

Conceptual



# LEMON CREEK

## RANCH

On IH-10 Between San Antonio & Boerne, TX

*Hill Country Experience With  
Modern Amenities.*



**118**  
ACRES

**62,367 VPD**  
TRAFFIC COUNTS ON  
**INTERSTATE 10 &  
FAIR OAKS PKWY**

**BOERNE ISD**  
IS RANKED WITHIN THE  
**TOP 5%** OF ALL  
**1,200 SCHOOL**  
**DISTRICTS IN TEXAS**

(based on combined math and reading proficiency testing data for the 2018 school year)

MORE THAN  
**2,000**  
**FEET**  
OF FRONTAGE  
**ALONG IH-10**

**\$162,417**

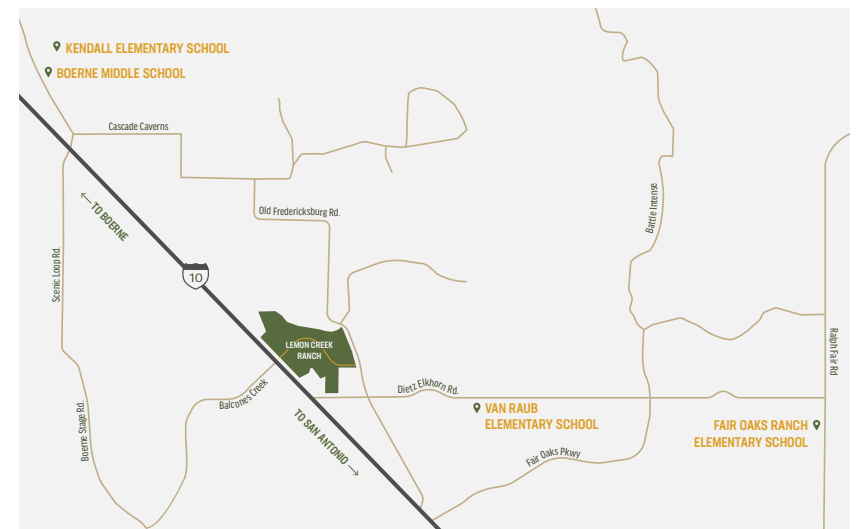
AVERAGE HOUSEHOLD  
INCOME WITHIN A  
**3-MILE RADIUS**

**\$396,362**

MEDIAN HOUSEHOLD  
VALUE WITHIN A  
**3-MILE RADIUS**

## Lemon Creek Ranch Demographics

Fair Oaks Ranch is the “front porch” to Lemon Creek Ranch. This master planned community includes more than **3,700 households** and a private **36-hole golf course** & country club.



4 top-performing Boerne ISD Schools within **3 miles** of Lemon Creek Ranch- 5th in development & expected next year.



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**NOW LEASING**  
Highlighted In Orange

