

**FOR SALE**



**±18 ACRES OF PRIME COMMERCIAL LAND ON STATE HIGHWAY 46**

**±465 Feet State Highway 46 Frontage**

942 E State Highway 46 | Boerne, TX, 78006

**DONNIE WALKER** *BROKER ASSOCIATE*

210.378.0878 | [donnie@walkertexasre.com](mailto:donnie@walkertexasre.com)

**BLAKE ROHDE** *CO-LISTING AGENT*

830.446.1167 | [b.rohde@kw.com](mailto:b.rohde@kw.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**KW COMMERCIAL CITY VIEW**

15510 Vance Jackson, Suite 101, San Antonio, TX 78249



# EXECUTIVE SUMMARY

HEADING

942 E State Highway 46 | Boerne, TX, 78006

## POSITIONING SUMMARY

942 E State Highway 46 offers ±18 acres of raw, undeveloped land in the heart of the Texas Hill Country, along a high-visibility stretch of State Highway 46 between Bulverde and Boerne with easy access to both. To be subdivided from a larger 52.56-acre tract, the property features ±465 feet of highway frontage, an existing turning lane, and an access easement — along with power available to the site and a commercial well available through neighboring property, giving industrial or commercial development a strong head start. With Boerne's continued growth and SH-46's role as a key east-west connector through the Hill Country, this site is well positioned for long-term value and flexible development potential.

## LOCATION

942 E State Highway 46  
Boerne, TX 78006

## AVAILABLE

**±18 Acres (to be subdivided from a 52.56-acre parcel)**

- » **Zoning:** See County
- » **County:** Kendall
- » **Parcel ID:** 1-0355-0248-0084
- » **Legal:** A10355 - SURVEY 248 BEN F NEAL 52.56 ACRES, (PT 69.52 AC TR)
- » **Utilities:** Power available
- » **Current Use:** Raw/Undeveloped Land
- » **Best Use:** Industrial
- » **Consideration:** Water capacity does not currently support neighborhood or multifamily development.

