

# OFFERING MEMORANDUM

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



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[www.onegroupcap.com](http://www.onegroupcap.com)  
 138 Old San Antonio Rd., Ste 502-B, Boerne, TX 78006

# EXECUTIVE SUMMARY

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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**



Fair Oak Ranch

# 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

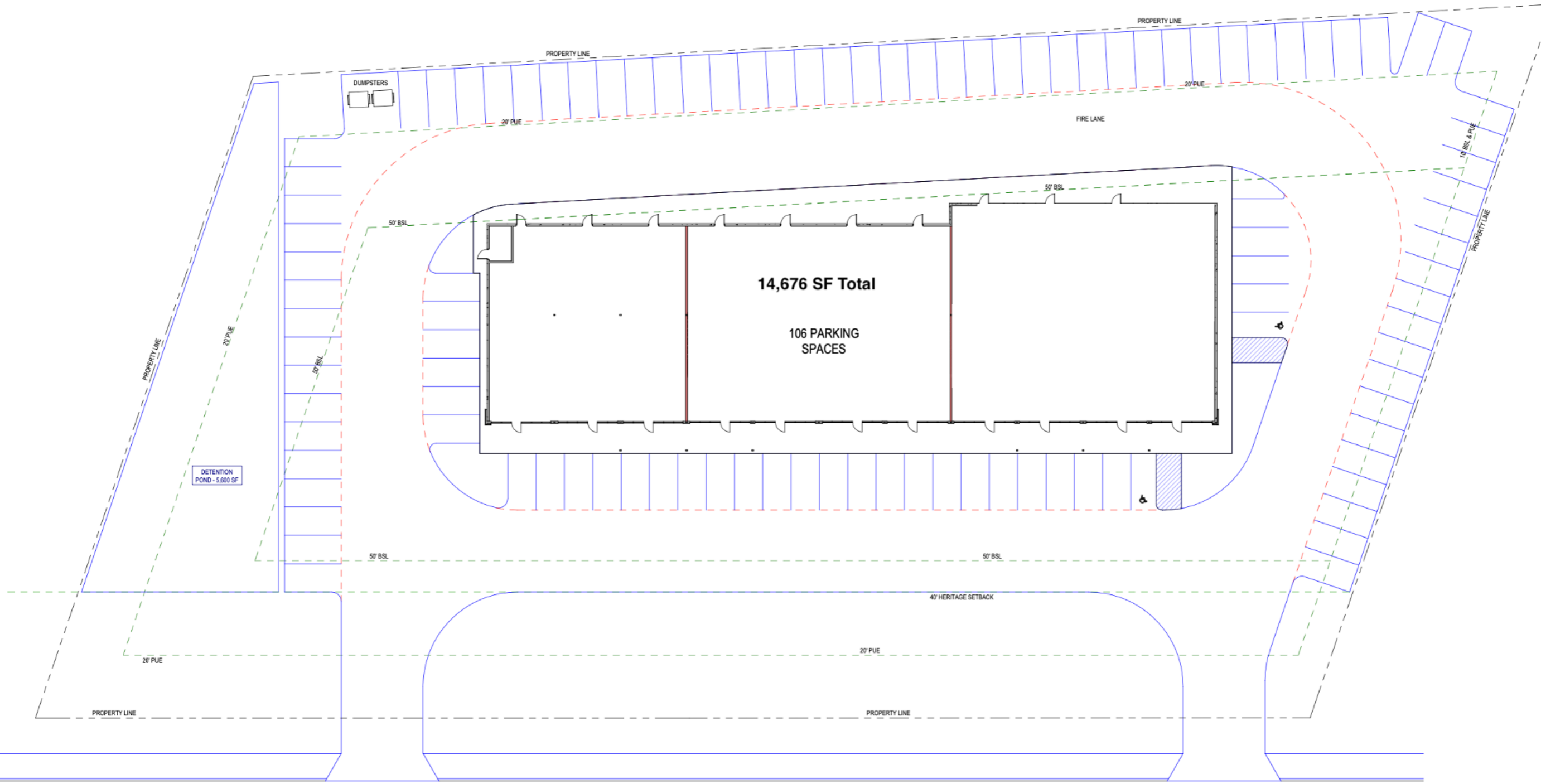
Major retailers include Ford, Land, Rover, Mercedes, Toyota, Nissan, AMC, Marriott, Subway, Bill Miller, Valero, and many more. The properties sit in a booming high-income area, adjacent to a very high-traffic corner. Perfect location for retail, offices, and auto.

