

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

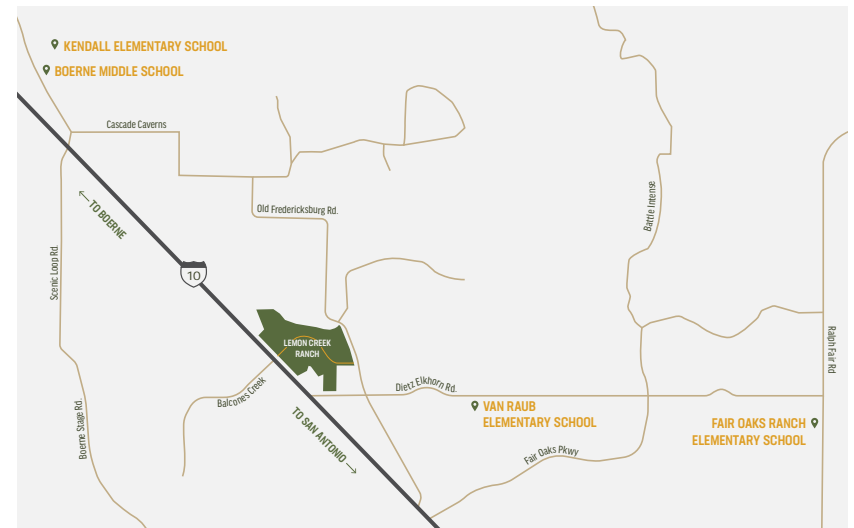
AVERAGE HOUSEHOLD
INCOME WITHIN A
3-MILE RADIUS

\$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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Lemon Creek Ranch Vision