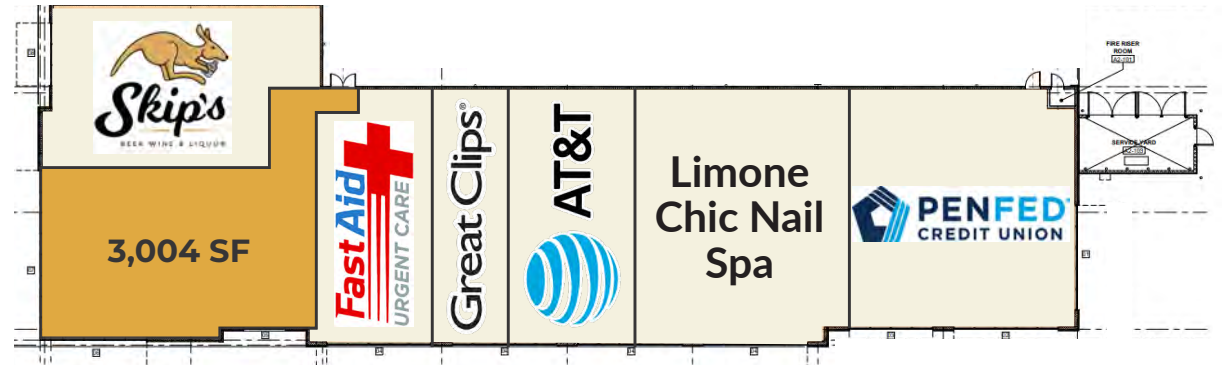


**D2: Retail/Restaurant**  
SF= ±14,036

**F1: Retail/Restaurant**  
SF= ±24,450

**C1-2: 2-Story Office/Retail/  
Restaurant** SF= ±69,730

**A2: Retail**  
SF= ±16,287



## GROUND FLOOR

3,004 SF

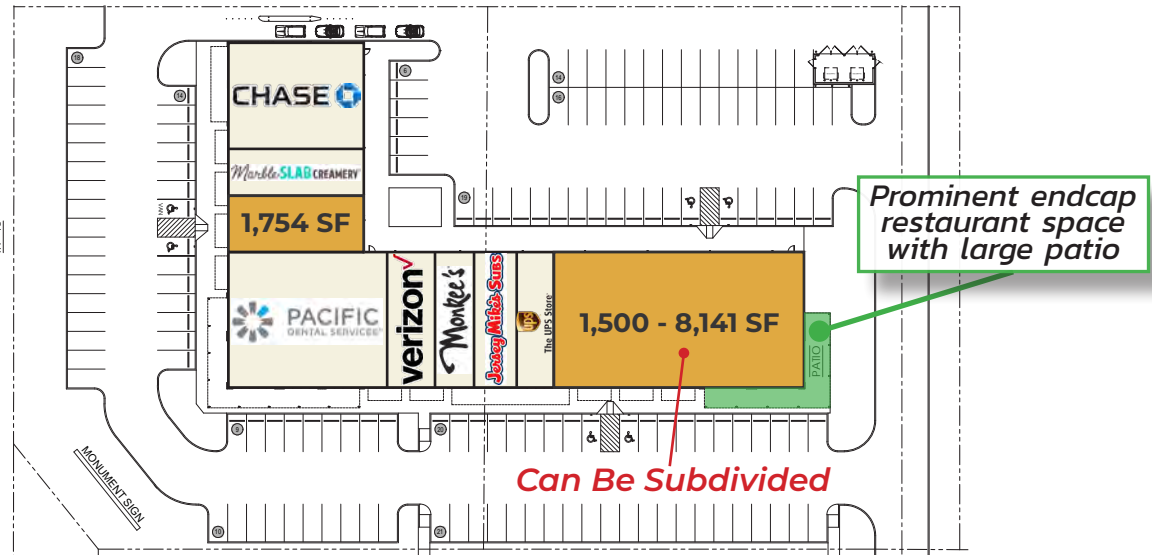
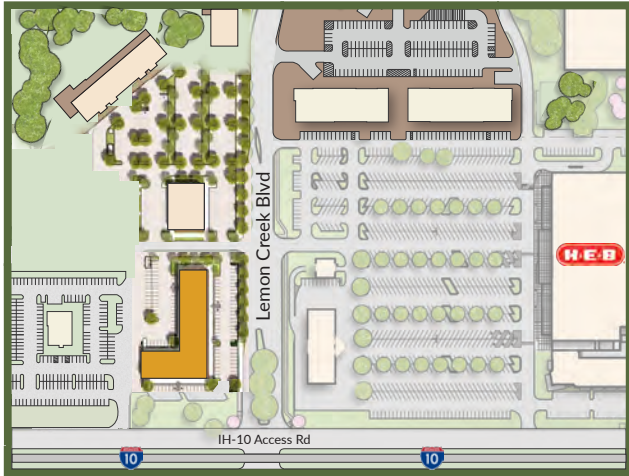
Rate: Call For Pricing

Depth: 60' - 65'

[Click To View Ste 102 Virtual Tour](#)

