

Conceptual



# LEMON CREEK

## RANCH

On IH-10 Between San Antonio & Boerne, TX

*Hill Country Experience With  
Modern Amenities.*







Welcome to

Lemon Creek Ranch

Lemon Creek Ranch is a vibrant family-friendly hub of activity that combines retail, residential, and office space centered around the unique natural beauty of the local landscape. The careful and thoughtful curation of a trail system, buildings, streets, and open spaces sets Lemon Creek Ranch apart from other developments in the region. Lemon Creek Ranch embodies a spirit of Place that is rooted in **authenticity, community, and fellowship.** ■



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## Lemon Creek Ranch Highlights

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Grocery anchored mixed-use development.

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+/- 25 acres are dedicated to community park space featuring a walking/biking trail system.

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Heritage trees and landscape features establish places where the community can come together.

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Multi-family housing activate and enrich the interaction between the spaces and provide local support for social events that occur in the unique outdoor spaces.

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Elevated office spaces with multi-directional daylight offer contemporary work environments in a timeless setting.

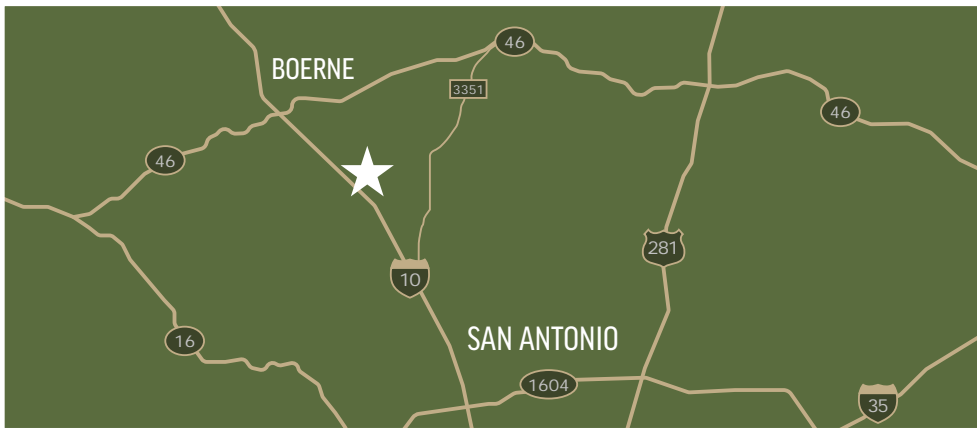
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**Live, Work, & Play** at Lemon Creek Ranch

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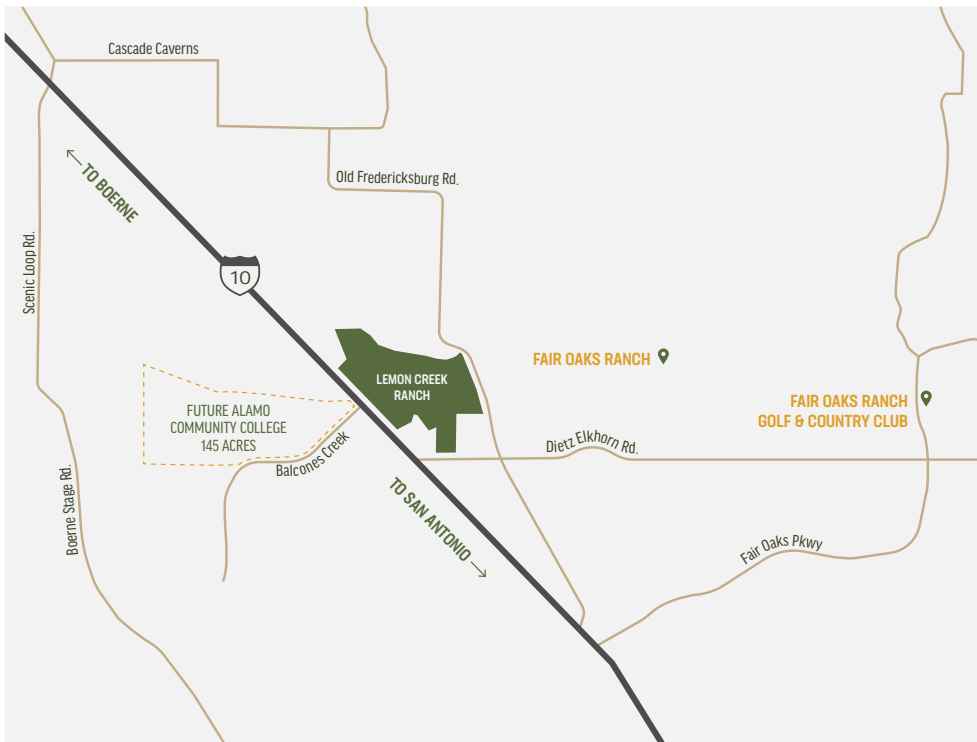