Lemon Creek Ranch SITE PLAN



118 Acre
Grocery-Anchored
Mixed Use
Development

+/- 25 Acres
of Park Space
with Walking/Biking
Trail System

5 Acres
Dedicated to
Hospitality and
Entertainment
Along Lemon Creek

**700k-
850k SF**
of Commercial
Space

600-700
Class A
Garden/Wrap/
Townhomes

2 Bodies
of Living Water

NOW LEASING
Highlighted In Orange

B1: Retail/Restaurant
SF= ±6,000

D1: Retail/Restaurant
SF= ±6,000

349 Multifamily Units
2025 Delivery

N1: Retail
SF: ±18,000

6+ Acres
Future Retail/Office



D2: Retail/Restaurant
SF= ±14,036



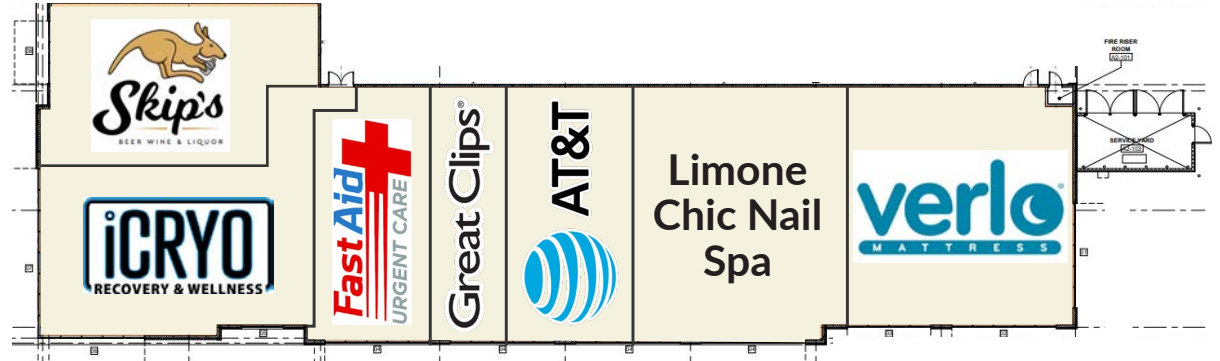
F1: Retail/Restaurant
SF= ±24,450



C1: 3-Story Office/Retail/
Restaurant SF= ±87,594



A2: Retail
100% Leased



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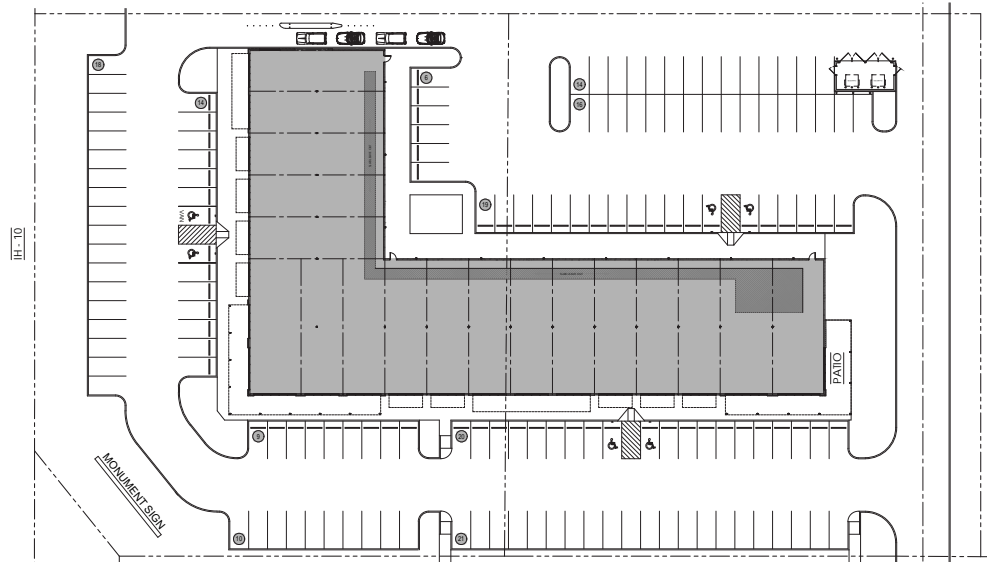
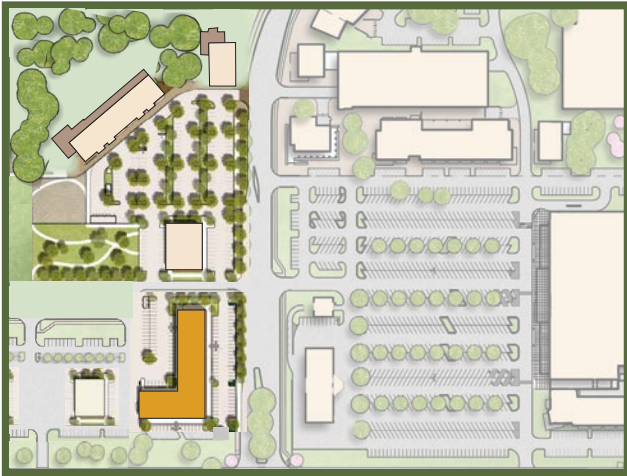
GROUND FLOOR