Building A2

Retail



## Building F1

±1,500 - 8,141 SF

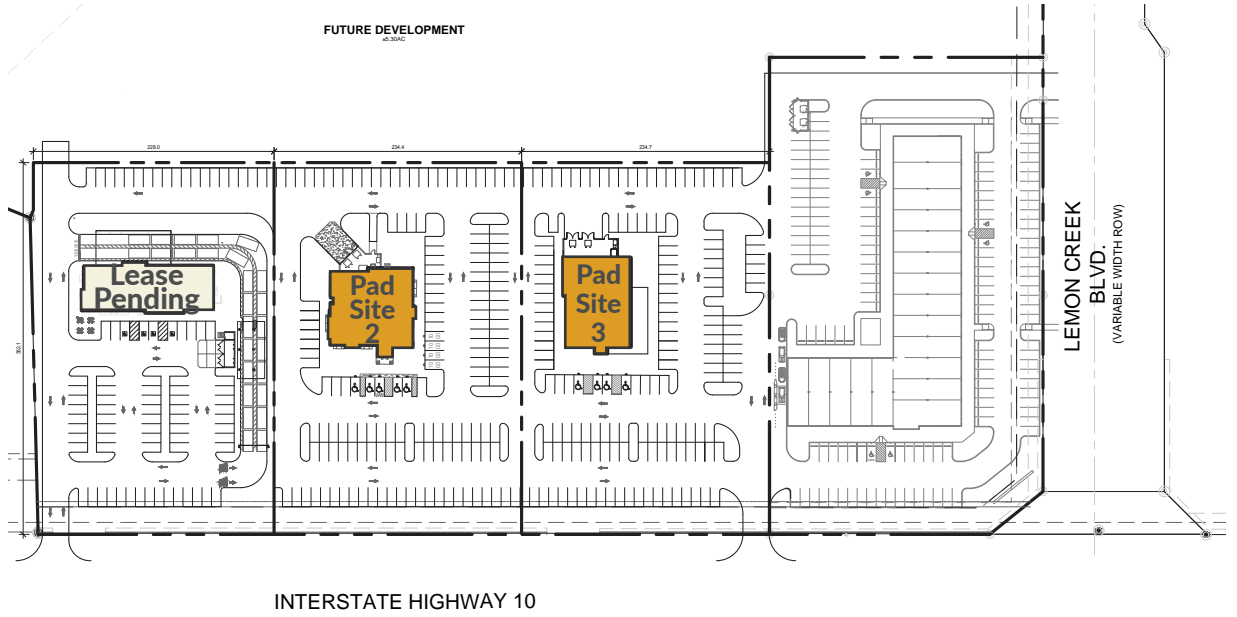
Rate: Call For Pricing

Depth: 65'

Building F1

Retail/Restaurant

*\*Delivered August 2025*



**Lease Pending**

Pad Site 1 (Retail)