## PRICE

Call Broker

## TRAFFIC COUNTS (TXDOT)

**State Hwy 46 :** 13,407 VPD ('25)

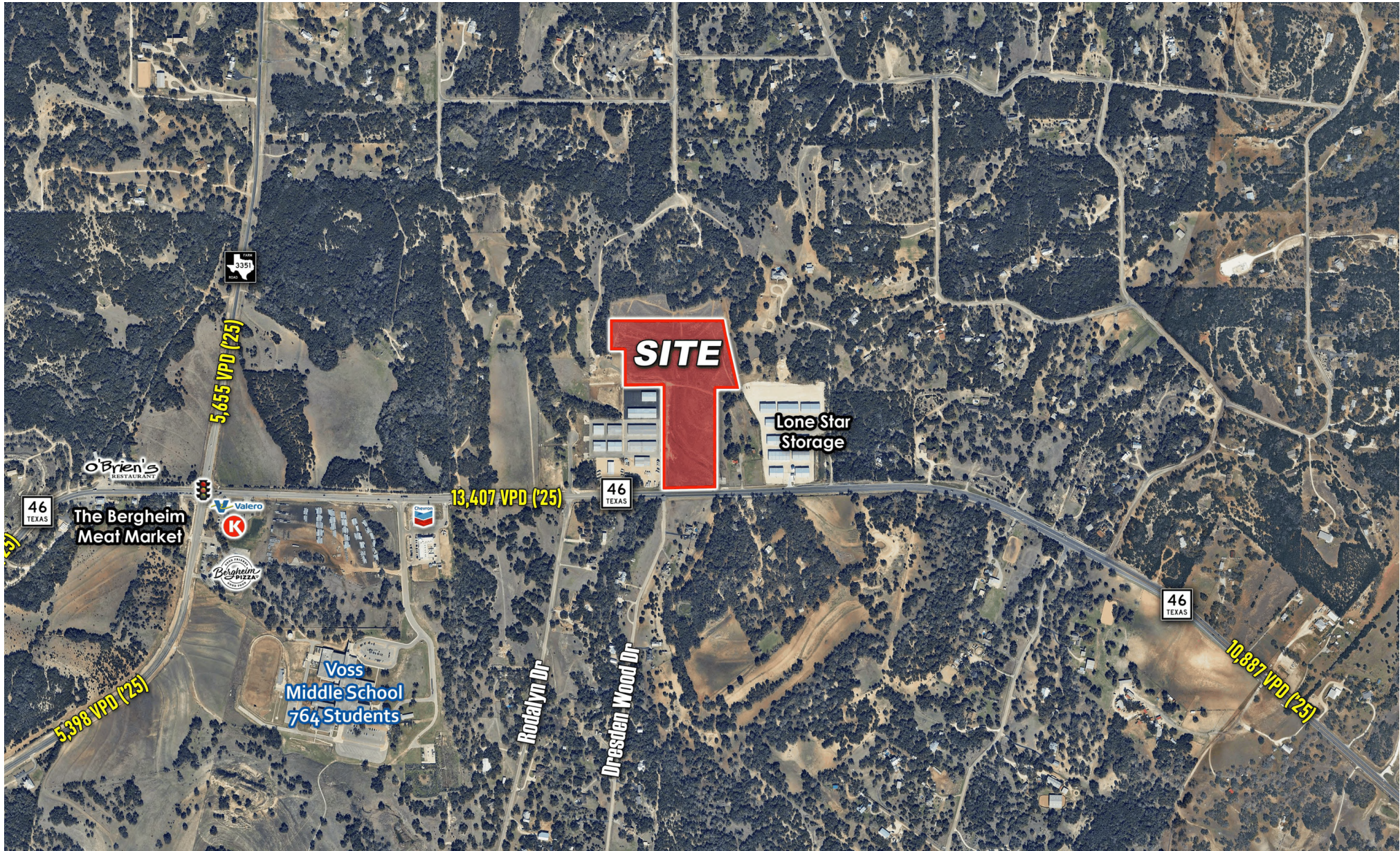
## HIGHLIGHTS

- » **Raw, Undeveloped Land:** ±18 acres of unimproved land ready for industrial or commercial development, to be subdivided from a larger 52.56-acre tract.
- » **±465 Feet of Highway 46 Frontage with Turning Lane:** Direct, high-visibility frontage on State Highway 46 with an existing turning lane for convenient site access.
- » **Utilities in Place:** Power available to the site and a commercial well available through neighboring property— reducing upfront development costs. (No septic system on-site — buyer to install.)
- » **Owned Access Easement:** Established access easement serving the property.
- » **Suited for Industrial Use:** Positioned for industrial or commercial development; neighborhood and multifamily residential development are not currently supported due to water capacity.
- » **Strategic Hill Country Location:** Along a key SH-46 corridor between Boerne and Bulverde, benefiting from the area's continued growth.

