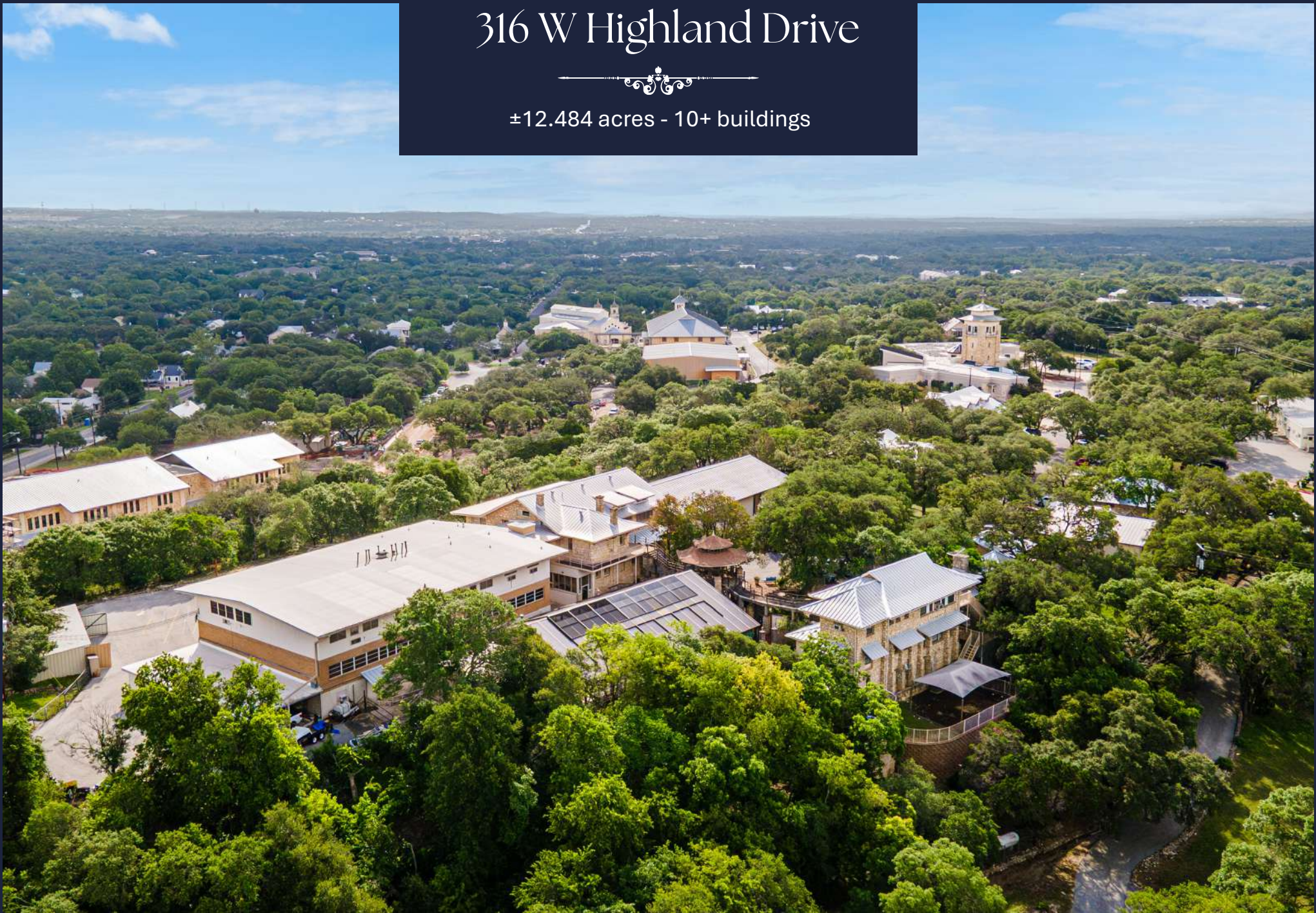


# 316 W Highland Drive



±12.484 acres - 10+ buildings



Boerne, Texas 78006  
Historic mixed-use campus



Boerne, Texas

# 316 W Highland Dr.



The Benedictine Sisters have faithfully stewarded 316 W Highland for generations, preserving its rich history and legacy. Today, this remarkable property presents a rare opportunity for a visionary owner to carry its legacy forward and thoughtfully reimagine its future.