±1.837 AC

Rate: Call For Pricing

**Pad Site 2**

±1.894 AC

Rate: Call For Pricing

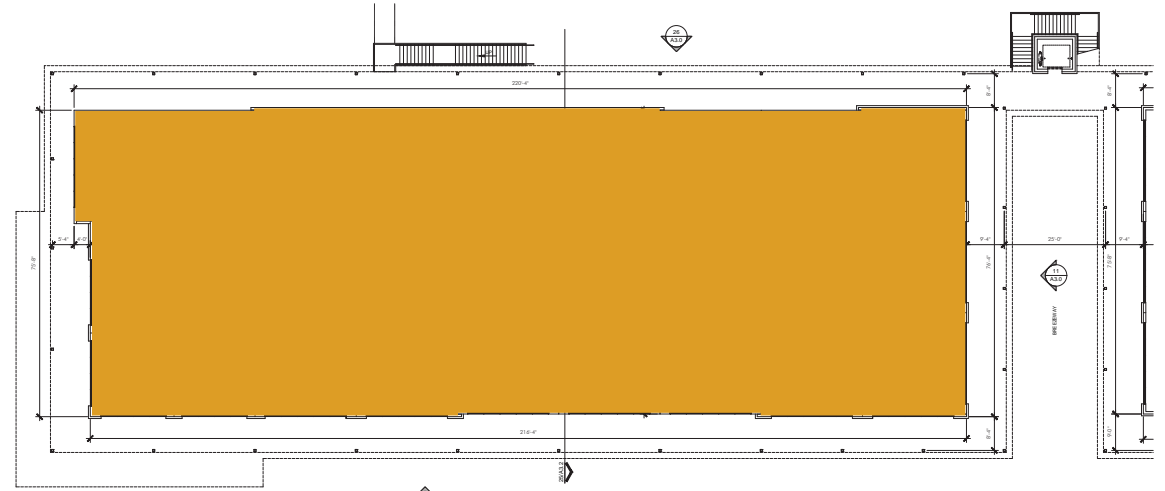
**Pad Site 3**

±1.897 AC

Rate: Call For Pricing

Pad Sites

Restaurant



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## GROUND FLOOR

±16,550 RSF

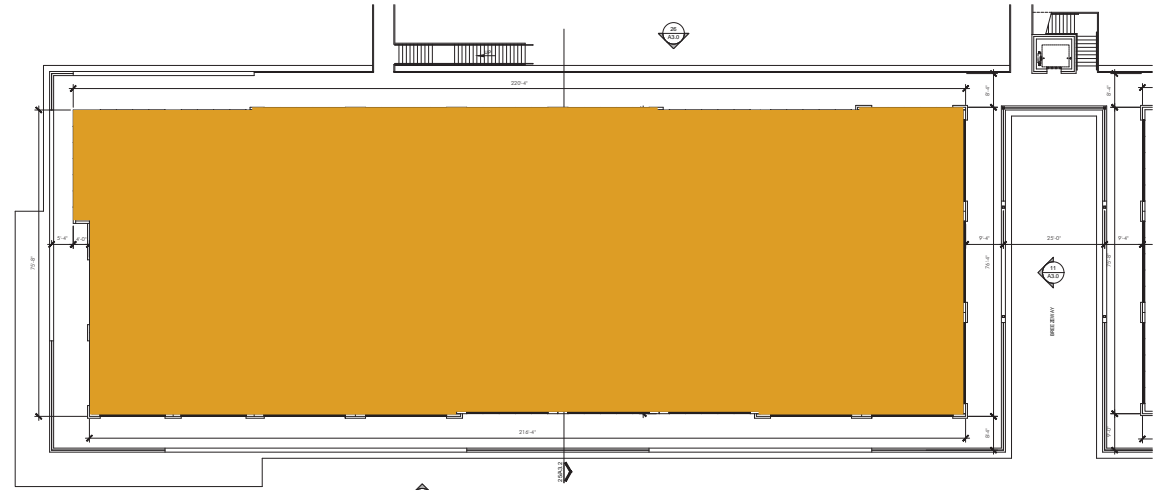
Rate: Call For Pricing

Depth: 75'

Building C1

2-Story Office/Retail/Restaurant

**\*Anticipated Delivery - Q1 2027**



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## SECOND FLOOR

±16,550 RSF

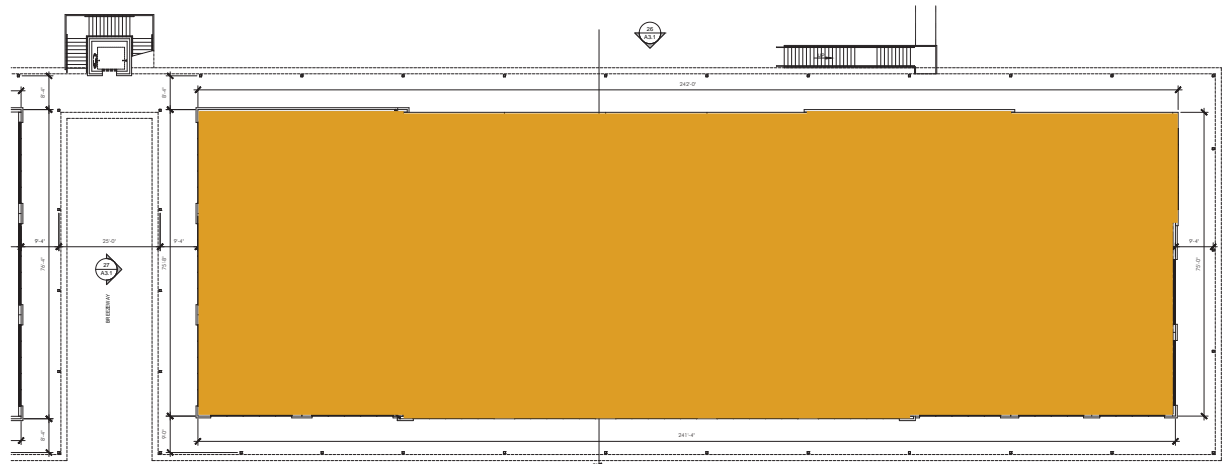
Rate: Call For Pricing

Depth: 75'

