

HWY-46 & AMMANN RD | BOERNE, TEXAS

ONE-49 RETAIL CENTER

ONE Group

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EXECUTIVE SUMMARY

TOTAL AREA
+/-35,000 SF

AVAILABLE SUITES
25+ Total
1,200+ SF Each

HWY FRONTAGE
1,000+ FT

ZONING
Commercial

HIGHLIGHTS

**New Town Center & Master
Planned Community**

**Confirmed National
Brand Retailers**

**New Traffic Light
City Utilities**

ETA

26 to 36 Months

INVESTMENT HIGHLIGHTS

Prime Location, Ready for Development

Sitting across from the new main entrance to Esperanza's master planned 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 boasts 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

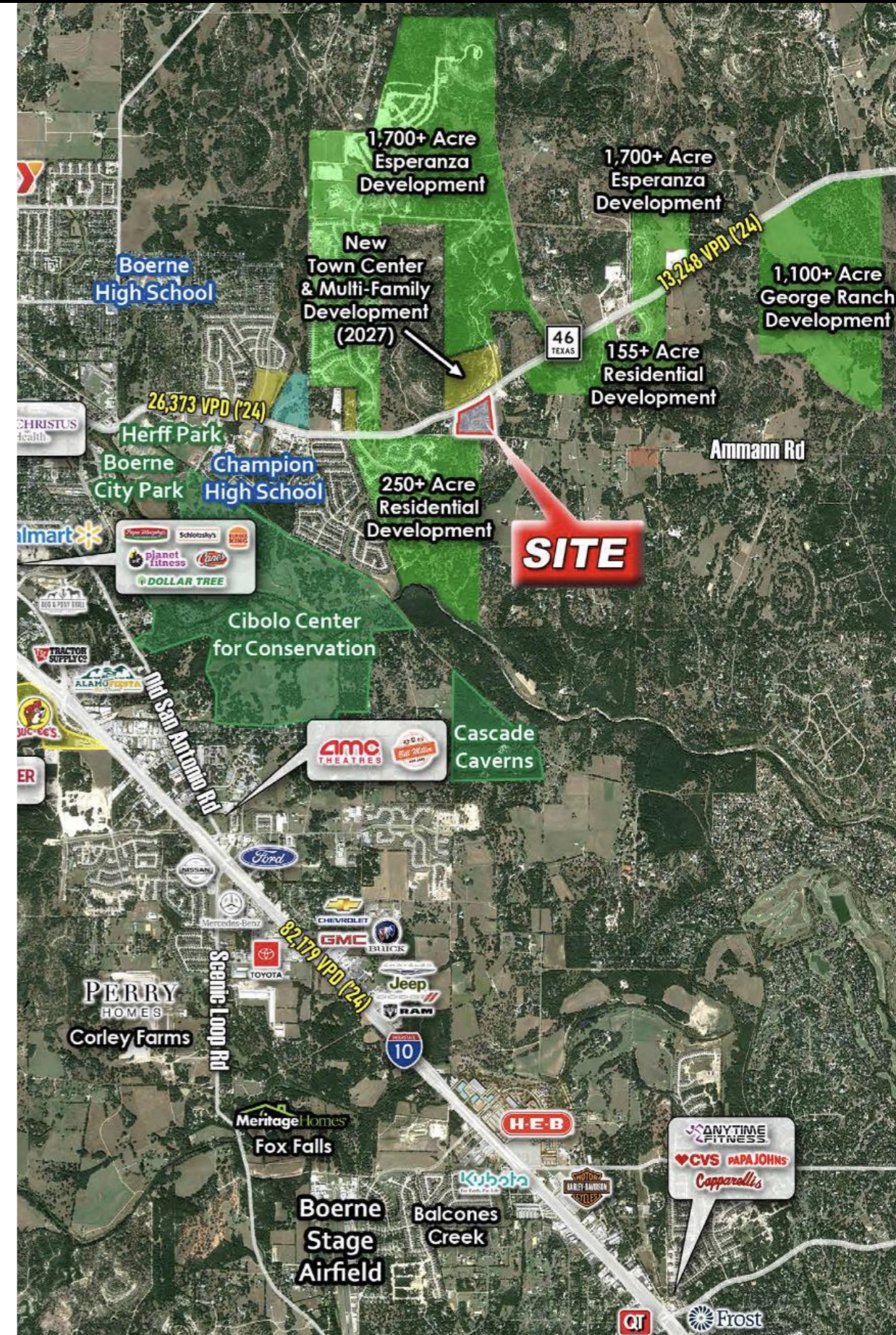
Boerne's population has grown 95% since 2010 and is growing at a rate of 5.86% annually. Kendall County is now one of the **top-5 fastest growing counties in the U.S.** The average household income in the area exceeds **\$130,000.**