## Sits Between Boerne & San Antonio

Lemon Creek Ranch is the final significant piece of undeveloped highway frontage between San Antonio & Boerne.



**5 Miles** South of Downtown Boerne





**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**

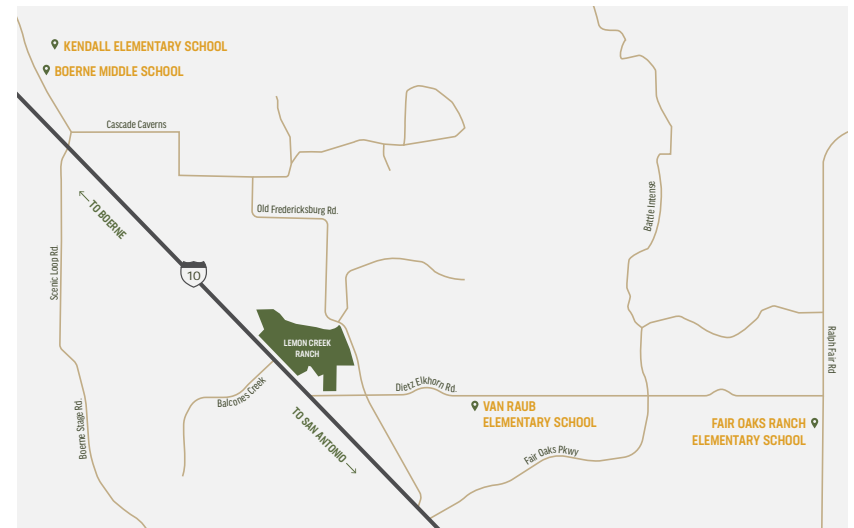
AVERAGE HOUSEHOLD  
INCOME WITHIN A  
**3-MILE RADIUS**

**\$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.





# Lemon Creek Ranch Vision

GROCERY	±106,000 sf
RETAIL/RESTAURANT	±148,690 sf
OFFICE	±471,500 sf
HOTEL	±120 keys
RESIDENTIAL	600 - 700 units
STRUCTURED PARKING	