100% LEASED

Building A2

Retail

***Anticipated Delivery - January 2024**



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Building F1

±24,450 RSF

Rate: Call For Pricing

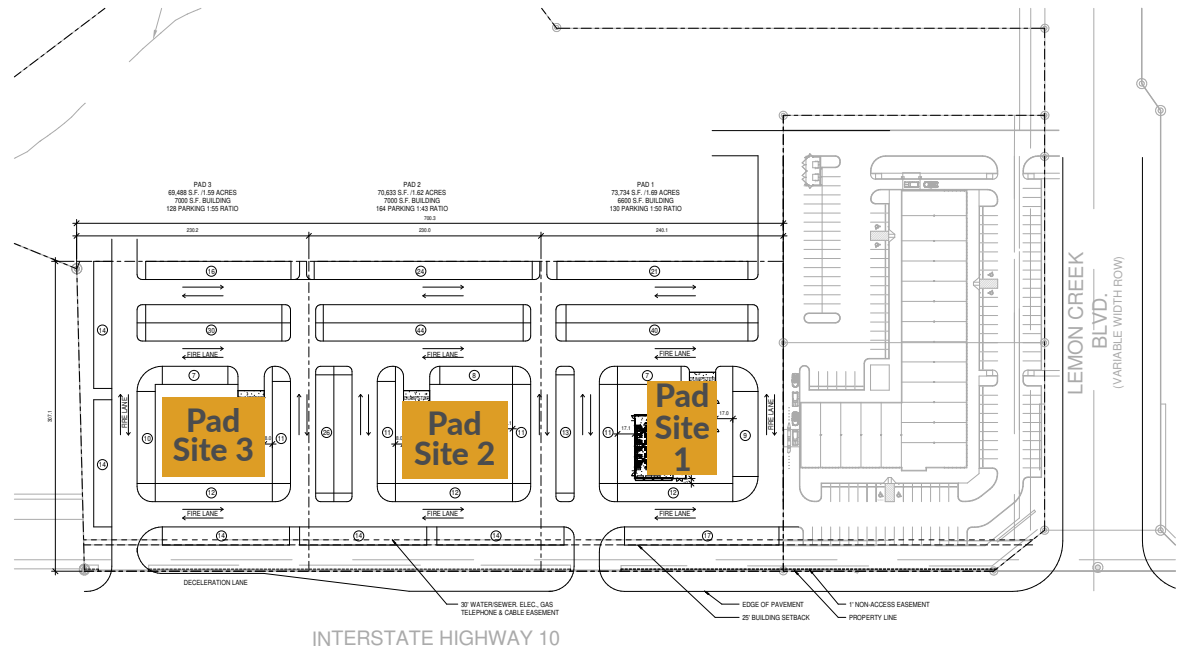
NNN's: \$12/SF (Est.)

Depth: 65'

Building F1

Retail/Restaurant

****Anticipated Delivery - Q3 2024***



Pad Site 1

±5,450 SF

Rate: Call For Pricing

Pad Site 2

±7,000 SF

Rate: Call For Pricing

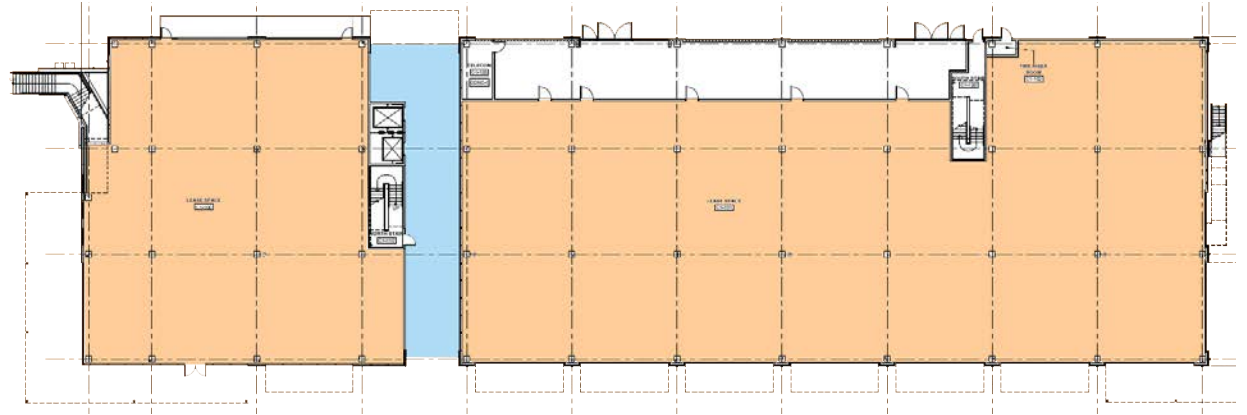
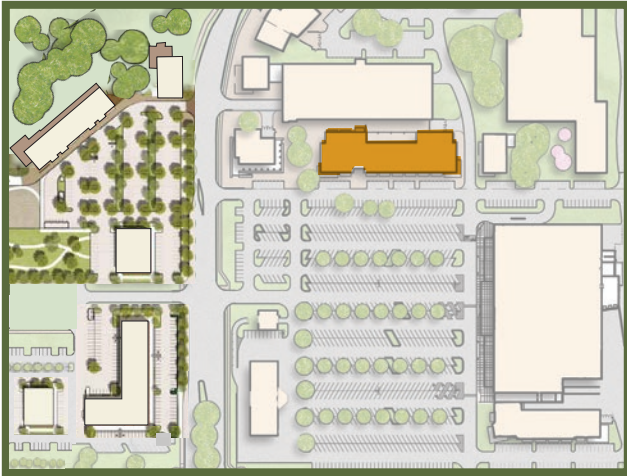
Pad Site 3

