

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

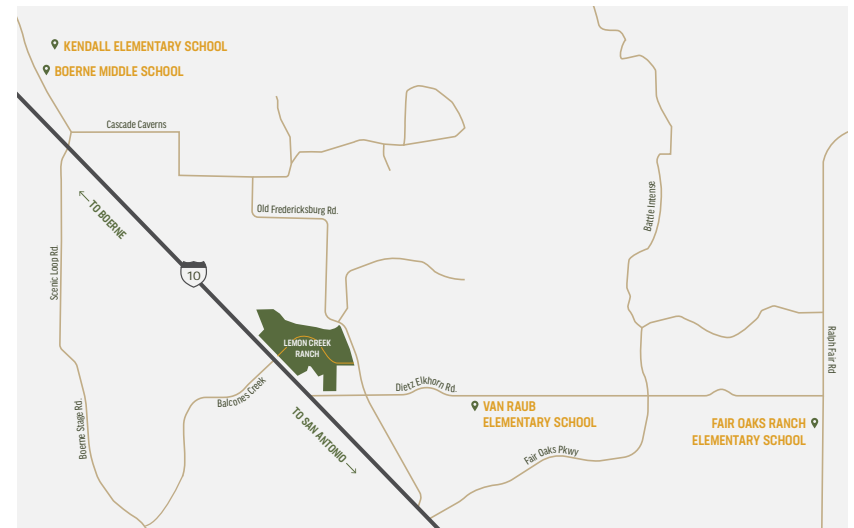
AVERAGE HOUSEHOLD
INCOME WITHIN A
3-MILE RADIUS

\$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.



