



LOT AVAILABILITY

IH-10 West
Boerne, Tx 78006

Lot 8 - 1.41 acres
Lot 10 - .914 acres
Lot 11 - 1.385 acres

Ground lease or Build to Suit
Call for Pricing
Call for Pricing

ROSS PARTLOW
M: 210-392-1979
E: ross@partlowproperties.com

LOT AVAILABILITY

partlowproperties.com

N BOERNE, TX



LOT	AVAILABILITY
3A	SOLD - Raising Cane's
4	SOLD - NE OBGYN
5 & 6	SOLD - DoubleTree by Hilton Hotel & Conference Center
7	3.5 Acres
8	1.41 Acres
9	SOLD - SOBO Medical Office Building
10	.914 Acres
11	1.385 Acres

FINAL PLAT OF

LOT 3 H.B. SUBDIVISION INTO LOTS 3A THRU 12

BEING 20.443 ACRES OF LAND LOCATED IN THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY, TEXAS, AS DESCRIBED IN VOLUME 4, PAGES 338-340, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

JUNE 2, 2016

Kimley»Horn

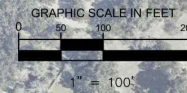
601 NW Loop 410, Suite 350 TPBE FIRM # 928 Tel. No. (210) 541-9166
San Antonio, Texas 78216 TPBLS FIRM # 10193973 www.kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
TPBLS #10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
TPBE #928

OWNER/DEVELOPER:
LFP VENTURES, LP
109 BUCKSKIN
BOERNE, TEXAS 78006

NO.	BEARING	LENGTH
L1	S45°17'11"W	117.34'
L2	S38°52'15"W	82.81'
L3	S54°18'30"E	60.02'
L4	N63°37'48"W	50.78'
L5	N48°30'09"W	1.32'
L6	N54°10'29"E	78.41'
L7	N64°14'52"E	37.82'
L8	N43°29'29"E	53.56'
L9	N62°37'27"W	143.07'
L10	S43°29'29"W	53.56'
L11	S43°29'29"W	53.56'
L12	N38°30'12"E	74.00'
L13	N28°09'44"E	8.30'
L14	S61°50'16"E	5.44'
L15	N00°10'20"E	34.85'
L16	N28°09'44"E	8.30'
L17	N38°30'48"E	74.84'
L18	N54°10'35"W	5.00'
L19	S36°38'32"W	20.00'
L20	S54°08'36"E	5.00'
L41	N59°58'42"E	40.00'
L42	N58°16'29"W	262.73'
L43	N51°11'03"W	484.52'
L44	N20°32'18"W	88.28'
L45	N51°11'03"W	115.11'
L46	S49°52'57"E	19.88'
L47	S03°37'56"E	153.39'
L48	S03°37'50"E	158.23'
L49	S49°52'57"E	19.30'
L50	S43°48'57"W	198.07'
L52	S60°20'11"W	221.68'
L53	S61°50'16"E	52.84'
L54	S61°50'16"E	56.20'



