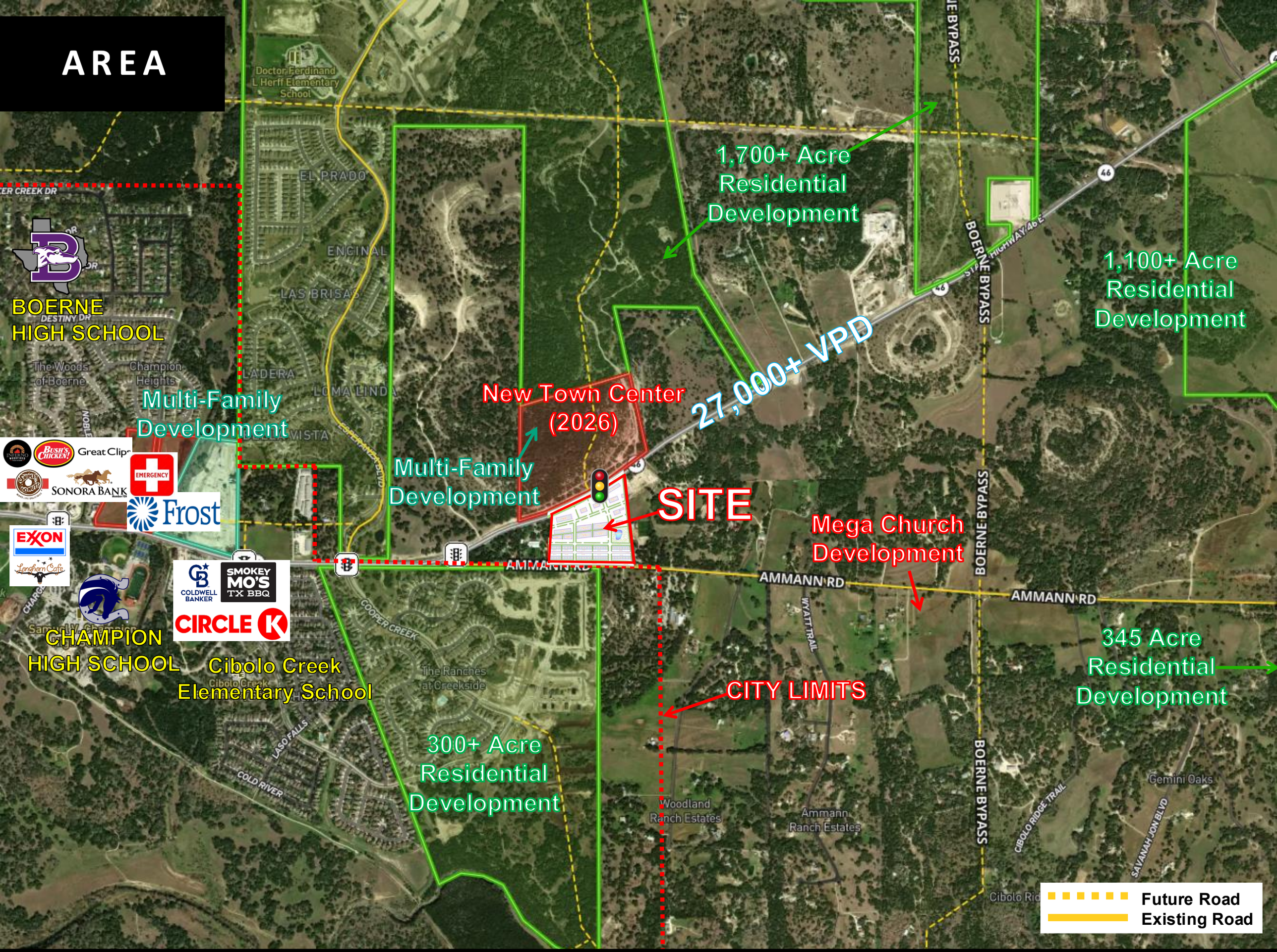
Note:
UDC 7.2(F)(2) defines the street cross section standards and right-of-way requirements based on classifications on this map or otherwise required by Code.

The Thoroughfare Master Plan was adopted by City council on 4/11/2023.