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
Under Construction

6+ Acres
Future Retail/Office

Pad Sites
5,540 - 7,000 SF

N1: Retail
SF: ±18,000



D2: Retail/Restaurant
SF= ±14,036



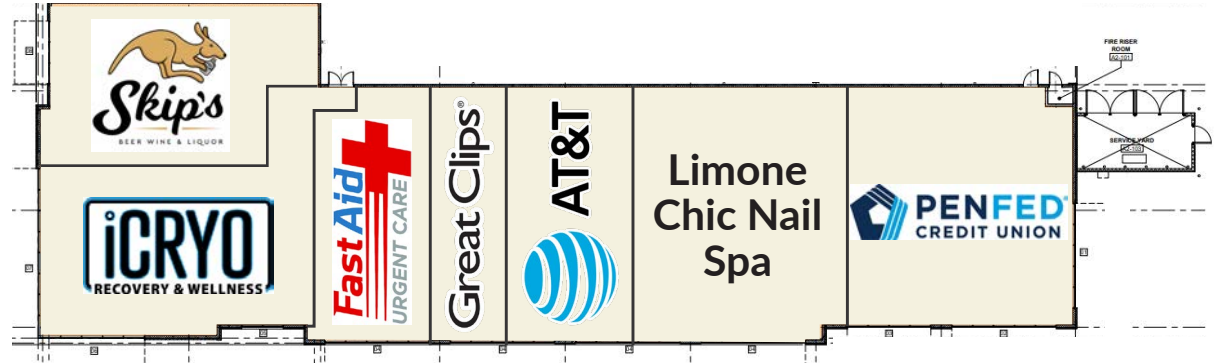
F1: Retail/Restaurant
SF= ±24,450



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



A2: Retail
SF= ±16,287



GROUND FLOOR

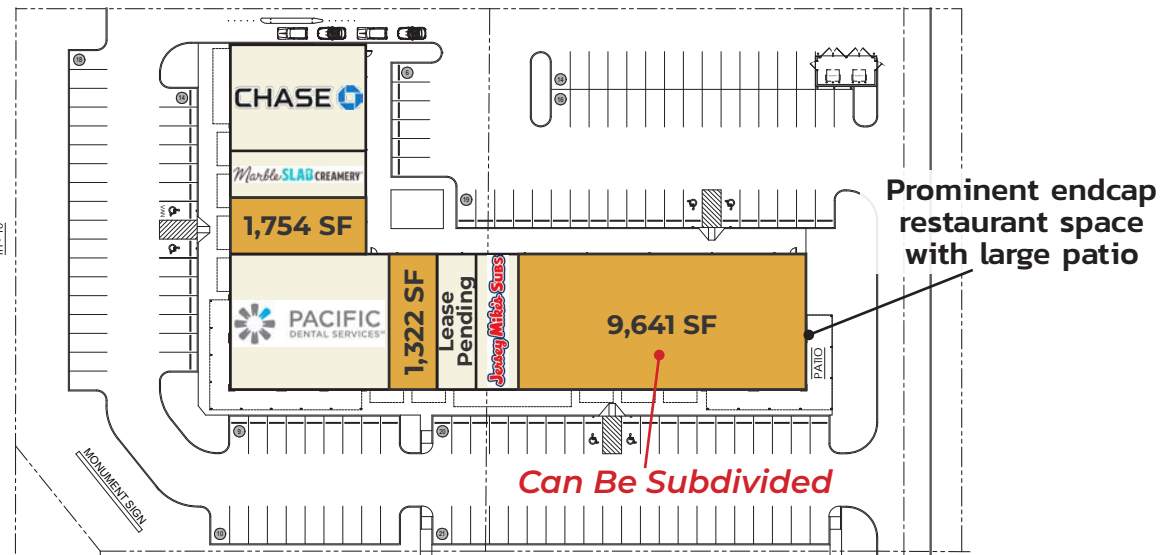
100% Leased

Depth: 60' - 65'

Building A2

Retail

**Delivered February 2024*



Building F1

±1,322 - 9,641 RSF

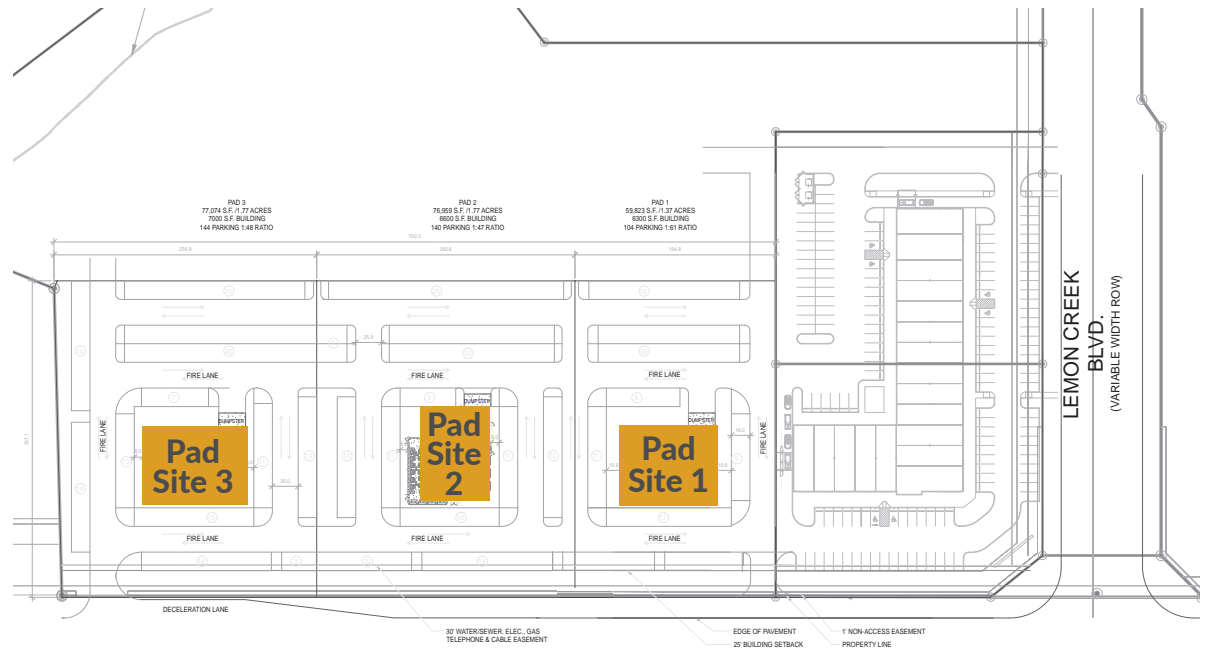
Rate: Call For Pricing

Depth: 65'