# 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



# PHASE 1

*Highlighted In Orange*

D2: Retail/Restaurant  
SF= ±6,000

J2: Future Restaurant  
SF= ±4,500

J3: Future Restaurant  
SF= ±4,500

C4: Retail/Restaurant  
SF= ±4,500

Garden Multifamily  
300 Units

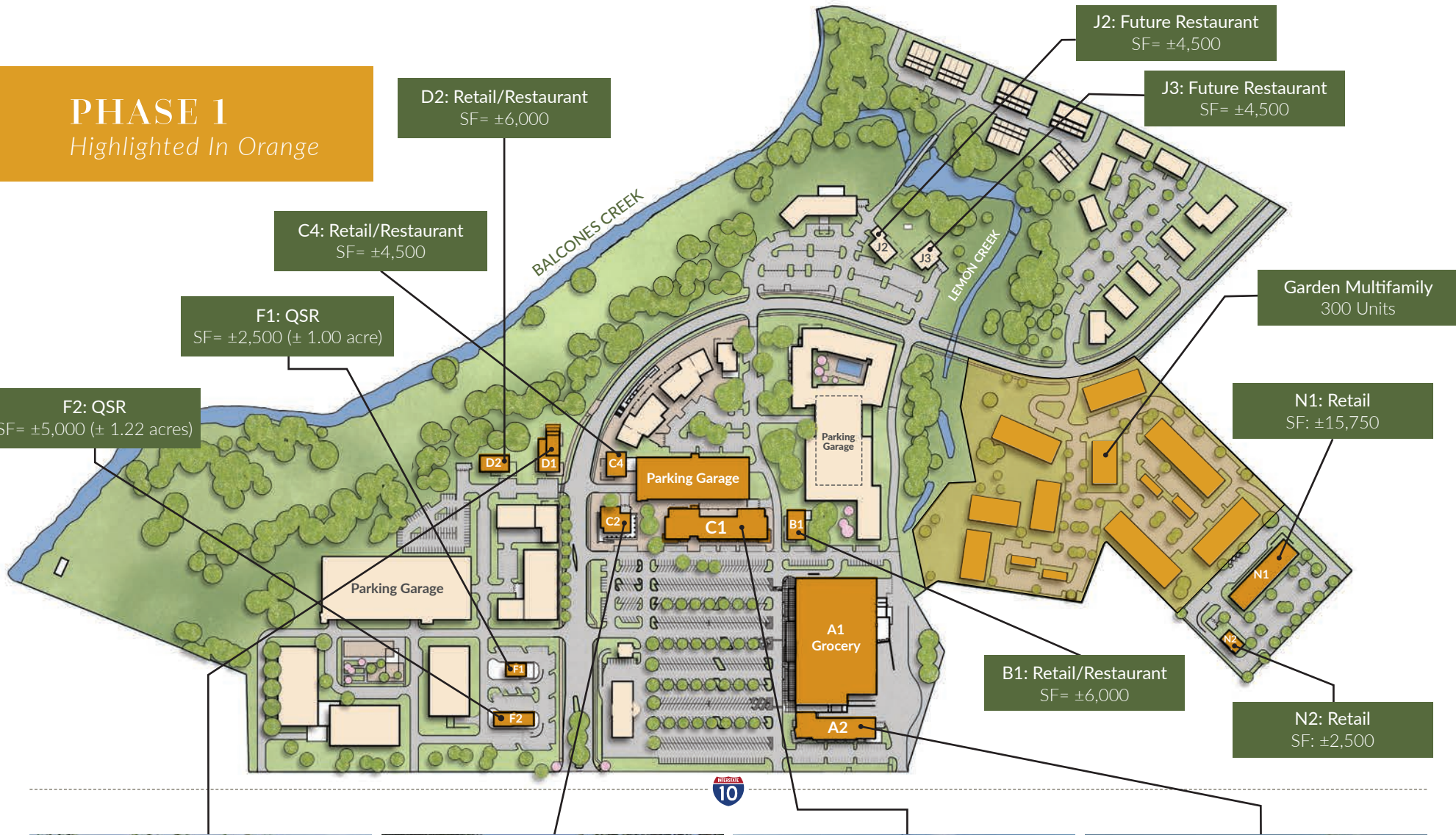
F1: QSR  
SF= ±2,500 (± 1.00 acre)

N1: Retail  
SF: ±15,750

F2: QSR  
SF= ±5,000 (± 1.22 acres)

B1: Retail/Restaurant  
SF= ±6,000

N2: Retail  
SF: ±2,500



D1: 2-Story Retail/Restaurant  
SF= ±10,000



C2: Restaurant  
SF= ±5,000 - 6,500



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



A2: Retail  
SF= ±16,287



#### EVENT & EXERCISE CIRCUITS

- 1/4 mile neighborhood walk
- 3/4 mile creek jog
- 1 mile trail run
- 5K event route