±7,000 SF

Rate: Call For Pricing

Pad Sites

Restaurant



GROUND FLOOR

±24,805 RSF

Rate: Call For Pricing

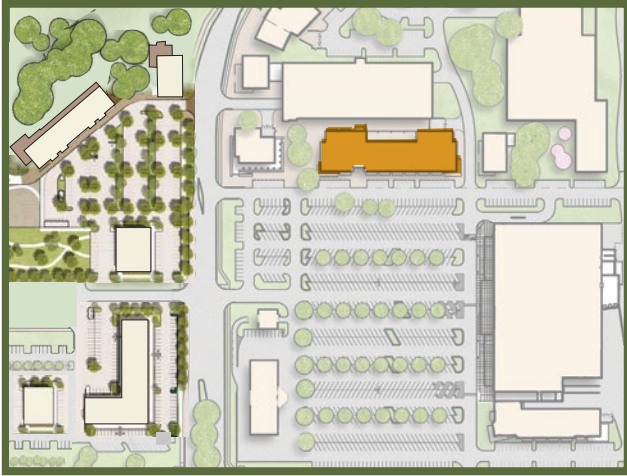
NNN's: \$12/SF (Est.)

Depth: 75' - 93'

Building C1

3-Story Office/Retail/Restaurant

***Anticipated Delivery - Q2 2025**



SECOND FLOOR

±23,815 RSF

Rate: Call For Pricing

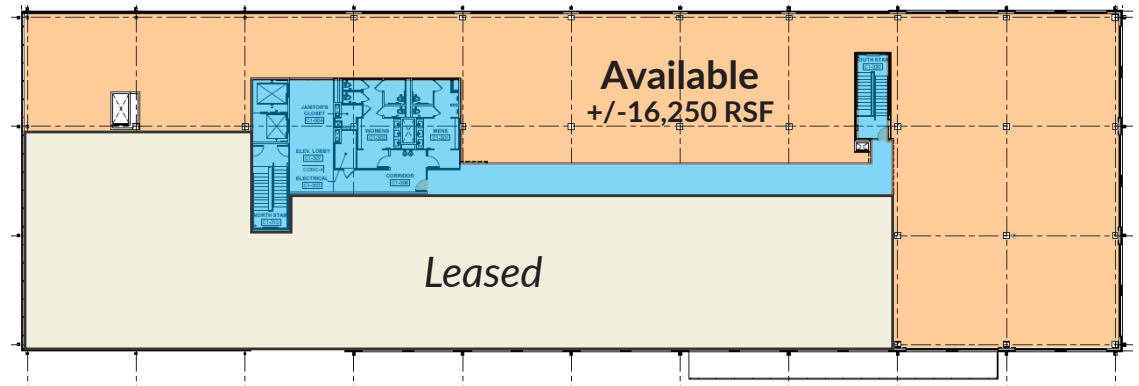
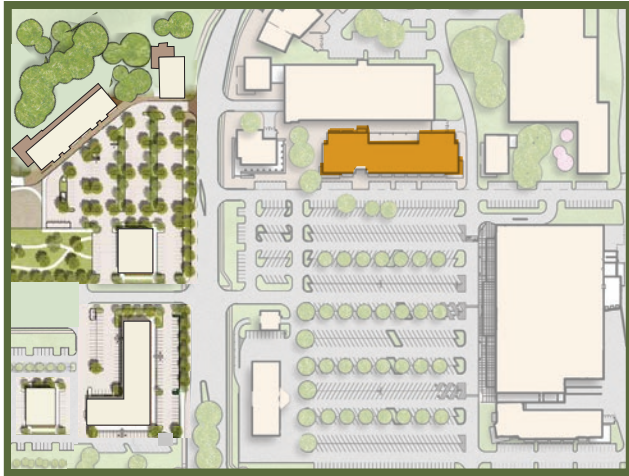
NNN's: \$12/SF (Est.)

Depth: 75'

Building C1

3-Story Office/Retail/Restaurant

***Anticipated Delivery - Q2 2025**



THIRD FLOOR

±16,250 RSF

Rate: Call For Pricing

NNN's: \$12/SF (*Est.)