Building F1

Retail/Restaurant

****Delivered August 2025***



Pad Site 1

±5,450 SF

Rate: Call For Pricing

Pad Site 2

±7,000 SF

Rate: Call For Pricing

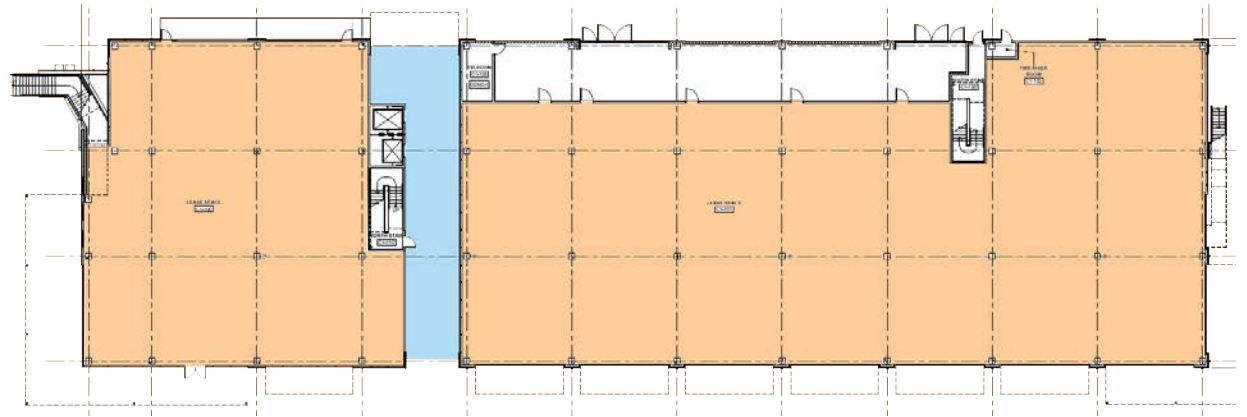
Pad Site 3

±7,000 SF

Rate: Call For Pricing

Pad Sites

Restaurant



GROUND FLOOR

±24,805 RSF

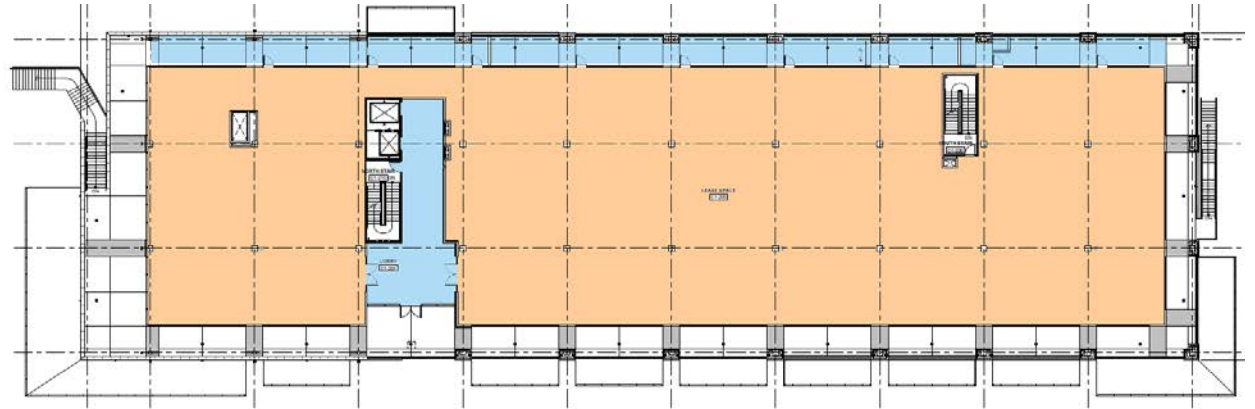
Rate: Call For Pricing

Depth: 75' - 93'