Area Retailers and Development

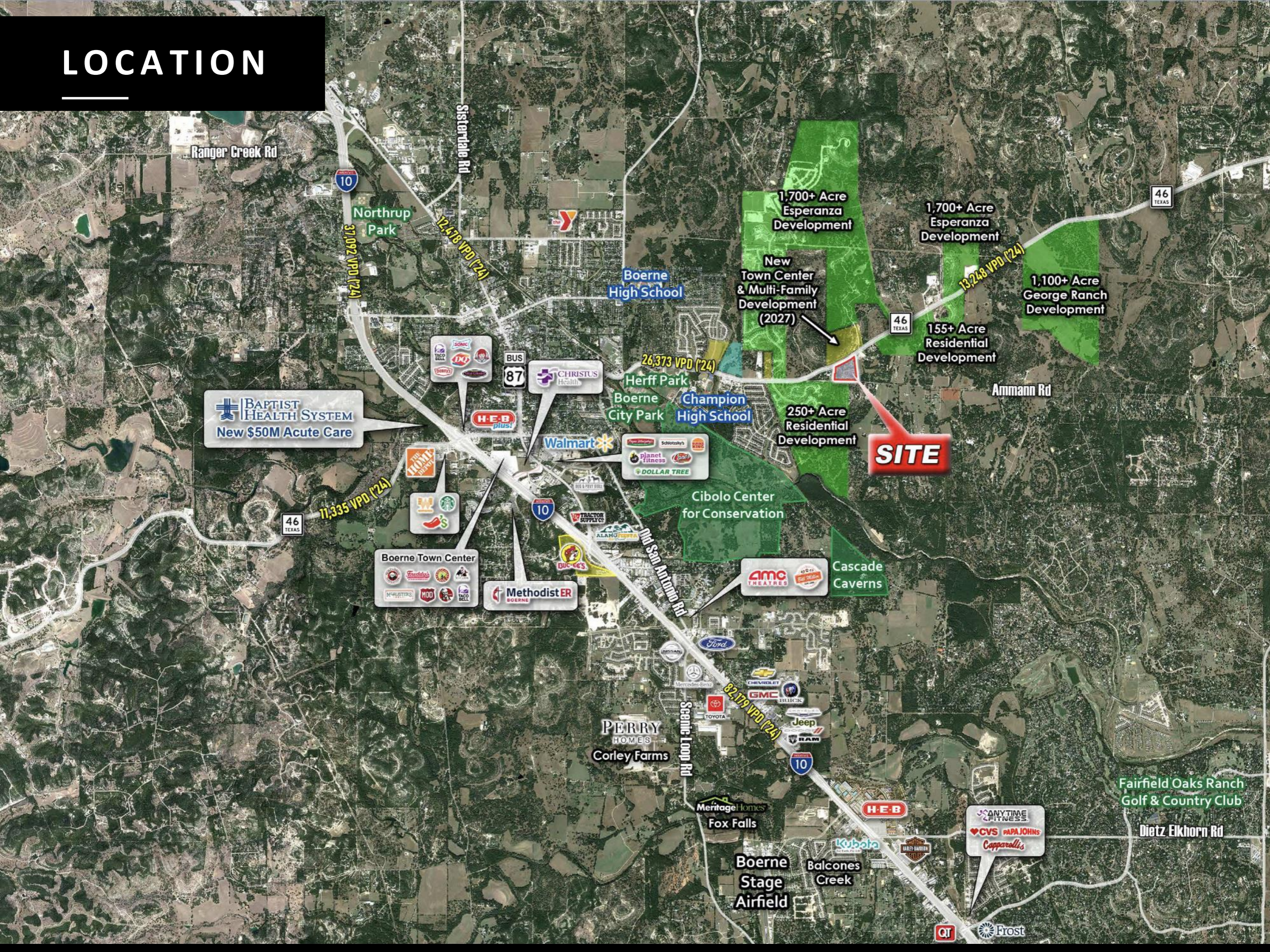
Major retailers include Circle K, Bush's Chicken, Great Clips, Shipley's Donuts, Exxon, Longhorn Café, Walmart, Buc-ees, HEB, Verizon, AT&T, Dollar Tree, Specs, Raising Cane's, Sherwin-Williams, Taco Bell, KFC, Home Depot, Whataburger, Starbucks, Chili's, Ford, etc., and many more.