**includes utilities & janitorial services*

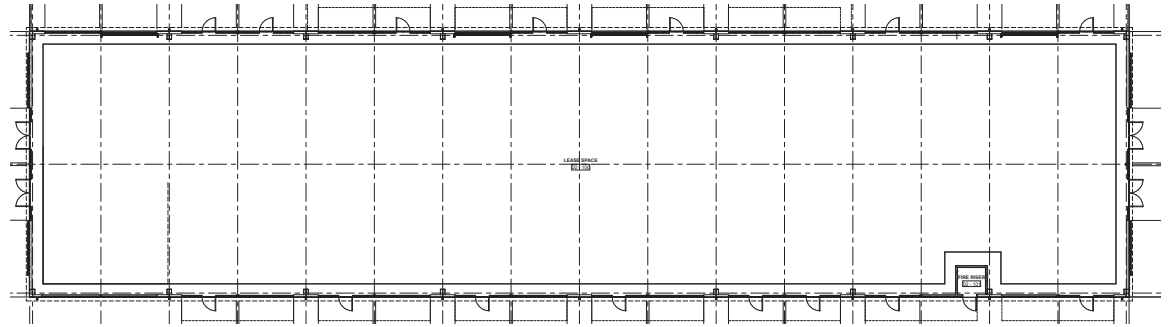
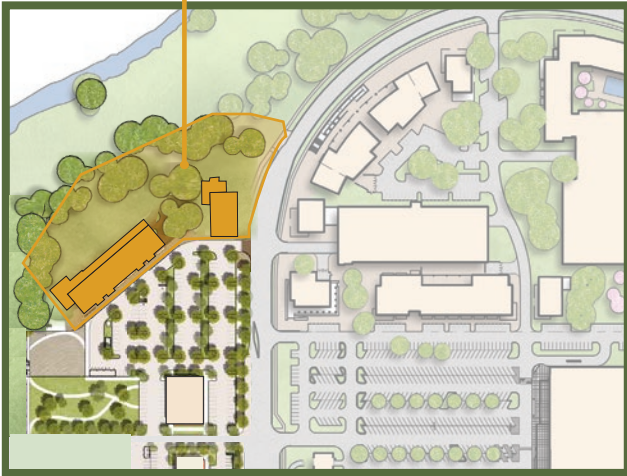
Depth: 93'

Building C1

3-Story Office/Retail/Restaurant

****Anticipated Delivery - Q2 2025***

Outdoor Patio Area



Conceptual

GROUND FLOOR

±14,036 RSF

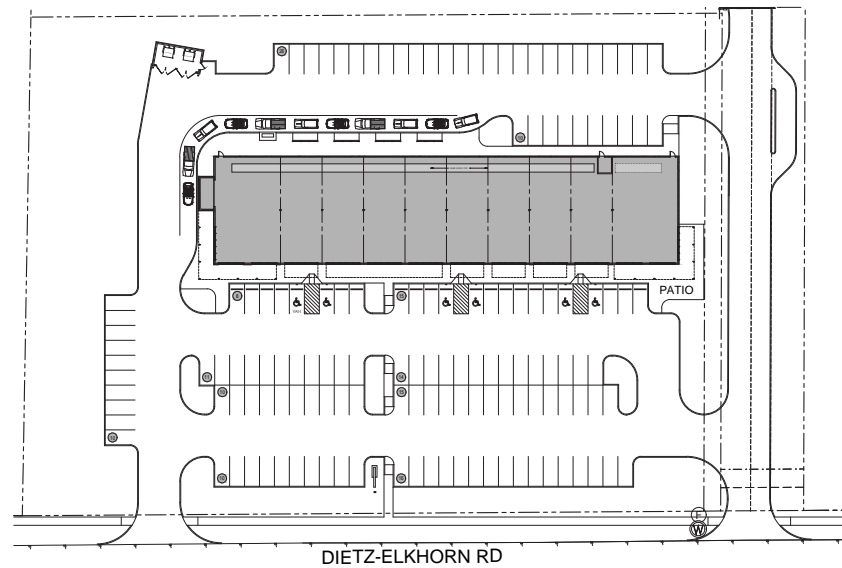
Rate: Call For Pricing

NNN's: \$12/SF (Est.)