future connection

future connection

Lemon Creek Ranch  
TRAIL SYSTEM



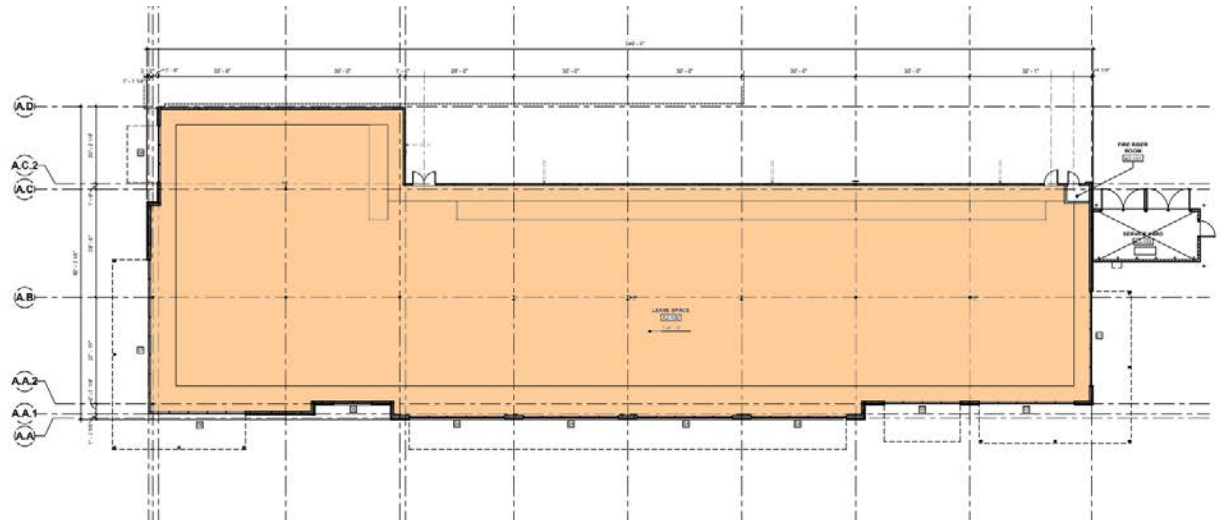
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Building A2

Retail





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## GROUND FLOOR

±16,258 RSF

Rate: \$38 - \$42/SF

NNN's: \$9/SF (Est.)

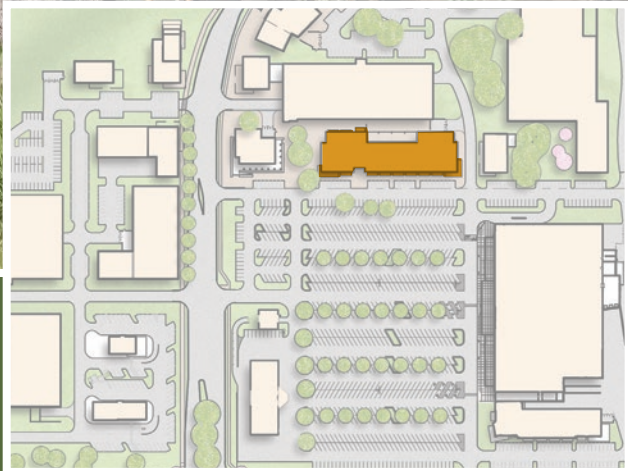
Depth: 60' - 65'