No State Income Tax / Low Property Tax

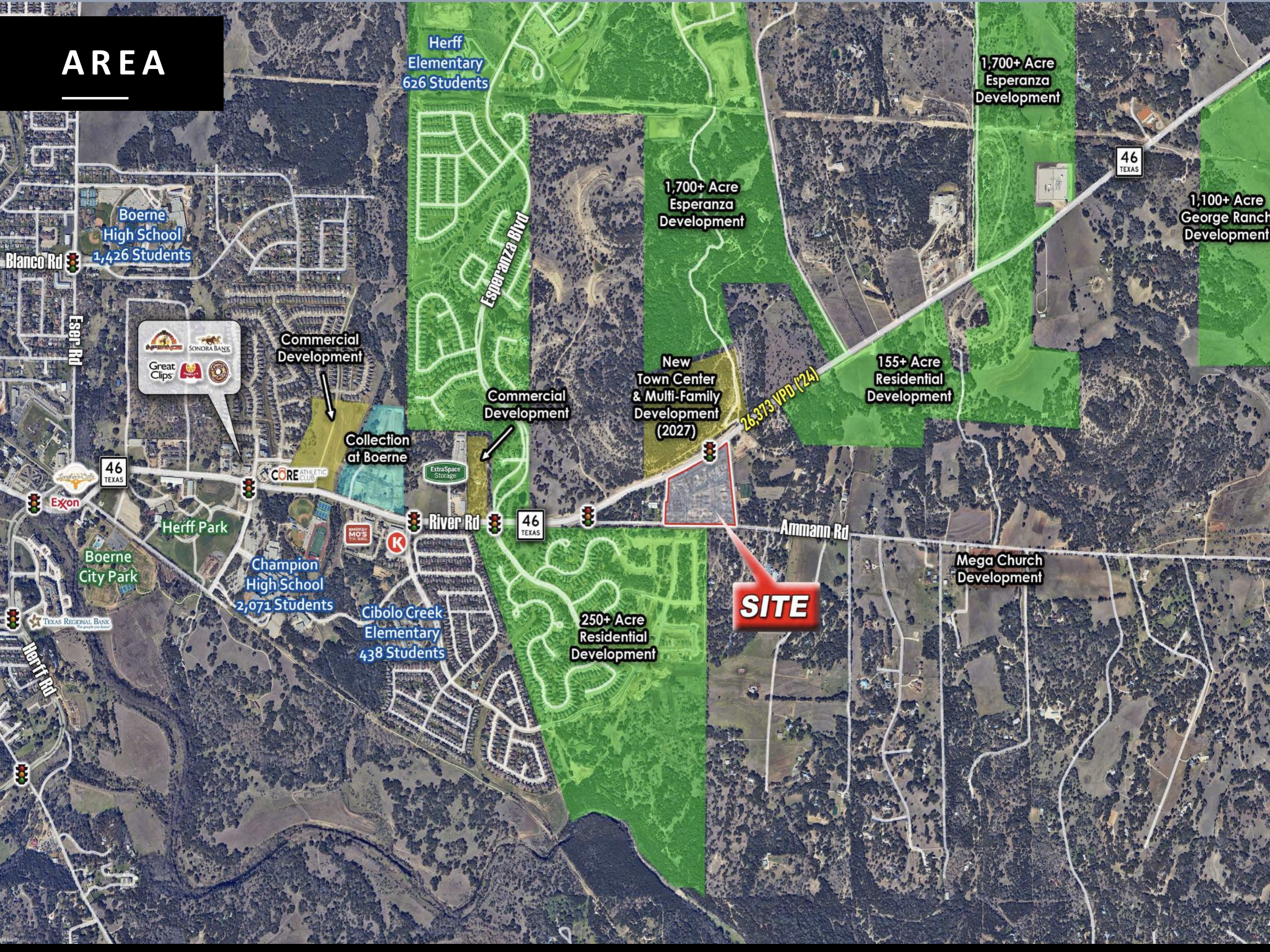
As one of the nine states in America that don't impose personal income taxes, Texas is an attractive destination for workers, businesses and investors.