Depth: 58'

Building D2

Retail/Restaurant



Conceptual



GROUND FLOOR

±18,000 RSF

Rate: Call For Pricing

NNN's: \$12/SF (Est.)

Depth: 65'

Building N1

Retail/Restaurant

***Anticipated Delivery - Q1 2025**

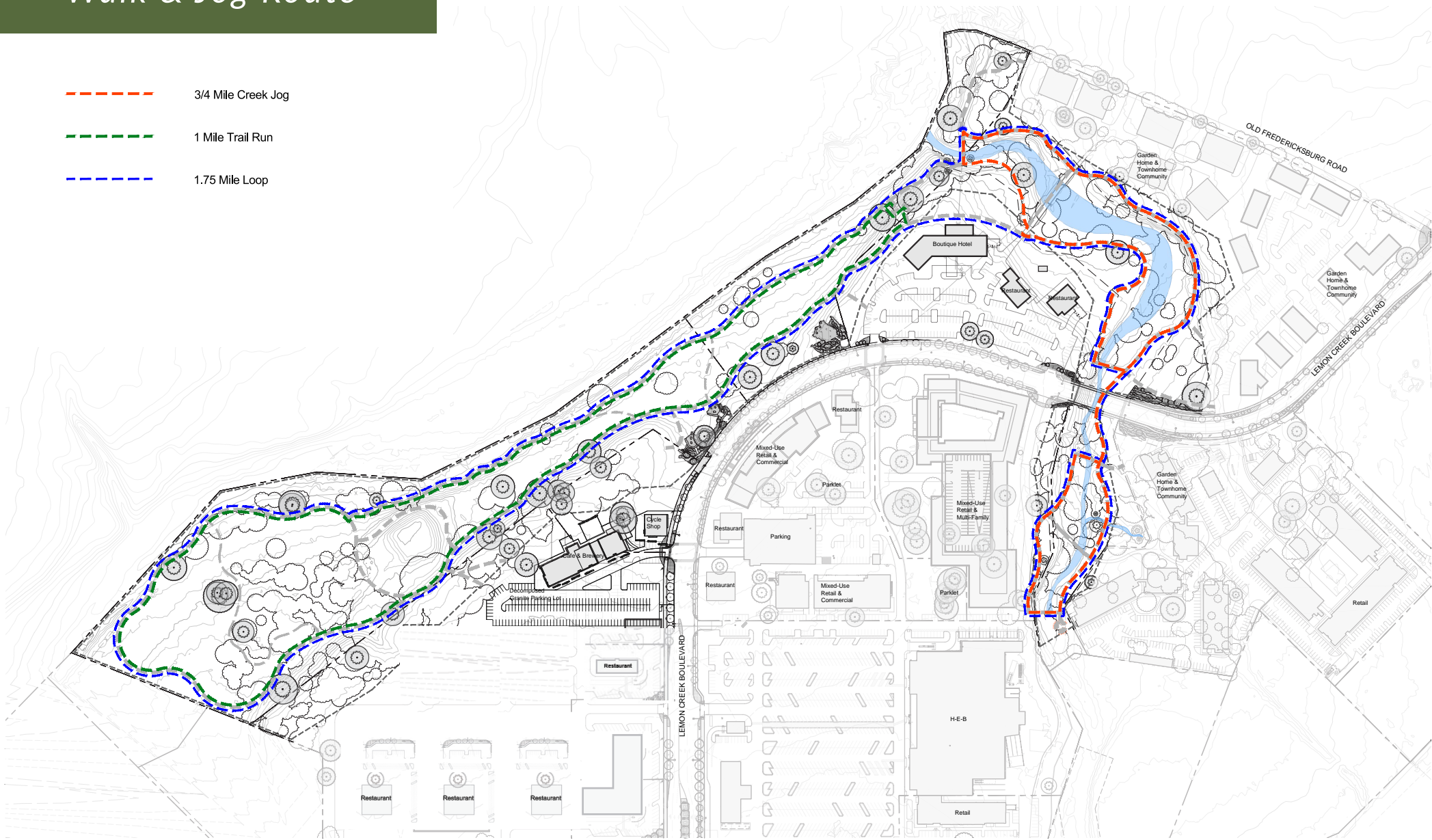