Building A2

Retail



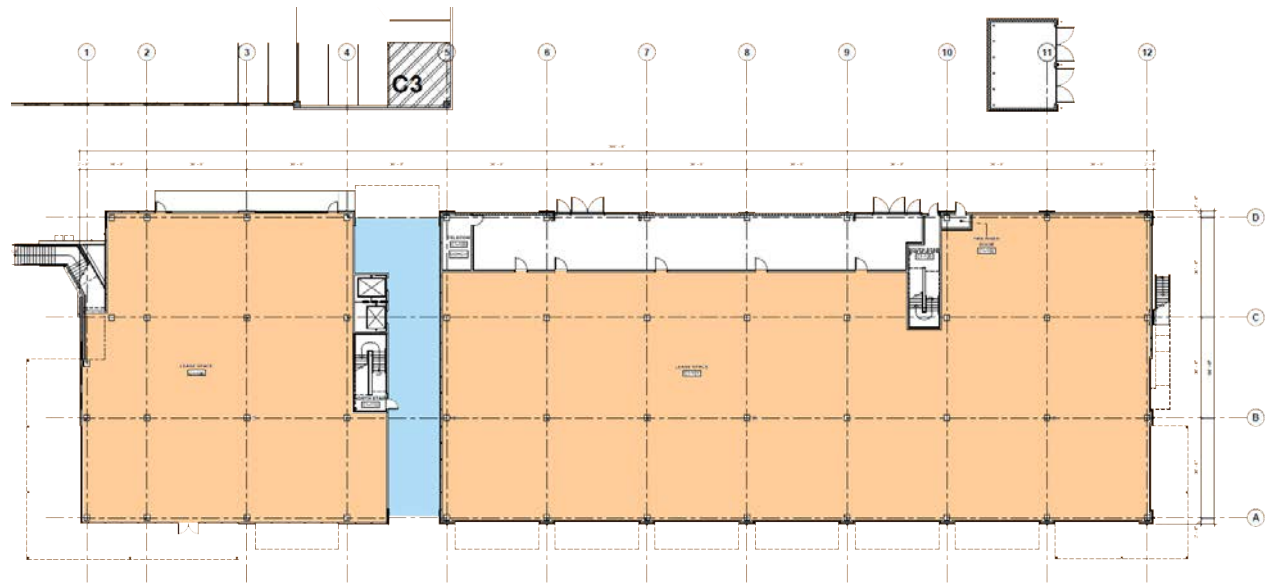
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Building C1

3-Story Office/Retail/Restaurant





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## GROUND FLOOR

±24,805 RSF

Rate: \$38 - \$42/SF

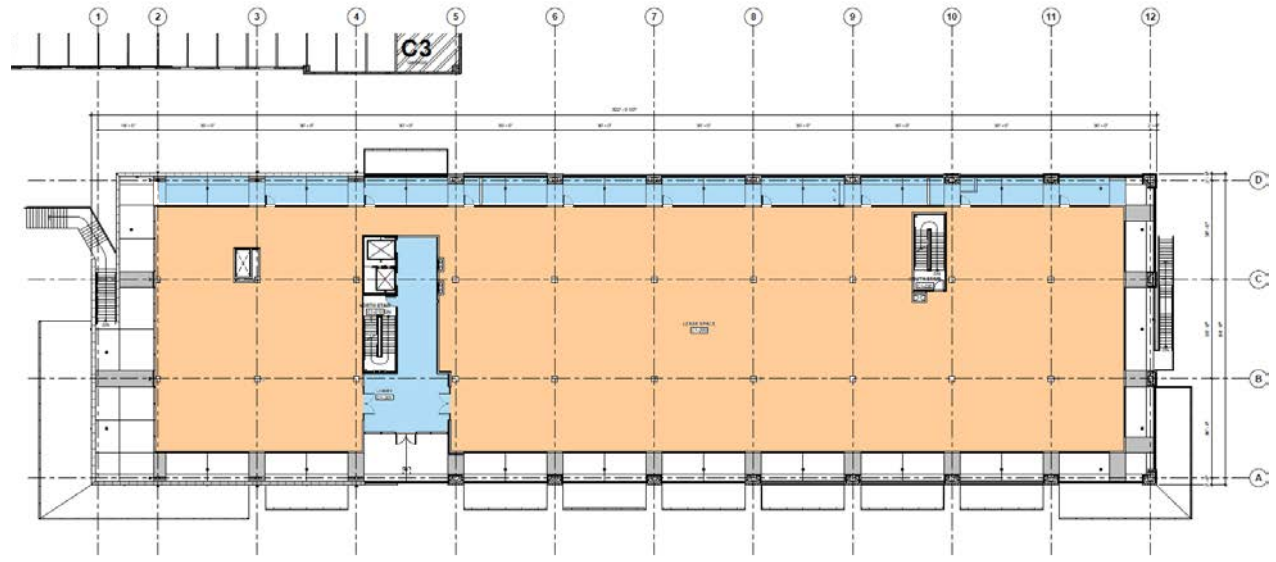
NNN's: \$9/SF (Est.)