Building C1

2-Story Office/Retail/Restaurant

**\*Anticipated Delivery - Q1 2027**



## GROUND FLOOR

±18,315 RSF

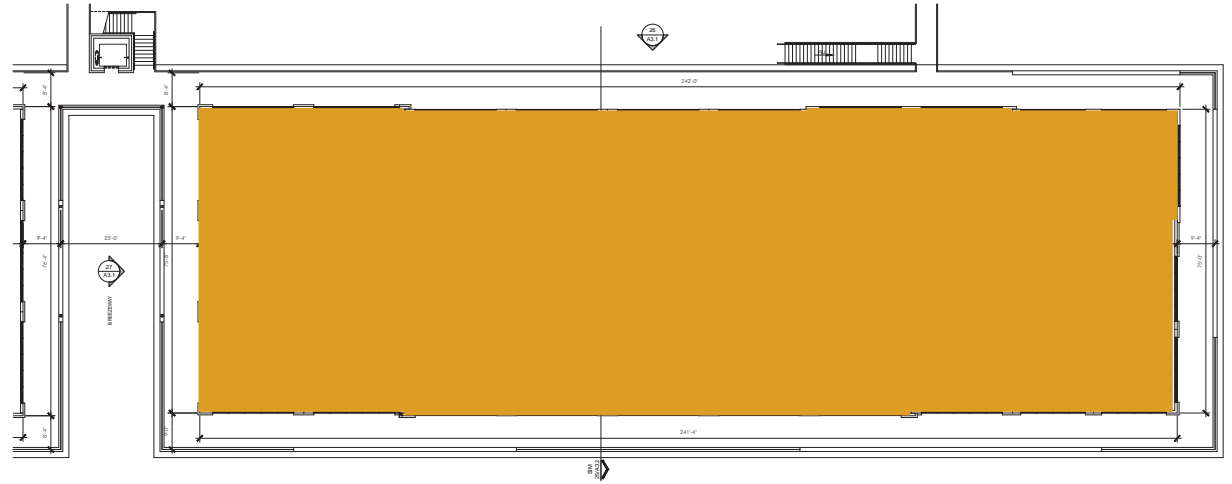
Rate: Call For Pricing

Depth: 75'

Building C2

2-Story Office/Retail/Restaurant

**\*Anticipated Delivery - Q1 2027**



## SECOND FLOOR

±18,315 RSF

Rate: Call For Pricing

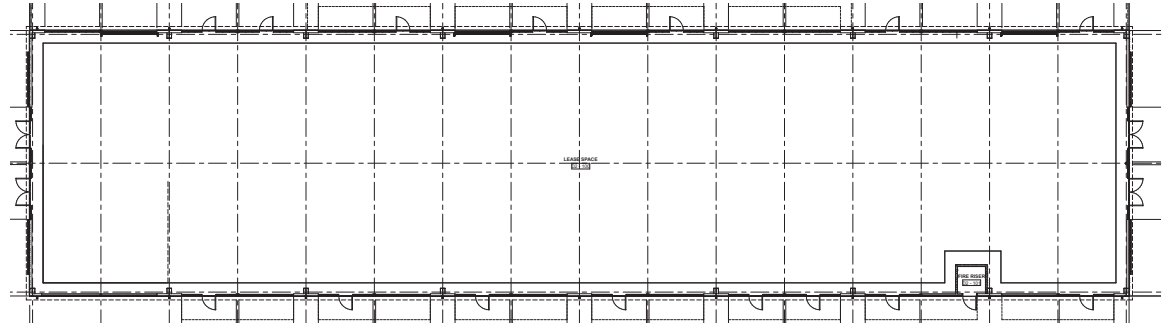
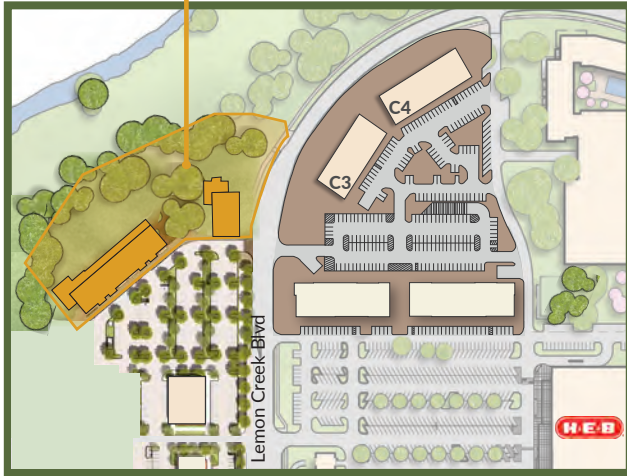
Depth: 75'