Building C1

3-Story Office/Retail/Restaurant

***Anticipated Delivery - Q1 2027**



SECOND FLOOR

±23,815 RSF

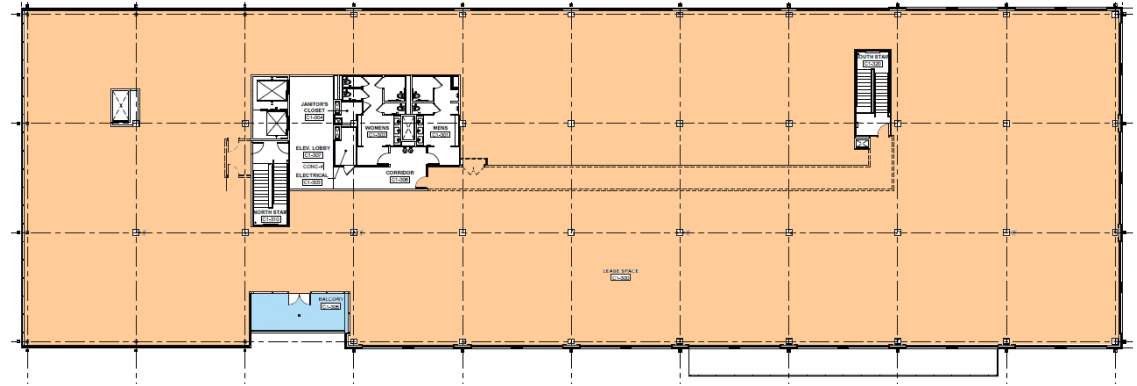
Rate: Call For Pricing

Depth: 75'

Building C1

3-Story Office/Retail/Restaurant

***Anticipated Delivery - Q1 2027**



THIRD FLOOR

±29,020 RSF

Rate: Call For Pricing

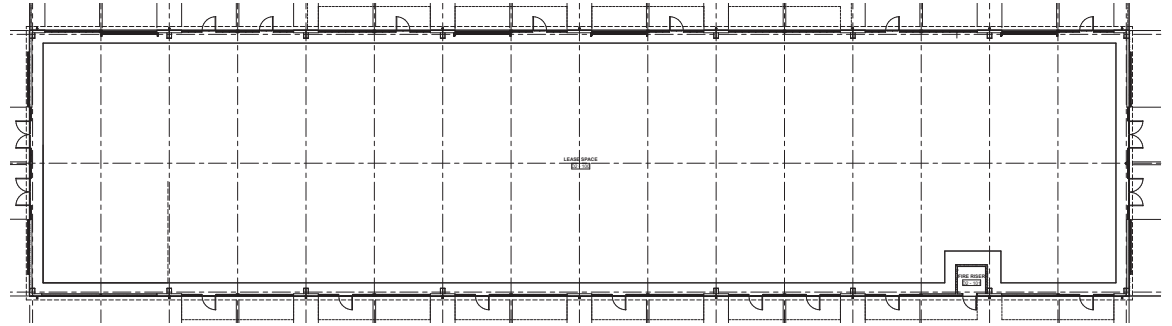
Depth: 93'

Building C1

3-Story Office/Retail/Restaurant

***Anticipated Delivery - Q1 2027**

Outdoor Patio Area



Conceptual

GROUND FLOOR

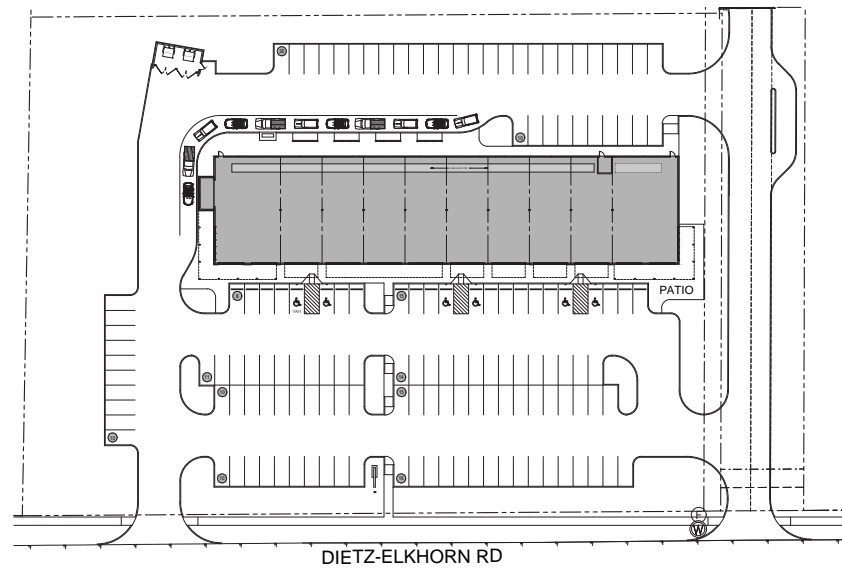
±14,036 RSF

Rate: Call For Pricing

Depth: 58'

Building D2

Retail/Restaurant



Conceptual



GROUND FLOOR

±18,000 RSF

Rate: Call For Pricing

Depth: 65'