# At a Glance

---

± 12.484 acres

---

First time on the market

---

Walkable amenities

---

High profile visibility

---

10+ multi-use buildings totaling ±42,489 SF

---

Immediate access to IH-10 & Hwy 46

---

Located in the heart of Boerne











# Steps from Main Street

*Explore shops, restaurants and vibrant local amenities*



*Free Roam Brewery*



*Tusculum Brewery*



*Ella Blue Boutique*



*Richter Tavern*



*Tre Pizzeria*



*Black Rifle Coffee*



*Bear Moon Bakery*



*Las Tuitarras*



*Cibola Creek Brewery*



# Demographics

Population	3 Miles	5 Miles	10 Miles
2025	10,231	13,447	30,545
2030 Projection	11,588	15,200	33,725
2025-2030 Annual	2.7%	2.6%	2.1%

## Household Income

Average Household Income	\$127,137	\$136,935	\$156,952
Median Household Income	\$92,451	\$103,898	\$130,617

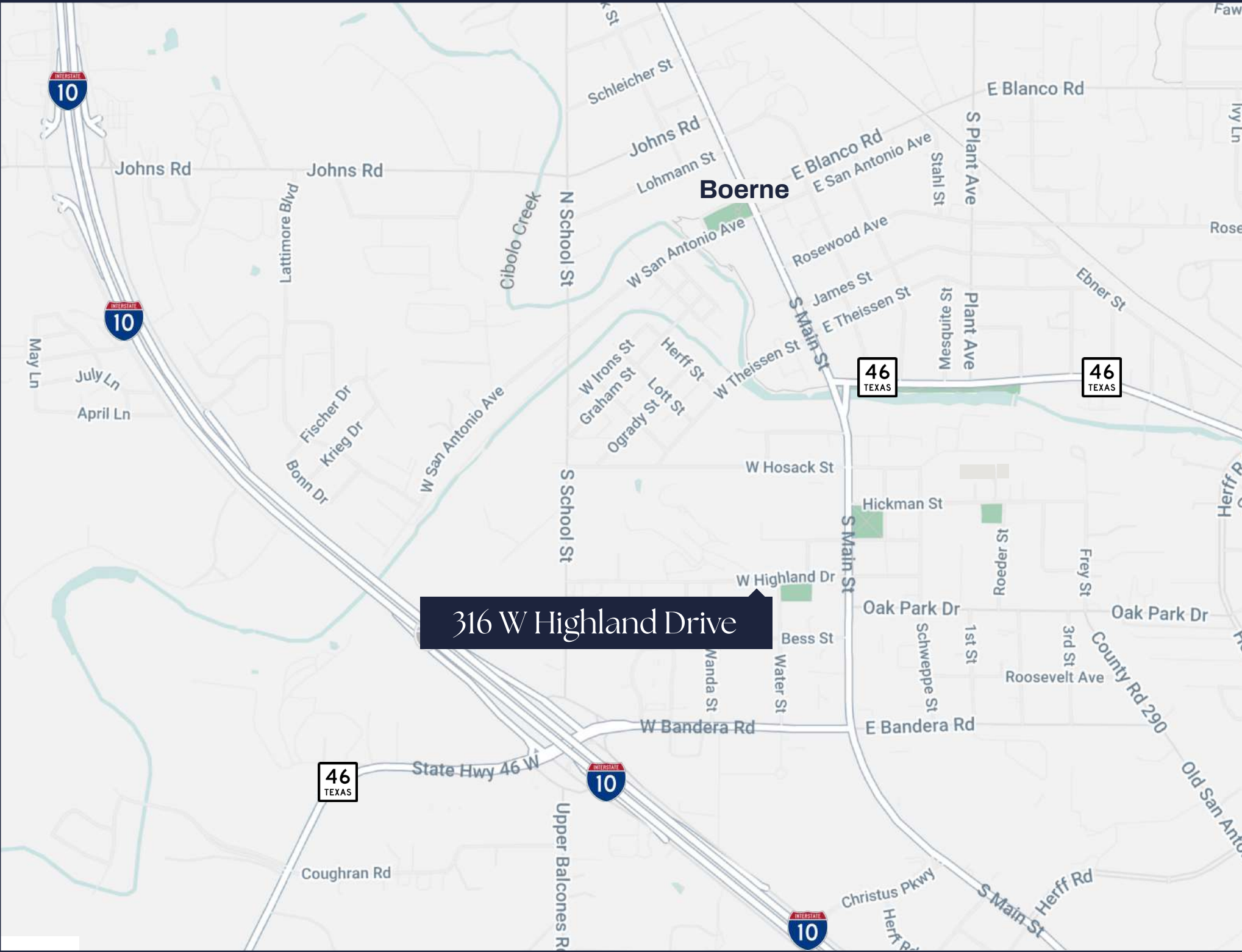
## Housing Value

Median Home Price	\$480,960	\$510,459	\$526,757
-------------------	-----------	-----------	-----------

## Housing Units

Owner-Occupied Housing	7,800	10,771	27,034
Renter-Occupied Housing	3,789	4,429	6,691