LOCATION



AREA



Herff Elementary
626 Students

1,700+ Acre
Esperanza
Development

1,100+ Acre
George Ranch
Development

Boerne High School
1,426 Students

1,700+ Acre
Esperanza
Development

155+ Acre
Residential
Development

Commercial
Development

Commercial
Development

New
Town Center
& Multi-Family
Development
(2027)

Collection
at Boerne

26,373 VPD (24)



46
TEXAS

46
TEXAS

SITE

Herff Park

Boerne
City Park

Champion
High School
2,071 Students

Cibolo Creek
Elementary
438 Students

250+ Acre
Residential
Development

Mega Church
Development

Herff Rd

River Rd

Ammann Rd

Esperanza Blvd

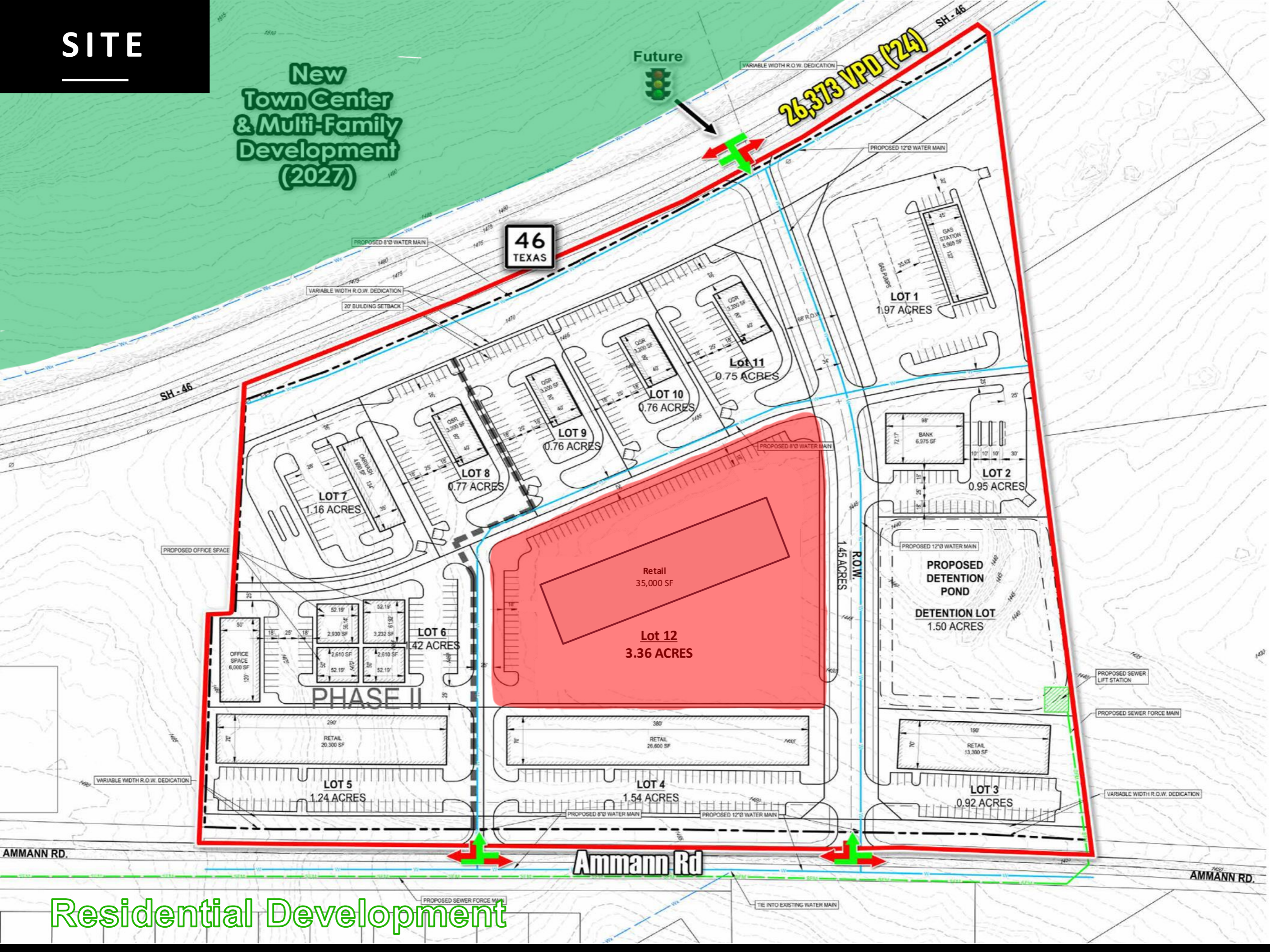
Espar Rd

Herff Rd

46
TEXAS

SITE

New Town Center & Multi-Family Development (2027)