15.019 ACRES
MICHAEL D. KADERLI AND JOHNNIE B. KADERLI
VOLUME 365 PAGE 450-453
OFFICIAL RECORDS

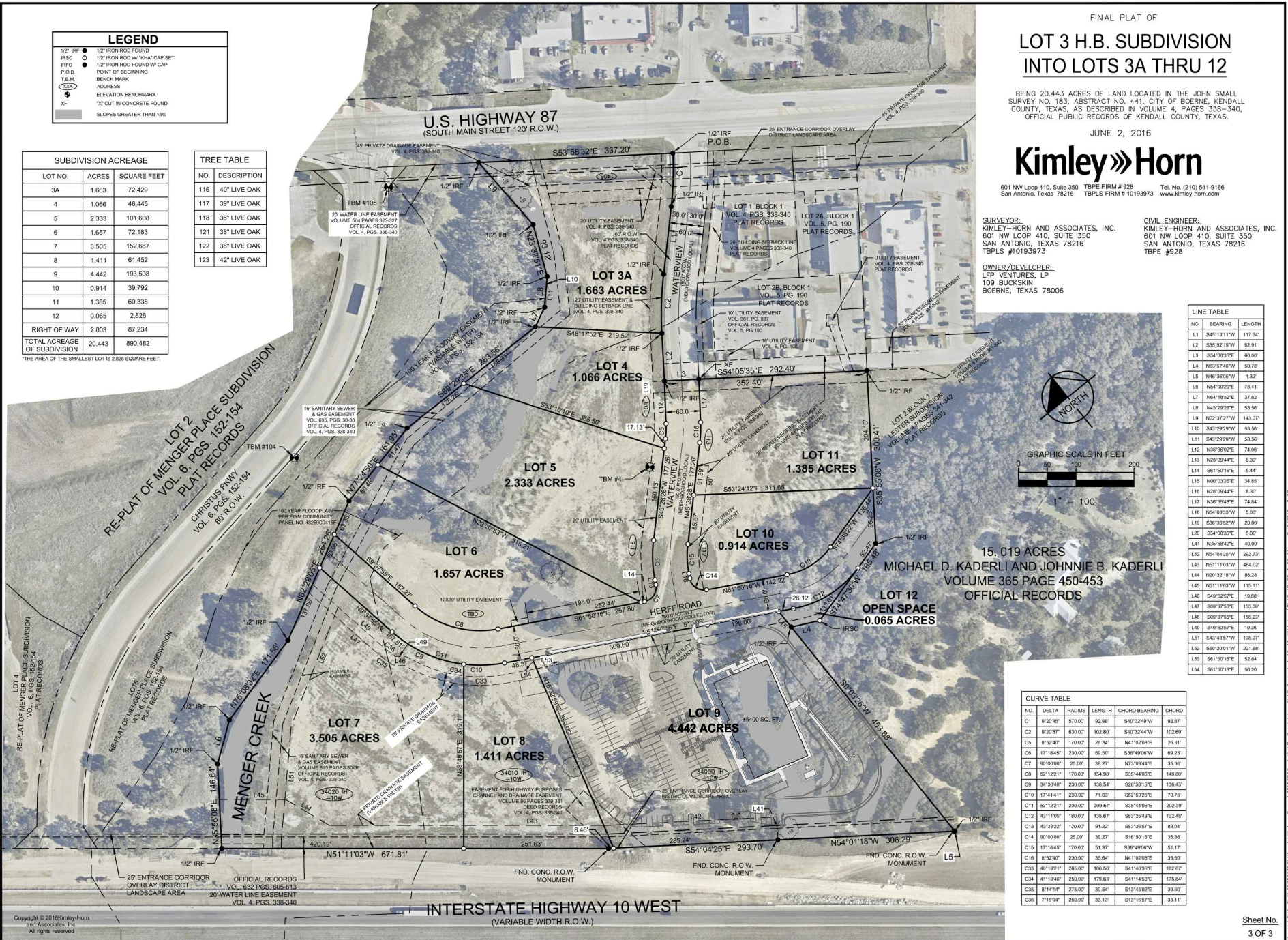
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°20'45"	570.00'	92.98'	S40°32'49"W	92.87'
C2	9°20'51"	630.00'	102.80'	S40°32'44"W	102.69'
C5	8°52'40"	170.00'	28.34'	N41°02'08"W	28.31'
C6	17°18'45"	230.00'	69.50'	S38°49'06"W	69.23'
C7	90°00'00"	25.00'	39.27'	N73°09'44"E	35.30'
C8	52°12'21"	170.00'	154.90'	S35°44'00"E	149.60'
C9	34°30'40"	230.00'	138.54'	S28°53'15"E	136.43'
C10	17°41'41"	230.00'	71.03'	S52°59'26"E	70.79'
C11	52°12'21"	230.00'	209.87'	S35°44'06"E	200.29'
C12	43°11'03"	160.00'	135.67'	S63°29'09"E	132.48'
C13	43°33'23"	100.00'	91.29'	S63°38'57"E	89.94'
C14	90°00'00"	25.00'	39.27'	S16°50'16"E	35.30'
C15	17°18'45"	170.00'	51.37'	S38°49'06"W	51.17'
C16	8°52'40"	230.00'	35.64'	N41°02'08"W	35.62'
C33	48°19'21"	205.00'	195.50'	S41°40'08"E	182.67'
C34	41°10'48"	250.00'	179.68'	S41°45'33"E	175.84'
C35	8°14'44"	275.00'	39.54'	S13°45'02"E	39.50'
C36	7°19'04"	260.00'	33.13'	S13°16'57"E	33.11'

