



| FM 3351 ■ BOERNE, TEXAS 78006

■ Up to 2,700 sf Available ■



PROPERTY OVERVIEW

46 CROSSING is a retail center located on Ralph Fair Rd. with access to Highway 46. The property is in fast growing Kendall County and is adjacent to the development of the new Boerne I.S.D. Middle School and future Boerne I.S.D. High School.





■ Up to 2,700 if Available ■

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Cordillera Ranch
8,700 Acre
Master Plan Community

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Total Households:	123	1,056	2,425
HH Growth 2017-2022:	20.33%	19.32%	18.97%
Median HH Income:	\$137,500	\$144,846	\$136,492

Bergheim



3351

7 Miles to Bulverde →

46

Boerne I.S.D. /
Voss Middle School
(Opening 2019)
&
Proposed High School
Location

11 Miles to IH-10

6 Miles to Fair Oaks Ranch

46

3351

BOERNE / KENDALL COUNTY

- 5,020 new homes expected in the next 5 years
- B.I.S.D. (Boerne Independent School District) expected to experience 60% growth in next 10 years
- 2nd fastest growing county in the nation



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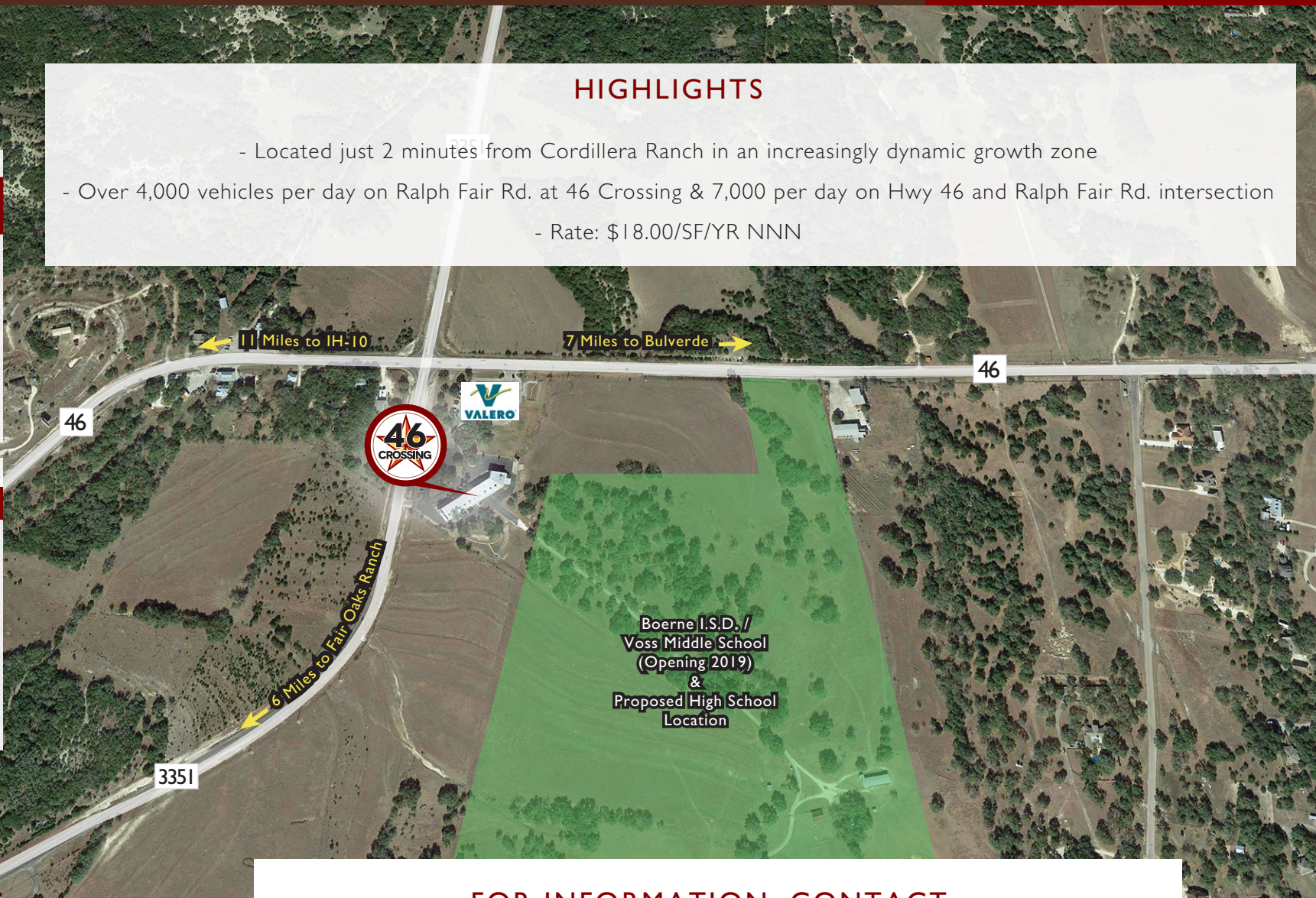
HIGHLIGHTS

- Located just 2 minutes from Cordillera Ranch in an increasingly dynamic growth zone
- Over 4,000 vehicles per day on Ralph Fair Rd. at 46 Crossing & 7,000 per day on Hwy 46 and Ralph Fair Rd. intersection
- Rate: \$18.00/SF/YR NNN

SUITE 115 - 2,700 SF
AVAILABLE WITH 30 DAYS NOTICE



SUITE 140 - 1,500 SF AVAILABLE NOW!



FOR INFORMATION, CONTACT:

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