Residential Development

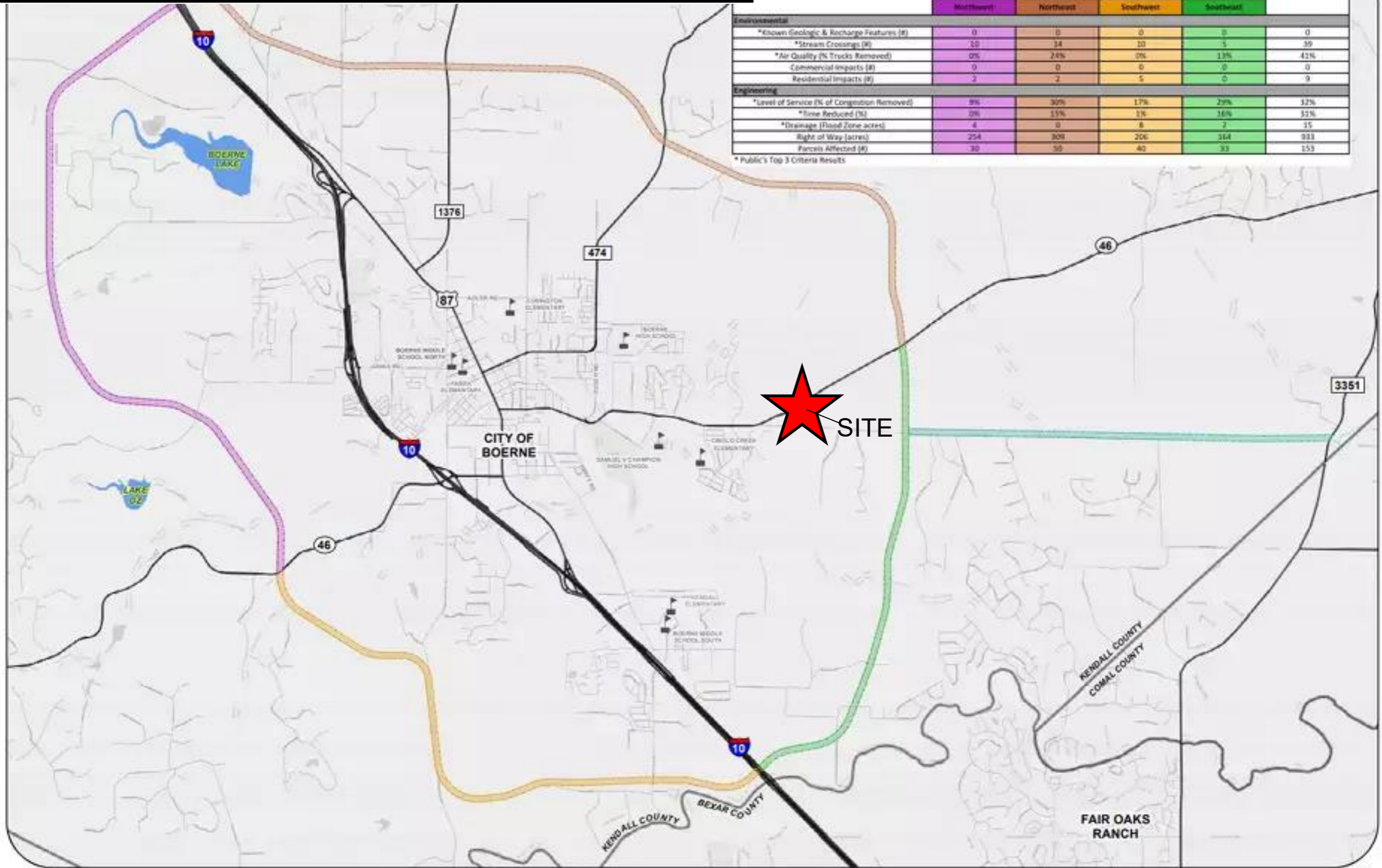
RENDERINGS



PROPOSED BOERNE BYPASS

Criteria Results	Panel 1	Panel 2	Panel 3	Panel 4	Total
	Northwest	Northwest	Southwest	Southwest	
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	314	883
Parcels Affected (#)	30	50	40	33	153

* Public's Top 3 Criteria Results



- MAP LEGEND**
- █ Northwest Concept
 - █ Northeast Concept
 - █ Southwest Concept
 - █ Southeast Concept
 - █ Arroyos Rip (Extension)
 - █ Water Body (NHD) Selection
 - Major Highway
 - Road
 - County Limit
 - Bexar County
 - School