# SITE AERIAL

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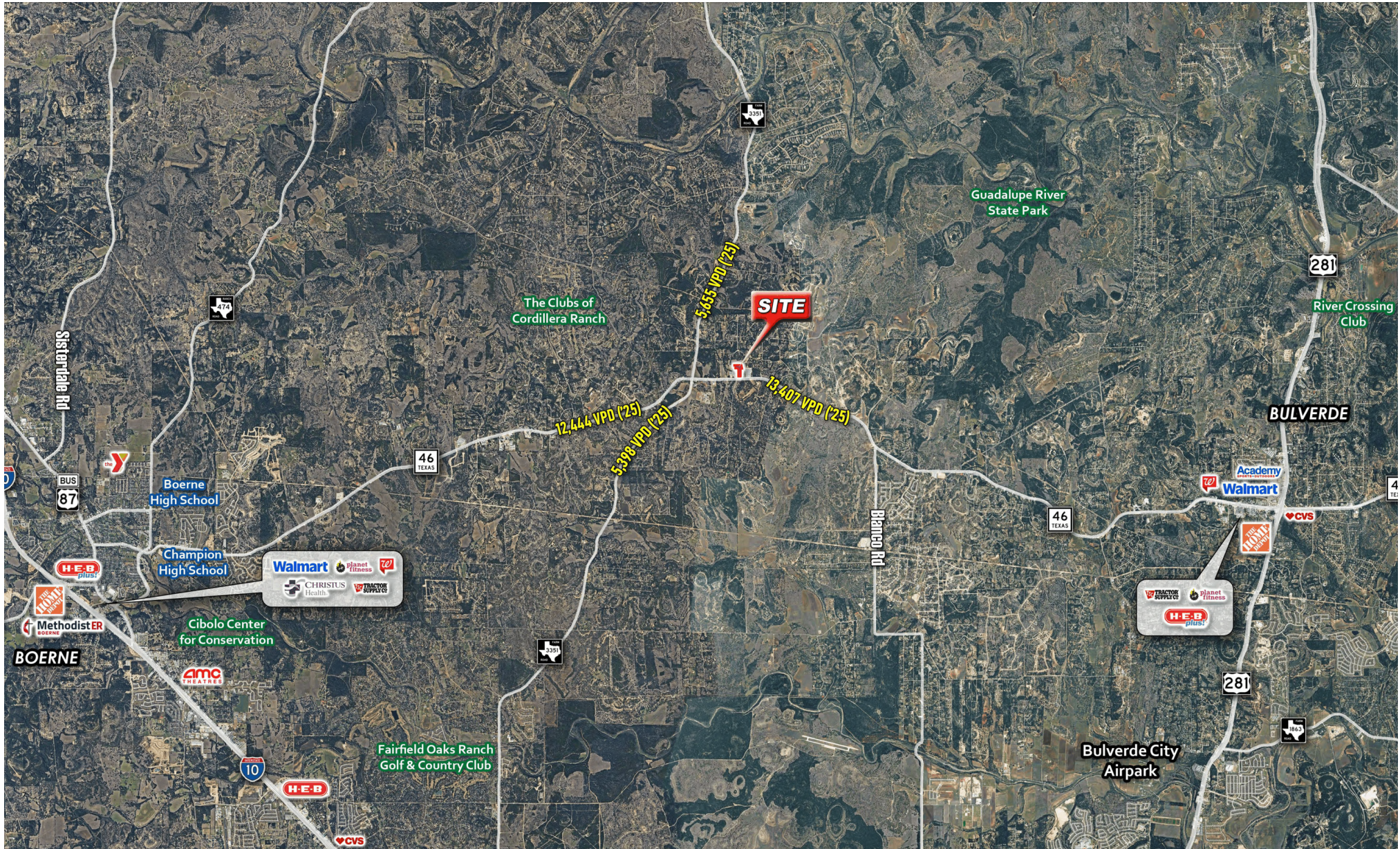




# REGIONAL AERIAL

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# DEMOGRAPHICS

HEADING

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|                      |                      |                       |                        |
|----------------------|----------------------|-----------------------|------------------------|
| POPULATION — 3 MILES | POPULATION — 5 MILES | POPULATION — 10 MILES | DAYTIME POP — 10 MILES |
| 2,655                | 8,391                | 78,873                | 67,043                 |
| ↑ 7.40%/yr → 2031    | ↑ 6.85%/yr → 2031    | ↑ 2.86%/yr → 2031     | 25,849 workers in area |

| METRIC                       | 3 MILES   | 5 MILES   | 10 MILES  |
|------------------------------|-----------|-----------|-----------|
| Avg household income         | \$252,637 | \$237,873 | \$201,224 |
| Median household income      | \$162,066 | \$164,917 | \$154,066 |
| Per capita income            | \$95,695  | \$91,262  | \$72,886  |
| Avg household size           | 2.60      | 2.54      | 2.75      |
| Owner occupied               | 95.2%     | 94.5%     | 88.5%     |
| Median home value (current)  | \$880,464 | \$739,895 | \$551,587 |
| Median home value (forecast) | \$887,111 | \$796,819 | \$630,385 |
| Median age                   | 51.9      | 50.6      | 43.1      |
| Hispanic origin              | 19.4%     | 20.8%     | 27.0%     |
| Employment rate              | 97.4%     | 97.5%     | 97.2%     |