LEGEND	
1/2" IR	1/2" IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "H" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
P.O.B.	POINT OF BEGINNING
T.B.M.	BENCH MARK
ADDRESS	ADDRESS
ELEVATION BENCHMARK	ELEVATION BENCHMARK
X	"X" CUT IN CONCRETE FOUND
(shaded area)	SLOPES GREATER THAN 15%

SUBDIVISION ACREAGE		
LOT NO.	ACRES	SQUARE FEET
3A	1.663	72,429
4	1.066	46,445
5	2.333	101,608
6	1.657	72,183
7	3.505	152,667
8	1.411	61,452
9	4.442	193,508
10	0.914	39,792
11	1.385	60,338
12	0.065	2,826
RIGHT OF WAY	2.003	87,234
TOTAL ACREAGE OF SUBDIVISION	20.443	890,482

THE AREA OF THE SMALLEST LOT IS 2,826 SQUARE FEET.

TREE TABLE	
NO.	DESCRIPTION
116	40" LIVE OAK
117	30" LIVE OAK
118	36" LIVE OAK
121	38" LIVE OAK
122	38" LIVE OAK
123	42" LIVE OAK



Located in the booming town of Boerne, Kendall County is the 7th fastest growing county in the Nation! Projected population growth between 2018-2023 is expected to be 24%.

These lots are all fully entitled, platted with utilities and ready to be developed. In addition there are no on site detention requirements.

Located directly across the street from the newly opened, 120 room Bevy Hotel, a Doubletree by Hilton which also boasts over 15,000 sf of meeting and conference space. Also adjacent to the property is the newly built SoBo Medical office building, consisting of 55,000 sf of medical space including an ambulatory surgery center.

Situated directly on IH 10 the visibility doesn't get any better. Outstanding location for businesses looking to capture traffic off of the interstate, as well as Main street. Call today for more information.

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Lot 11 - 1.385 acres	<i>Call for Pricing</i>



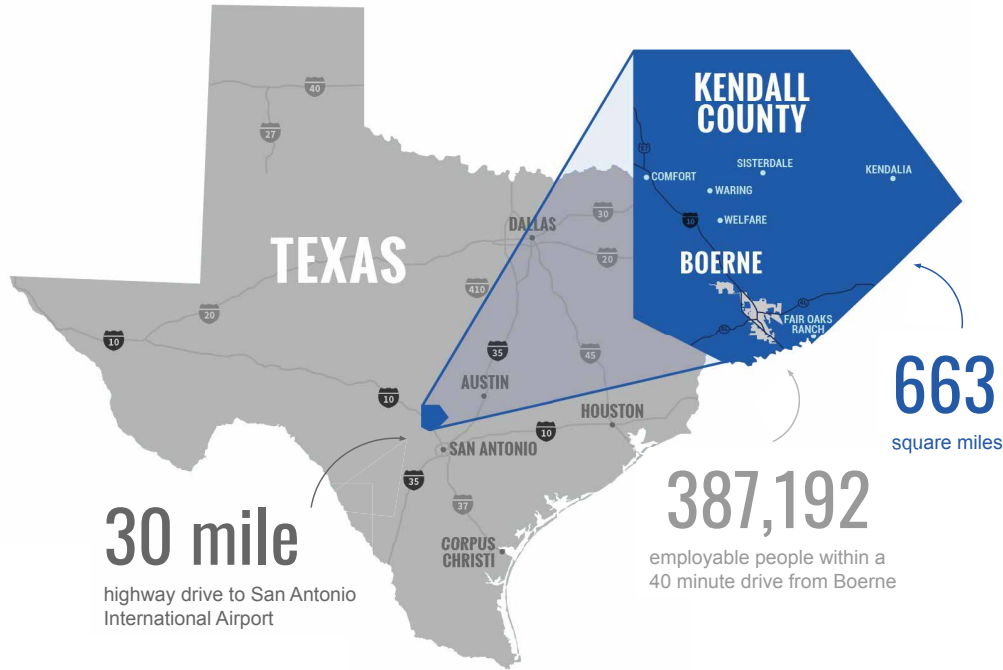
For questions regarding The Crossing at SOBO, contact:

ROSS PARTLOW

M: 210-392-1979

E: ross@partlowproperties.com

BOUNDLESS OPPORTUNITIES IN BOERNE/KENDALL COUNTY



KENDALL COUNTY
Fast-Growth County
Counties over 10,000 from 2010-2018



Visit our website to learn more about our complimentary site selection services and why there are boundless opportunities in Boerne and Kendall County. www.bkcedc.com

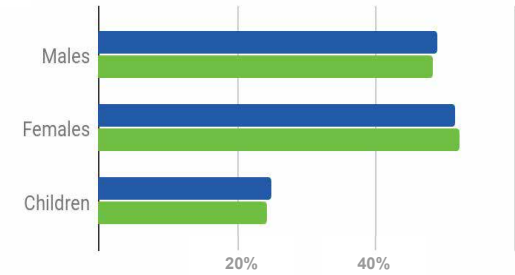
POPULATION

46,115

Kendall County

17,875

Boerne



94,460 PrimaryT rade Area Population

GROWTH



Population Growth 2011 to 2017

27% **44%**

Projected Growth 2018 to 2023

24% **23%**

Kendall County

Boerne

BOUNDLESS OPPORTUNITIES

IN BOERNE/KENDALL COUNTY

HOUSING



Median Home Sales Price

\$354,899
\$285,000

INCOME



Median Household Income

\$84,106
\$71,448

PEOPLE



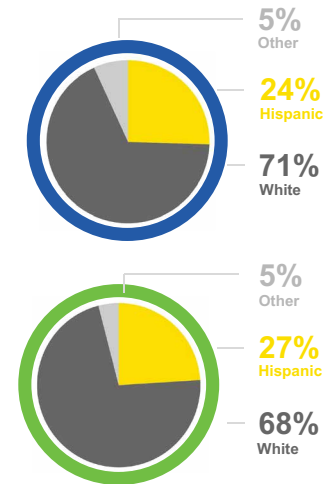
Median Age

Kendall County **42 years**
Boerne **38 years**

TAX RATE Per \$100

County **.4127**
City **.4720**
Boerne ISD **1.354**
Comfort ISD **1.230**

DEMOGRAPHICS



MORE REASONS TO CHOOSE BOERNE/KENDALL COUNTY

FamilyCircle

Best Town
for Families

NICHE

BISD: Best School Districts
in America, Top 4%
Best Places to Live

COUNTYLIVING
magazine

One of the Best
Small Town
Main Streets in
America

RESOURCES



**Sustainable
Energy & Water
Supply Solutions**



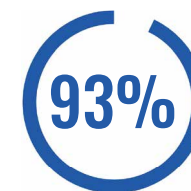
**Gigabit, Fully
Fiber Optic
City**

EDUCATION

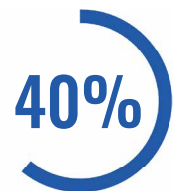


147,560

college students from over 25
higher learning institutions
within 50 miles of Boerne



**HS Diploma or
higher**
91% in Boerne



**Bachelor's Degree or
higher**
39% in Boerne