Property Photos - January 2024

H-E-B & Building A2

Walk & Jog Route

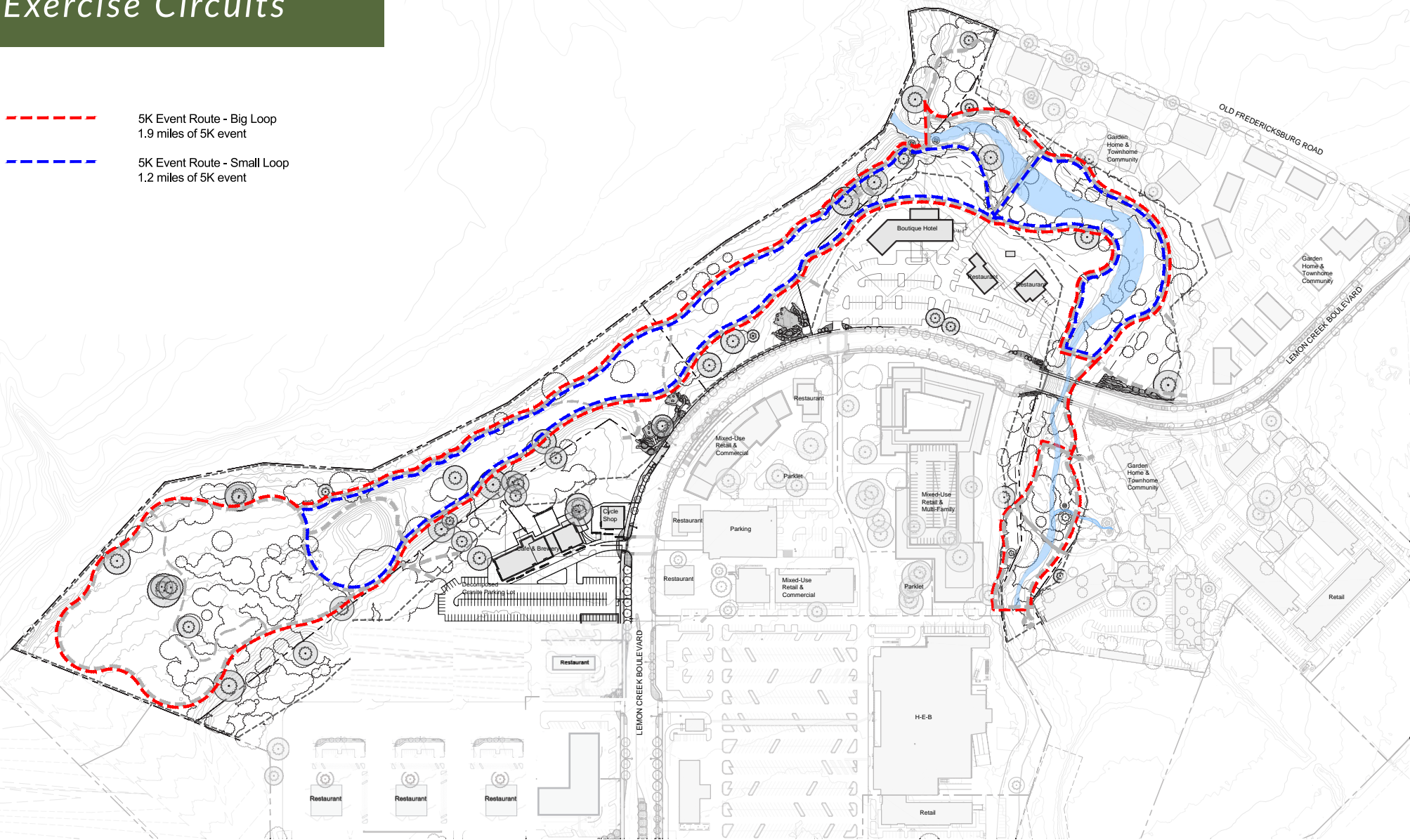
- 3/4 Mile Creek Jog
- 1 Mile Trail Run
- 1.75 Mile Loop



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



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