LOCATION

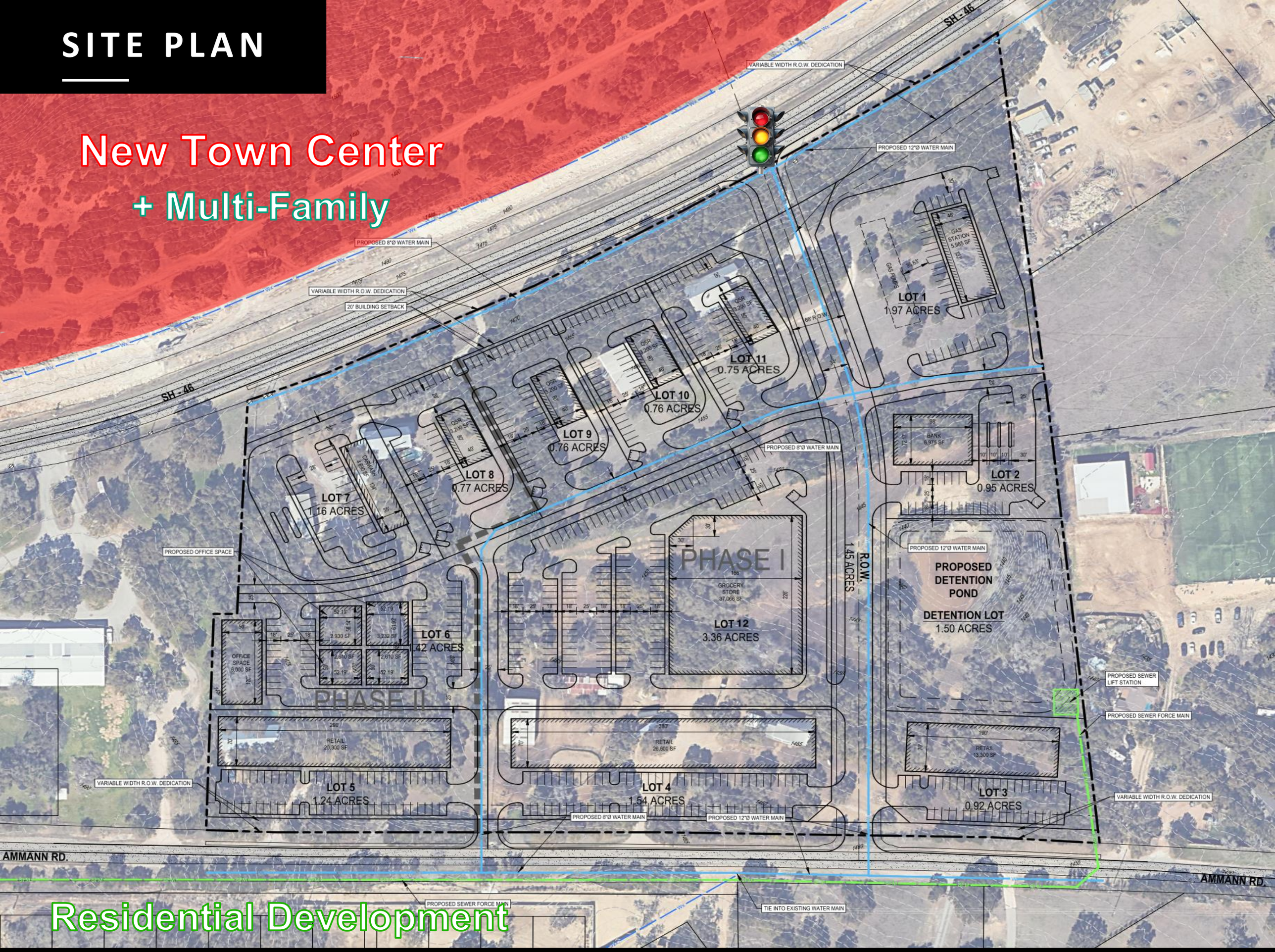
Bergheim / Cordillera Ranch
Boerne
SITE
Fair Oaks Ranch
RM 474
RANCH RD 474
PFEIFFER RD
SHOOTING CLUB RD
SISTERDALE RD
TOEPPERWEIN RD
N ESSER RD
RUST LN
BRANDT RD
RANGER CREEK RD
ADLER RD
N MAIN ST
E BLANCO RD
JOHNS RD
LOMA LINDA
RIVER RD
S MAIN ST
AMMANN RD
FM 3351
SCENIC LOOP RD
CORLEY RD
Balcones
UPPER BALCONES RD
DODGE RD
DIETZ-ELKHORN RD
Fair Oaks Country Club
Estancia at Thunder Valley
Skyview Acres
10
46
87
BUS.

AREA


Doctor Ferdinand L Herff Elementary School
EL PRADO
ENCINAL
LAS BRISAS
LADERA
LOMA LINDA
BELLA VISTA
BOERNE HIGH SCHOOL
DESTINY DR
The Woods of Boerne
Champion Heights
Multi-Family Development
1,700+ Acre Residential Development
1,100+ Acre Residential Development
27,000+ VPD
New Town Center (2026)
Multi-Family Development
SITE
Mega Church Development
BOERNE BYPASS
STATE HIGHWAY 46 E
46
AMMANN RD
WYATT TRAIL
CITY LIMITS
345 Acre Residential Development
CHAMPION HIGH SCHOOL
Cibolo Creek Elementary School
COOPER CREEK
The Ranches at Creekside
LASO FALLS
COLD RIVER
300+ Acre Residential Development
Woodland Ranch Estates
Ammann Ranch Estates
Gemini Oaks
CIBOLO RIDGE TRAIL
SAVANAH JON BLVD
Great Clips
SONORA BANK
Frost
EMERGENCY
EXXON
Longhorn Cafe
COLDWELL BANKER
SMOKEY MO'S TX BBQ
CIRCLE K
Future Road
Existing Road

SITE PLAN

New Town Center
+ Multi-Family



Residential Development

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