Depth: 75' - 93'

Building C1

3-Story Office/Retail/Restaurant





## SECOND FLOOR

±23,815 RSF

Rate: \$28 - \$30/SF

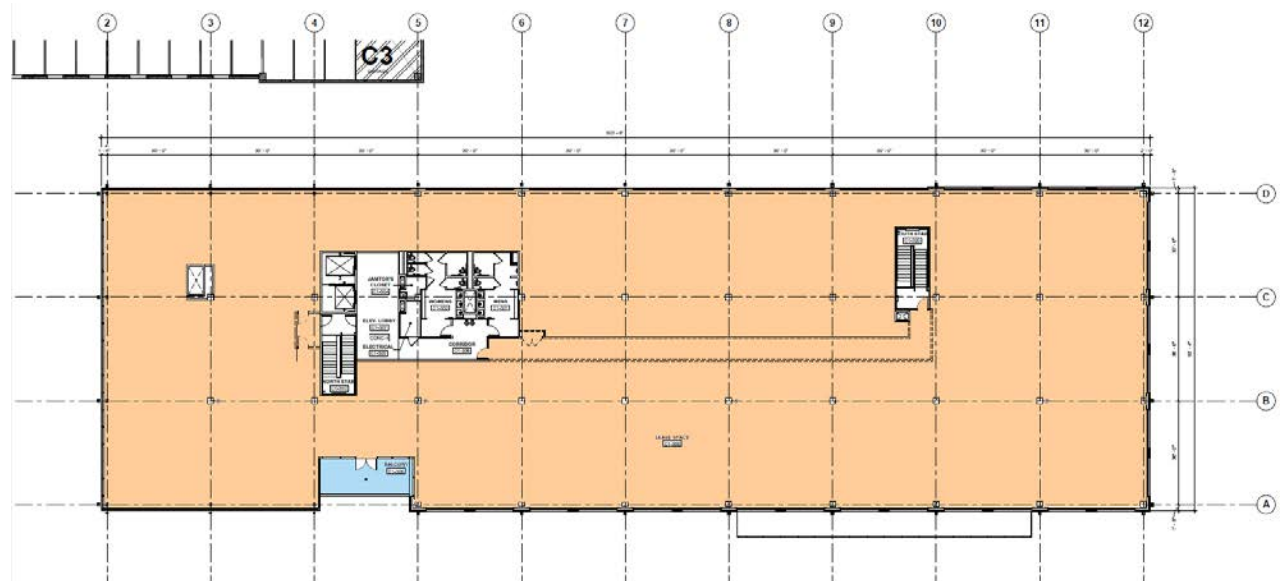
NNN's: \$9/SF (Est.)

Depth: 75'

Building C1

3-Story Office/Retail/Restaurant





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## THIRD FLOOR

±29,020 RSF

Rate: \$26/SF

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

*\*includes utilities & janitorial services*

Depth: 93'

Building C1

3-Story Office/Retail/Restaurant



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## Building C2

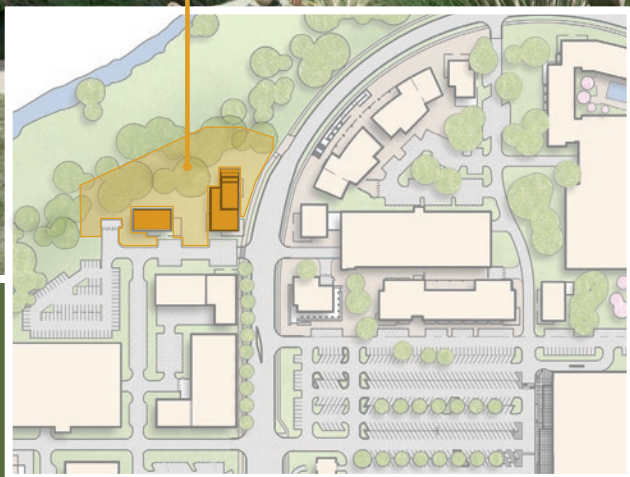
Restaurant

SF= 5,000 - 6,500 | Rate = \$42/SF





Outdoor Patio Area



## Building D1

2-Story Retail/Restaurant  
SF= 2,000 - 10,000 | Rate = \$38 - \$42/SF





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