

# 6 OLD FREDERICKSBURG ROAD

11± ACRES | KENDALL COUNTY, TEXAS



**CB** COLDWELL BANKER | D'ANN HARPER, REALTORS®  
LAND & RANCH

*Finding You* THE PERFECT PLACE TO HANG YOUR HAT

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## PRIME COMMERCIAL LAND WITH EXCEPTIONAL INVESTMENT POTENTIAL

11± ACRES | KENDALL COUNTY, TX

Embedded in a hub of accelerated growth, this property is a vital choice for those seeking to capitalize on the expanding opportunities in the area. Within minutes from Boerne city limits and only 25 ± miles from downtown San Antonio, this location strikes a perfect balance between urban convenience and rural tranquility.

Located just outside of Boerne city limits, this property is strategically positioned in a rapidly growing center of development. Just under a half mile from IH-10, 12± miles from 1604, and within approximately 11 miles of The Rim and La Cantera shopping centers, convenience meets luxurious opportunities.

Utilities such as city sewer/water are readily available along with a power infrastructure in place, ensuring a swift start up for any aspiration or project. Boasting an impressive 350ft± of blacktop road frontage, the property benefits from visibility and accessibility for any commercial venture. Additionally, this parcel has versatile zoning, opening the door to a wide range of possibilities.

Spanning approximately 1300ft long by 350ft wide, the meticulously cleared land is a blank canvas for versatile development potential. The clearing not only enhances its visual appeal but also expedites the development process for prospective investors.

Seize the opportunity to be part of a burgeoning commercial landscape. Whether you envision retail, residential, or mixed-use development, this prime Texas land is an unparalleled opportunity for your next successful venture. Contact Gaines Slade today to embark on the all the wonderful opportunities this magnificent 11± acres has to offer! 830-469-3022

**11± ACRES OF PRIME COMMERCIAL LAND.**

**LOCATED NEXT TO THE LEMON CREEK DEVELOPMENT**

**CITY SEWER AND WATER AVAILABLE**

**POWER IS AVAILABLE**

**VERSATILE ZONING**

**LOCATED OUTSIDE OF BOERNE CITY LIMITS**

**THE LAND IS METICULOUSLY CLEARED MAKING IT A BREEZE FOR ANY FUTURE DEVELOPMENT**

**11± MILES FROM THE RIM**

**UNDER 1/2 MILES FROM IH-10**

**MINUTES FROM BOERNE CITY LIMITS**

**12± MILES FROM 1604/IH10 INTERSECTION**

**25± MILES FROM DOWNTOWN SAN ANTONIO**

**350 FT± OF BLACKTOP ROAD FRONTAGE**

**APPROX 1300FT LONG X 350 FT WIDE**















CASCADE CAVERNS RD

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OLD FREDERICKSBURG RD

OLD FREDERICKSBURG

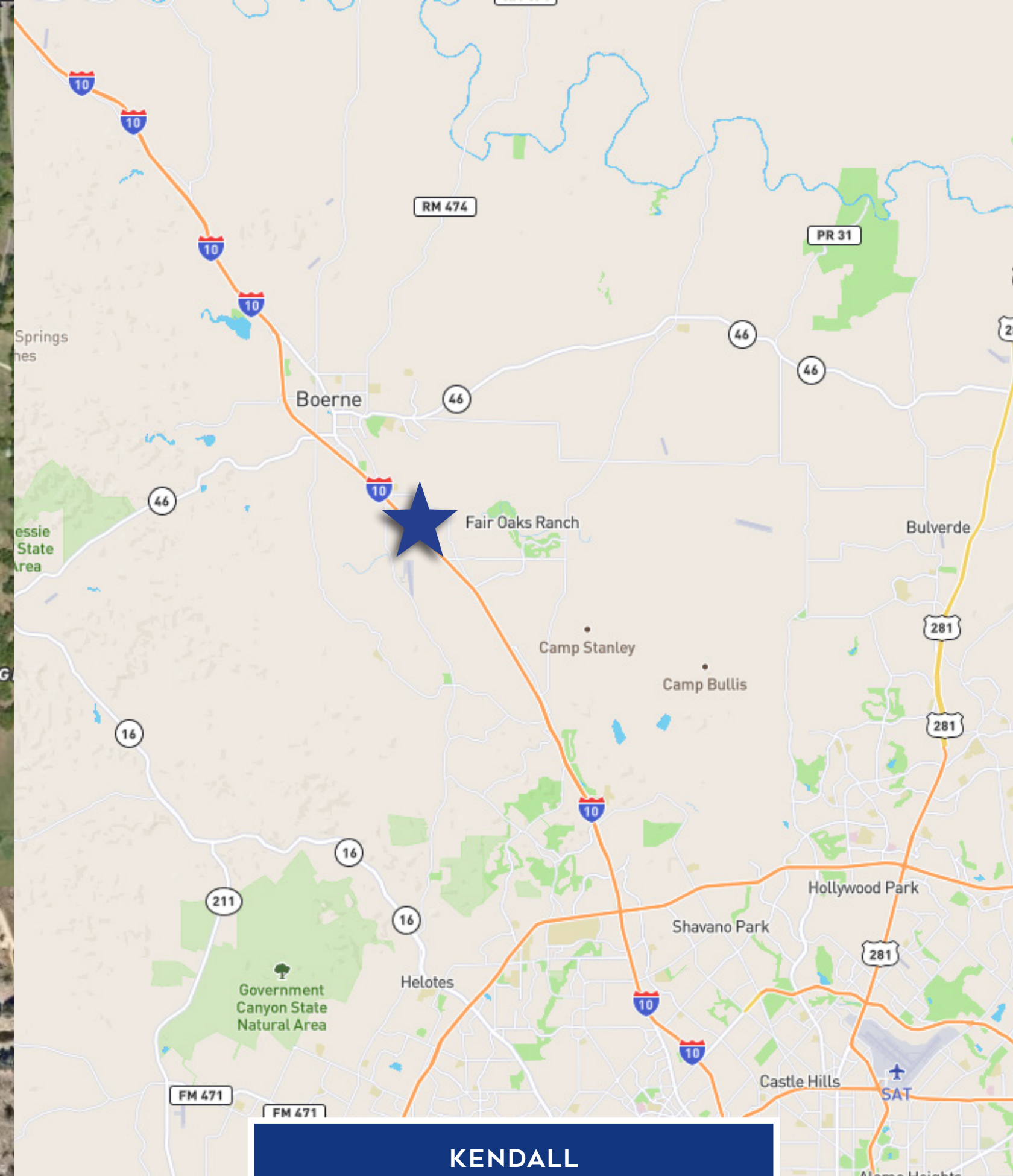
Geneva School of Boerne

Blue Sky Self Storage

I-10 FRONTAGE ROAD

11±  
ACRES





**KENDALL  
COUNTY**





## GAINES SLADE

VICE PRESIDENT OF LAND & RANCH  
LAND SPECIALIST

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WHO YOU WORK WITH MATTERS