RECOMMENDED CONCEPTS

KENDALL GATEWAY STUDY

DATE: MAY 2018



MAJOR THOROUGHFARE PLAN

Legend

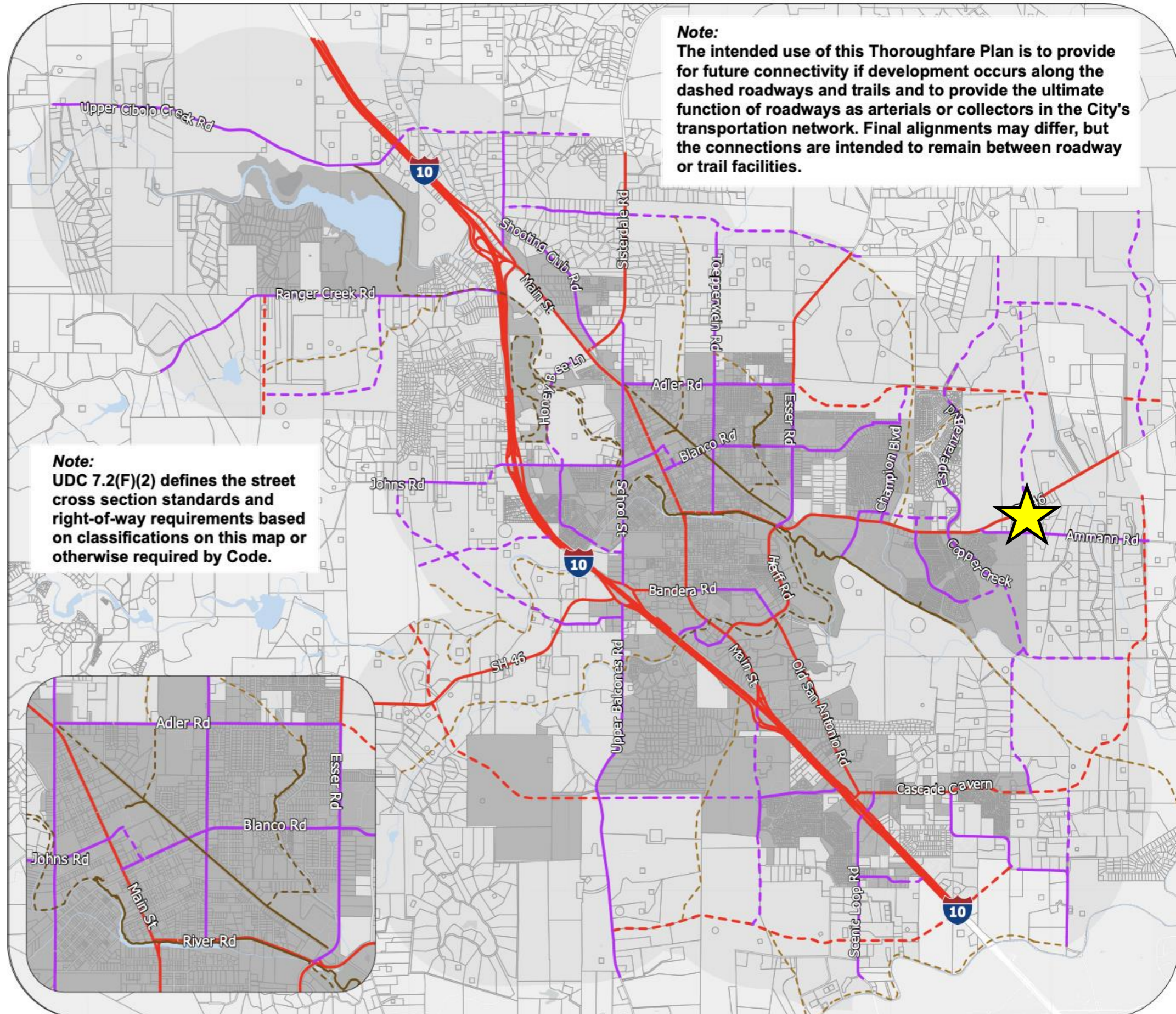
- City Limits
- Extraterritorial Jurisdiction

Off-Street Multi-Use Trails