Building C2

2-Story Office/Retail/Restaurant

**\*Anticipated Delivery - Q1 2027**

## Outdoor Patio Area



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## GROUND FLOOR

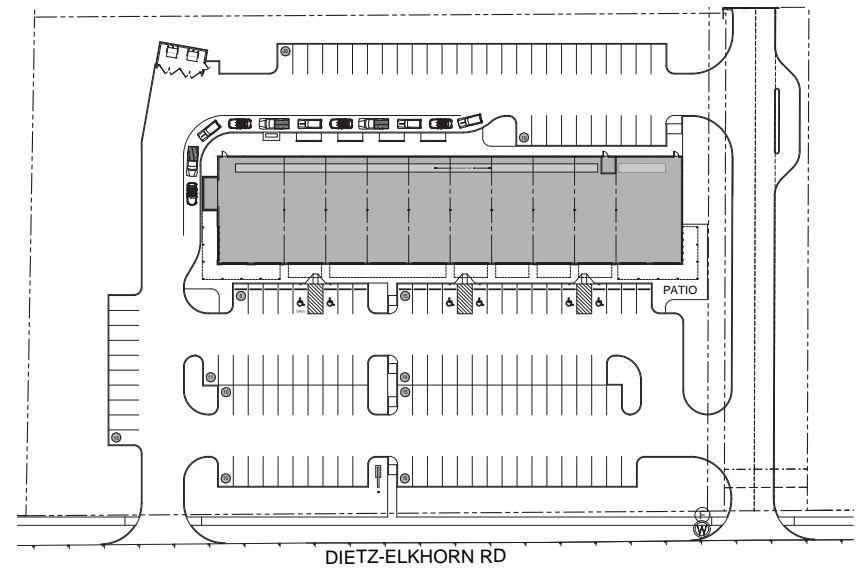
±14,036 RSF

Rate: Call For Pricing

Depth: 58'

Building D2

Retail/Restaurant



*Conceptual*



## GROUND FLOOR

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±18,000 RSF

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Rate: Call For Pricing

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Depth: 65'