**Boerne**

**316 W Highland Drive**

46 TEXAS

46 TEXAS

46 TEXAS

10 INTERSTATE

10 INTERSTATE



W Hosack St

316 W Highland Drive

W Highland Dr

S School St

HEB

Wanda St

Bess St

Water St

S Main St

Liberty Capital Bank

Walgreens

CHASE

James Avery JEWELRY

planet fitness

BAPTIST HEALTH SYSTEM

W Bandera Rd

46 TEXAS

E Bandera Rd

46 TEXAS

STARBUCKS COFFEE

WELLS FARGO

TAYLOR'S ACE Hardware

THE HOME DEPOT

Frost

Walmart

S Main St

The Berg  
A DOUBLETREE BY HILTON  
Taylor, TX County/Score

INTERSTATE 10



± 24,013 SF

± 4,911 SF

± 3,444 SF

± 567 SF

± 2,792 SF

± 301 SF

± 1,792 SF

± 462 SF

± 1,180 SF

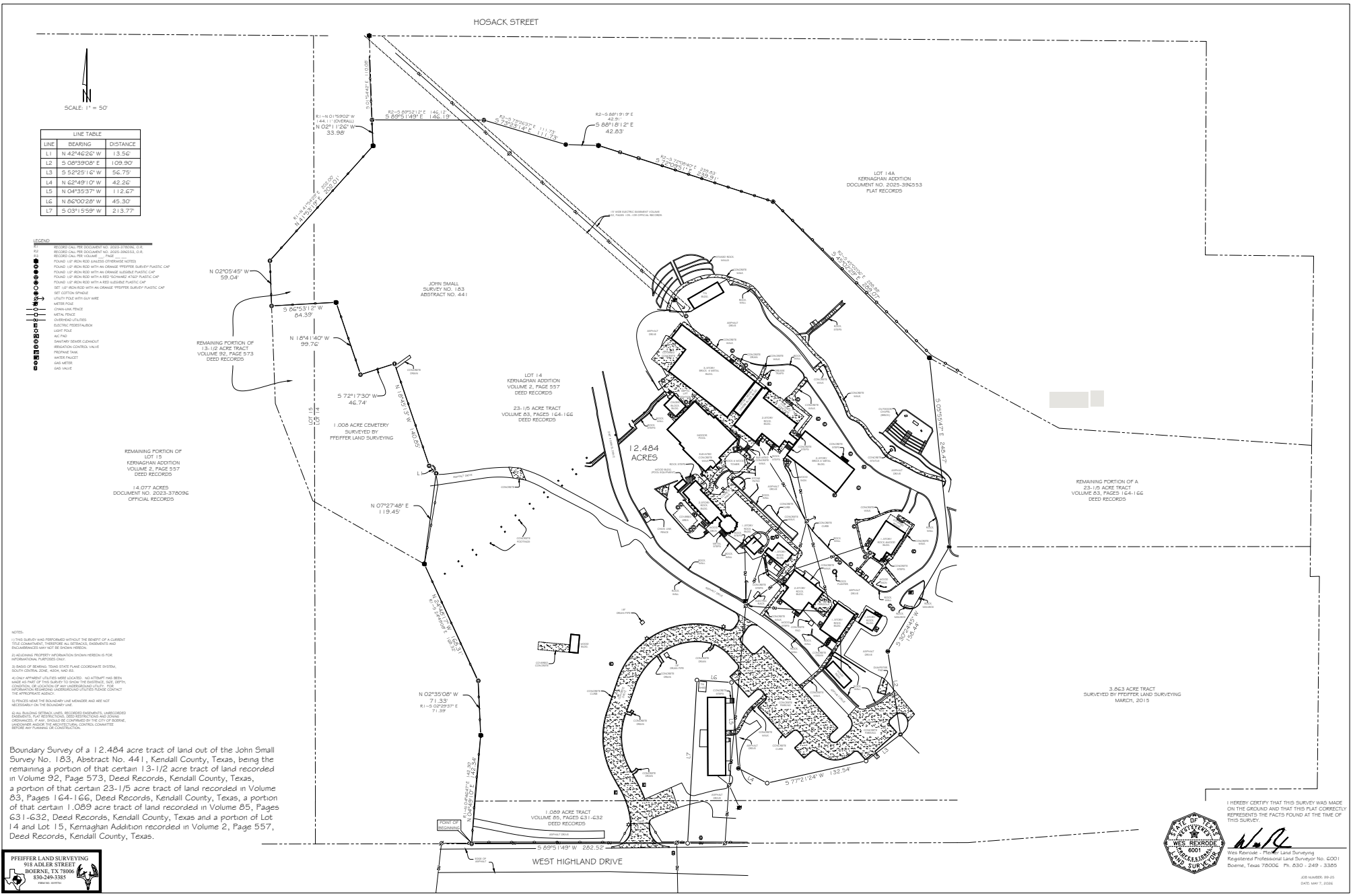
± 3,027 SF

W Highland Drive





# Survey



SCALE: 1" = 50'