| POPULATION GROWTH 2010–2031 |        |        |        |
|-----------------------------|--------|--------|--------|
|                             | 2010   | 2026   | 2031   |
| 3 miles                     | 1,749  | 2,655  | 3,794  |
| 5 miles                     | 4,740  | 8,391  | 11,687 |
| 10 miles                    | 36,804 | 78,873 | 90,806 |
| 3 MI/YR                     | 7.40%  | 6.85%  | 2.86%  |

| INCOME DISTRIBUTION — ALL RINGS |           |             |           |
|---------------------------------|-----------|-------------|-----------|
|                                 | 3 miles   | 5 miles     | 10 miles  |
| <\$35K                          | 7.4%      | 6.7%        | 6.2%      |
| \$35K–\$75K                     | 14.6%     | 14.3%       | 14.5%     |
| \$75K–\$150K                    | 23.1%     | 23.2%       | 27.4%     |
| \$150K+                         | 54.9%     | 55.6%       | 51.9%     |
| Avg (3 mi)                      | \$252,637 | Avg (5 mi)  | \$237,873 |
|                                 |           | Avg (10 mi) | \$201,224 |

| HOUSING SNAPSHOT                     |        |          |          |
|--------------------------------------|--------|----------|----------|
|                                      | 3 MI   | 5 MI     | 10 MI    |
| Owner occupied                       | 95.2%  | 94.5%    | 88.5%    |
| Renter occupied                      | 4.8%   | 5.5%     | 11.5%    |
| Vacant units                         | 4.9%   | 6.1%     | 6.8%     |
| Total HH (current)                   | 1,022  | 3,295    | 28,514   |
| MEDIAN HOME VALUE CURRENT → FORECAST |        |          |          |
| 3 miles                              | \$880K | 5 miles  | \$740K   |
| → \$887K                             |        | → \$797K | 10 miles |
|                                      |        |          | \$552K   |
|                                      |        |          | → \$630K |

| AGE & EMPLOYMENT (10 MI)              |       |
|---------------------------------------|-------|
| AGE DISTRIBUTION — CURRENT YEAR       |       |
| Under 18                              | 22.1% |
| 18–34                                 | 17.9% |
| 35–54                                 | 26.1% |
| 55–74                                 | 24.8% |
| 75+                                   | 8.9%  |
| TOP INDUSTRIES — 10 MI (CURRENT YEAR) |       |
| Services                              | 44.4% |
| Finance/Insurance/Real Estate         | 12.7% |
| Construction                          | 11.4% |
| Retail Trade                          | 11.4% |
| Manufacturing                         | 5.9%  |

Source: Esri forecasts. U.S. Census Bureau data. KW Commercial City View.



# PROPERTY PHOTOS

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**BROKER ASSOCIATE**

donnie@walkertexasre.com

O: 210.759.4550

C: 210.378.0878

0697847, Texas

## PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 110M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

## AFFILIATIONS

**RLI:** Realtors Land Institute

**NAR:** National Association of Realtors

**TAR:** Texas Association of Realtors

## EDUCATION

**Texas A&M Mays Business School**

BBA in Finance



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                    |                       |                                                  |                                    |
|--------------------------------------------------------------------|-----------------------|--------------------------------------------------|------------------------------------|
| <u>Keller Willis San Antonio, Inc</u>                              | <u>547594</u>         | <u>Legal@kwcityview.com</u>                      | <u>210.696.9996</u>                |
| Licensed Broker/ Broker Firm Name or Primary Assumed Business Name | License No.           | Email                                            | Phone                              |
| <u>Joseph H Sloan III</u>                                          | <u>526284</u>         | <u>Legal@kwcityview.com</u>                      | <u>210.696.9996</u>                |
| Designated Broker of Firm                                          | License No.           | Email                                            | Phone                              |
| <u>Tony Zamora Jr.</u>                                             | <u>537135</u>         | <u>Legal@kwcityview.com</u>                      | <u>210.696.9996</u>                |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.           | Email                                            | Phone                              |
| <u>Donnie Walker / Blake Rohde</u>                                 | <u>697847 / 74265</u> | <u>donnie@walkertexasre.com / b.rohde@kw.com</u> | <u>210.378.0878 / 830.446.1167</u> |
| Sales Agent/Associate's Name                                       | License No.           | Email                                            | Phone                              |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)