- Trail (Conceptual)
- Trail (Existing)
- Trail (Proposed)

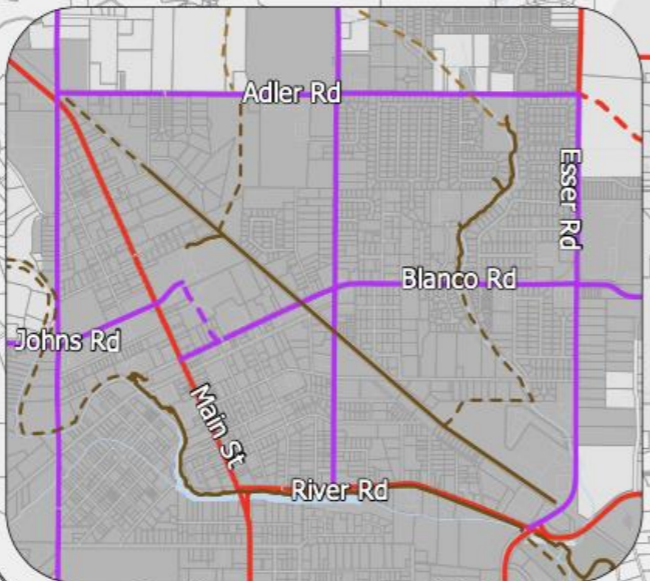
Thoroughfare Plan

- 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.

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