LINE	BEARING	DISTANCE
L1	N 42°46'20" W	13.56'
L2	S 08°39'08" E	109.90'
L3	S 52°25'16" W	56.75'
L4	N 62°49'10" W	42.26'
L5	N 04°33'37" W	112.87'
L6	N 86°00'28" W	45.50'
L7	S 03°15'59" W	213.77'

- LEGEND**
- BT RECORD CALL PER DOCUMENT NO. 2023-370396, O.R.
  - BC RECORD CALL PER DOCUMENT NO. 2023-386554, O.R.
  - RECORD CALL PER DOCUMENT NO. 2023-386554, O.R.
  - ROUND UP IRON ROD (UNLESS OTHERWISE NOTED)
  - ROUND UP IRON ROD WITH RED ORANGE PTFE/IRON PLASTIC CAP
  - ROUND UP IRON ROD WITH RED ORANGE ALUMINUM PLASTIC CAP
  - ROUND UP IRON ROD WITH RED ORANGE IRON PLASTIC CAP
  - SET UP IRON ROD WITH RED ORANGE PTFE/IRON PLASTIC CAP
  - SET UP IRON ROD WITH RED ORANGE ALUMINUM PLASTIC CAP
  - SET UP IRON ROD WITH RED ORANGE IRON PLASTIC CAP
  - SET GROUND SPRING
  - GROUND PILE WITH GUY WIRE
  - METER PILE
  - CHINA MARK
  - METAL PILE
  - OVERHEAD UTILITY
  - ELECTRIC POST/STATION
  - UTILITY PILE
  - AC PAD
  - SEWER/SEWER CLEANOUT
  - IRRIGATION CONTROL VALVE
  - POURING TRAIL
  - WATER PILE/SET
  - GAS METER
  - GAS VALVE

REMAINING PORTION OF LOT 13, KERNAGHAN ADDITION VOLUME 2, PAGE 537 DEED RECORDS

14.077 ACRES DOCUMENT NO. 2023-370396 OFFICIAL RECORDS

JOHN SMALL SURVEY NO. 183 ABSTRACT NO. 441

LOT 14 KERNAGHAN ADDITION VOLUME 2, PAGE 557 DEED RECORDS

12.484 ACRES

REMAINING PORTION OF A 23-1/5 ACRE TRACT SURVEYED BY PFEIFFER LAND SURVEYING MARCH, 2015

3.863 ACRE TRACT SURVEYED BY PFEIFFER LAND SURVEYING MARCH, 2015

**NOTES**

- This survey was performed without the benefit of a current title commitment. Therefore, all existing easements and encumbrances may not be shown hereon.
- All adjacent property information shown hereon is for informational purposes only.
- Boundary of adjacent tracts shown hereon is from South-Central, Deed, 4044, 4043.
- All shown hereon is as shown on file. No other items made as part of this survey to show the distance, size, depth, condition, or location of any infrastructure. For information regarding underground utilities please contact the appropriate agency.
- All lines near the boundary line marked and are not necessary on the boundary line.
- All building setbacks, utility easements, unrecorded easements, and restrictions are shown by the city of Boerne. All other restrictions are shown by the city of Boerne. All other restrictions are shown by the city of Boerne. All other restrictions are shown by the city of Boerne.

Boundary Survey of a 12.484 acre tract of land out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, being the remaining a portion of that certain 13-1/2 acre tract of land recorded in Volume 92, Page 573, Deed Records, Kendall County, Texas, a portion of that certain 23-1/5 acre tract of land recorded in Volume 83, Pages 164-166, Deed Records, Kendall County, Texas, a portion of that certain 1.089 acre tract of land recorded in Volume 85, Pages 631-632, Deed Records, Kendall County, Texas and a portion of Lot 14 and Lot 15, Kernaghan Addition recorded in Volume 2, Page 557, Deed Records, Kendall County, Texas.

**PFEIFFER LAND SURVEYING**  
 918 ADLER STREET  
 BOERNE, TX 78006  
 830-264-1385  
 PLS 0000000000

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

**W. R. Pfeiffer**  
 Registered Professional Land Surveyor No. 0201  
 Boerne, Texas 78006 Ph. 830 - 249 - 3355

# 316 W Highland Drive



Russell T. Noll, CCIM  
Executive Managing Director  
Russell.Noll@transwestern.com  
(210) 844-6655

Kelly Ralston  
Senior Vice President  
Kelly.Ralston@transwestern.com  
(210) 219-5579