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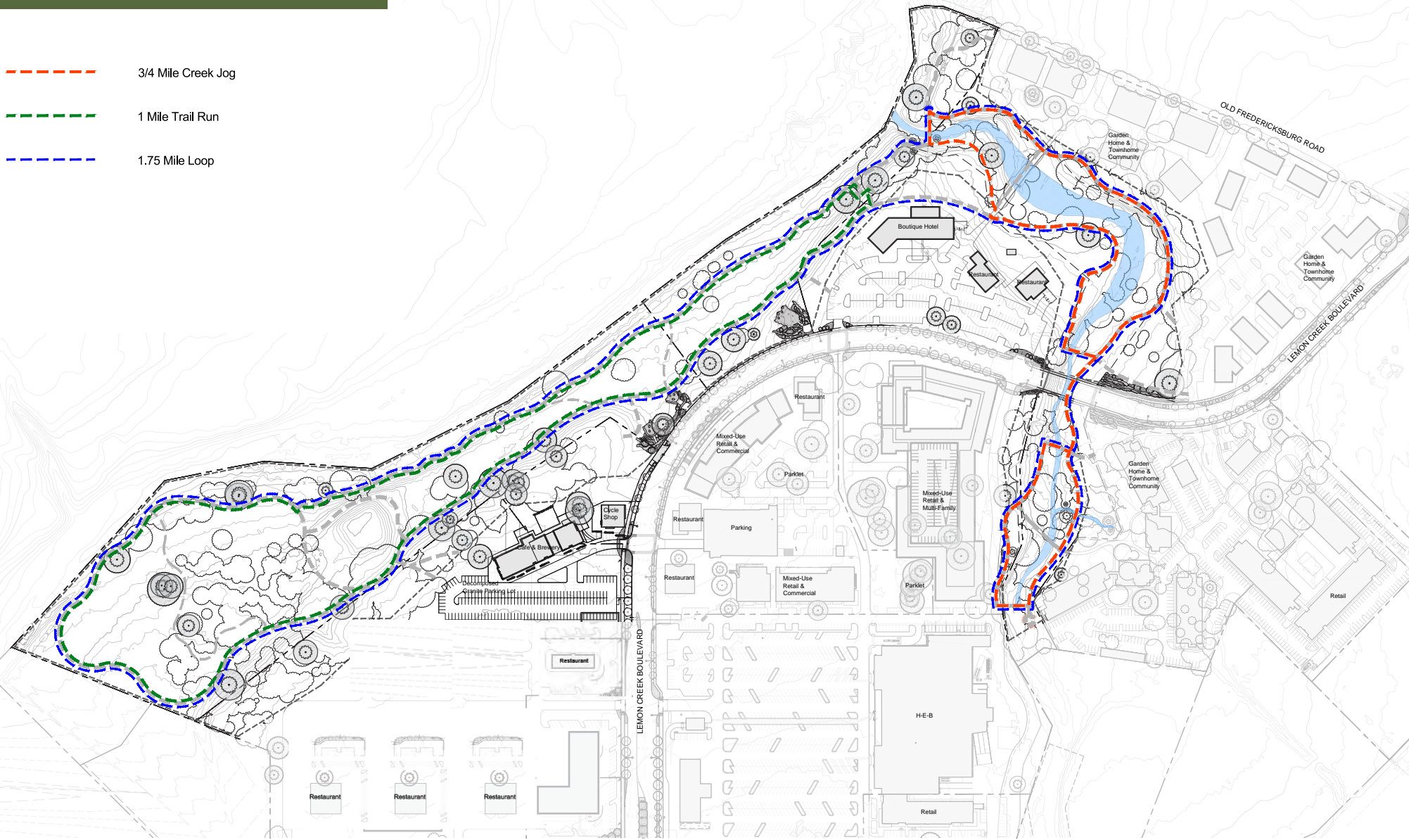
Building N1

Retail/Restaurant

***\*Anticipated Delivery - Q4 2027***



# Walk & Jog Route

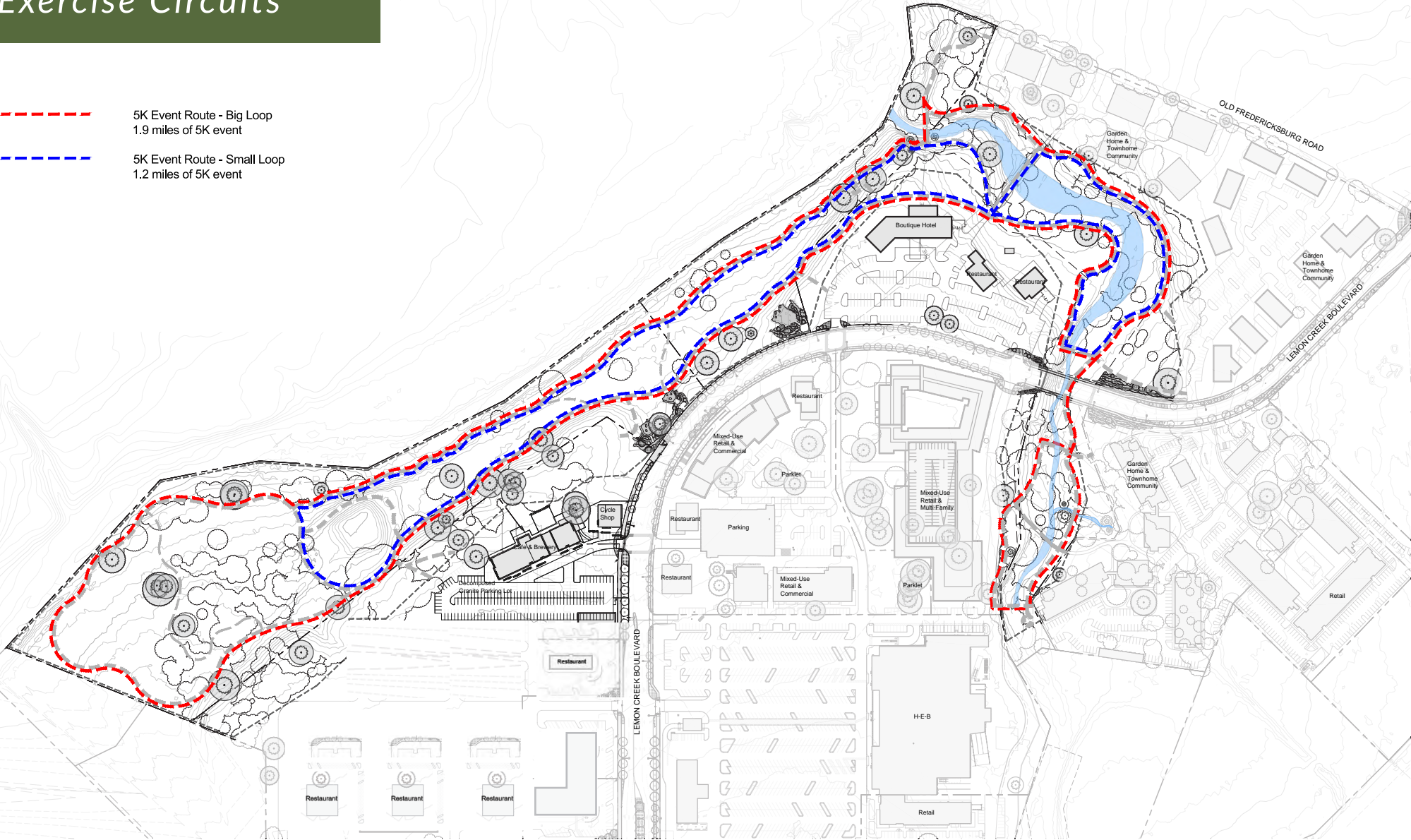
- 3/4 Mile Creek Jog
- 1 Mile Trail Run
- 1.75 Mile Loop