Building N1

Retail/Restaurant

***Anticipated Delivery - Q4 2027**



Property Photos - August 2025

Building A2 & H-E-B

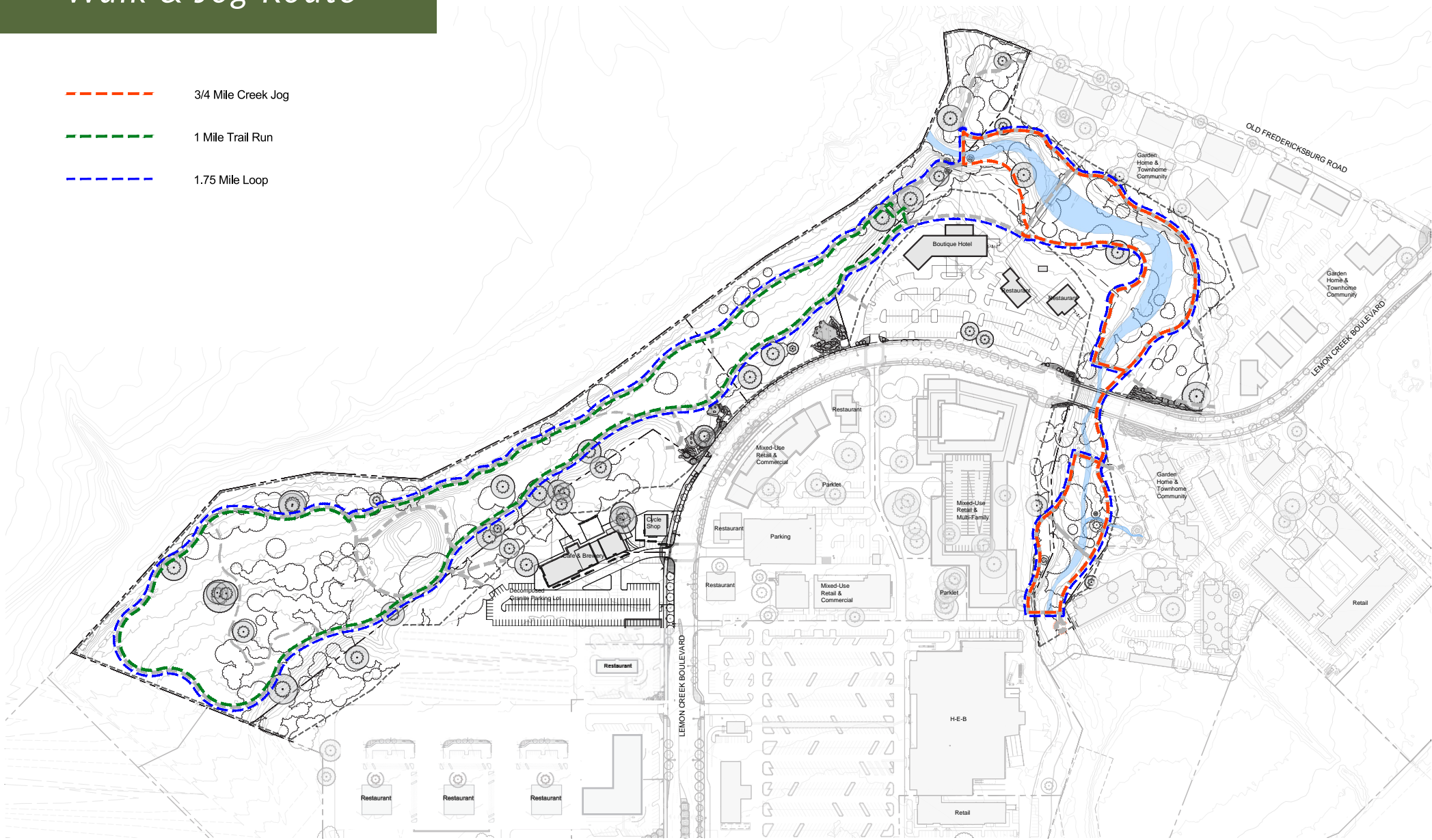


Property Photos - August 2025

Building F1

Walk & Jog Route

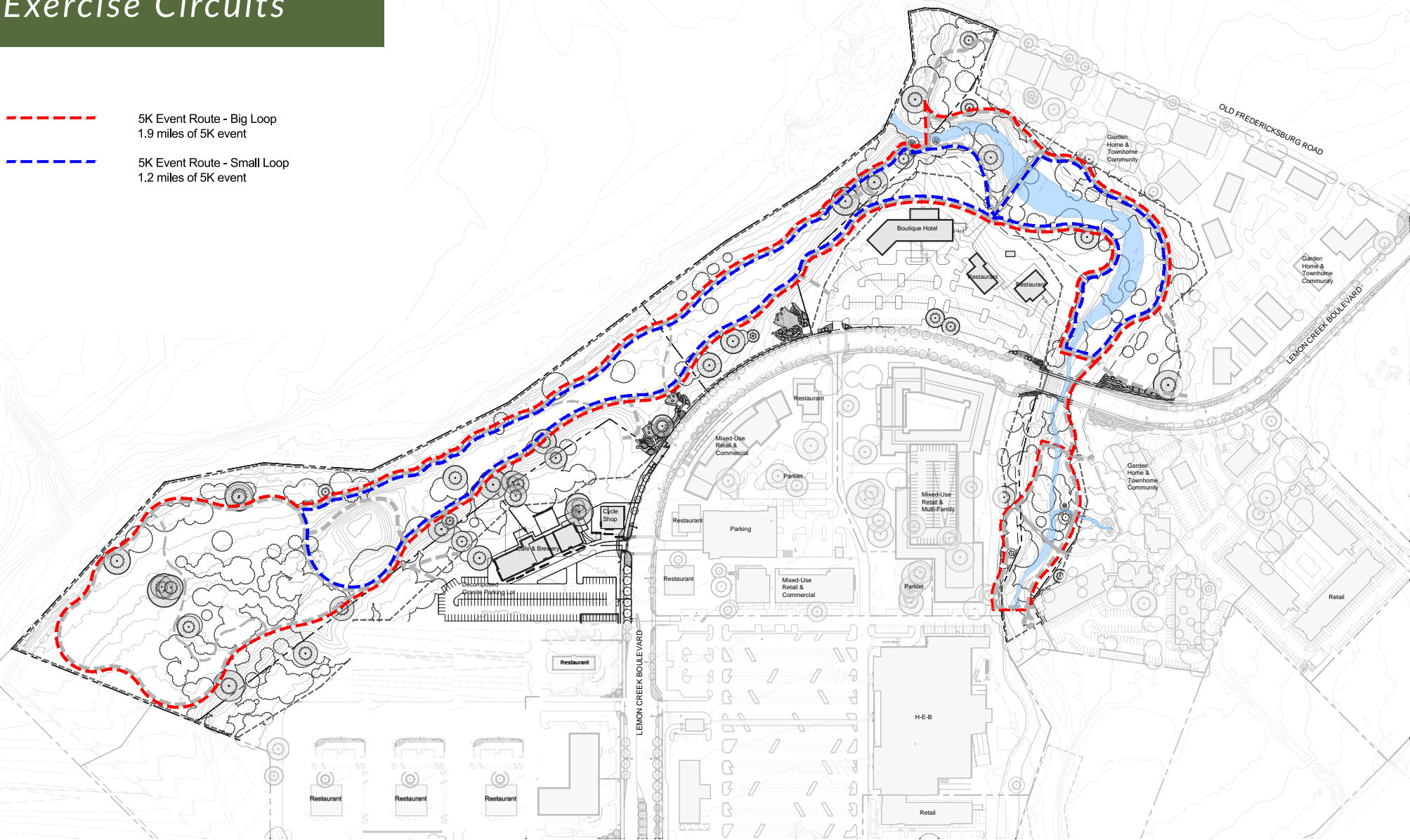
- 3/4 Mile Creek Jog
- 1 Mile Trail Run
- 1.75 Mile Loop



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



INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Types of Real Estate License Holders:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A Broker's Minimum Duties Required By Law (A Client Is The Person Or Party That The Broker Represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A License Holder Can Represent A Party In A Real Estate Transaction:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Valcor Properties, LLC	602931		210.824.4242
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
			
<i>Licensed Supervisor of Sales Agent / Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Adam Schiller	534038	adam@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Charlie Malmberg	601207	charlie@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
			
<i>Buyer / Tenant / Seller / Landlord Initials</i>	<i>Date</i>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov





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