## 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.

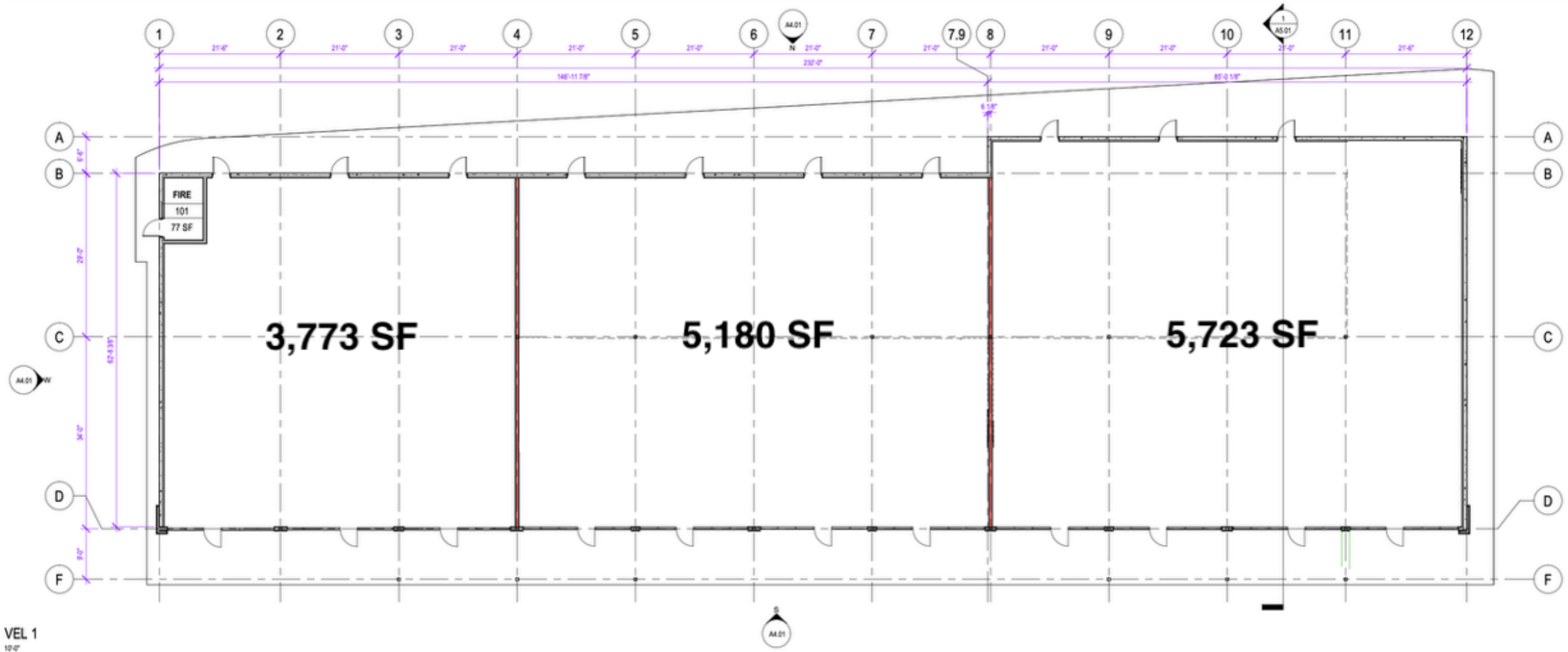


# SITE PLAN



OLD SAN ANTONIO ROAD

# FLOOR PLAN





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