# Lemon Creek Ranch TRAIL SYSTEM

# Current Event & Exercise Circuits

-  5K Event Route - Big Loop  
1.9 miles of 5K event
-  5K Event Route - Small Loop  
1.2 miles of 5K event



# Lemon Creek Ranch TRAIL SYSTEM

# 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.

## 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.

**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.

**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:
  - that the owner will accept a price less than the written asking price
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

|  |                    |                               |                     |
|--|--------------------|-------------------------------|---------------------|
| <b>Valcor Properties, LLC</b>  | <b>602931</b>      |                               | <b>210.824.4242</b> |
| <i>Licensed Broker / Broker Firm Name<br/>or Primary Assumed Business Name</i> | <i>License No.</i> | <i>Email</i>                  | <i>Phone</i>        |
| <b>Jonathan Collins</b>  | <b>552564</b>      | <b>jonathan@valcorcre.com</b> | <b>210.824.4242</b> |
| <i>Designated Broker of Firm</i>   | <i>License No.</i> | <i>Email</i>                  | <i>Phone</i>        |
|  |                    |                               |                     |
| <i>Licensed Supervisor of<br/>Sales Agent / Associate</i>                      | <i>License No.</i> | <i>Email</i>                  | <i>Phone</i>        |
| <b>Adam Schiller</b>   | <b>534038</b>      | <b>adam@valcorcre.com</b>     | <b>210.824.4242</b> |
| <i>Sales Agent/Associate's Name</i>  | <i>License No.</i> | <i>Email</i>                  | <i>Phone</i>        |
| <b>Jonathan Collins</b>  | <b>552564</b>      | <b>jonathan@valcorcre.com</b> | <b>210.824.4242</b> |
| <i>Sales Agent/Associate's Name</i>  | <i>License No.</i> | <i>Email</i>                  | <i>Phone</i>        |
| <b>Charlie Malmberg</b>  | <b>601207</b>      | <b>charlie@valcorcre.com</b>  | <b>210.824.4242</b> |
| <i>Sales Agent/Associate's Name</i>  | <i>License No.</i> | <i>Email</i>                  | <i>Phone</i>        |
|  |                    |                               |                     |
| <i>Buyer / Tenant / Seller / Landlord Initials</i>                             | <i>Date</i>        |                               |                     |

Regulated by the Texas Real Estate Commission

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





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