

Conceptual



LEMON CREEK

RANCH

On IH-10 Between San Antonio & Boerne, TX

*Hill Country Experience With
Modern Amenities.*



An architectural rendering of a modern building with a large, flat, overhanging roof. The roof is supported by dark columns and has several ceiling fans. Below the roof, there is a large outdoor seating area with tables and chairs. A person is walking on a path in the foreground. The building has large glass windows and doors. The overall style is contemporary and functional.

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.** ■

Conceptual

Lemon Creek Ranch Highlights

Grocery anchored mixed-use development.

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

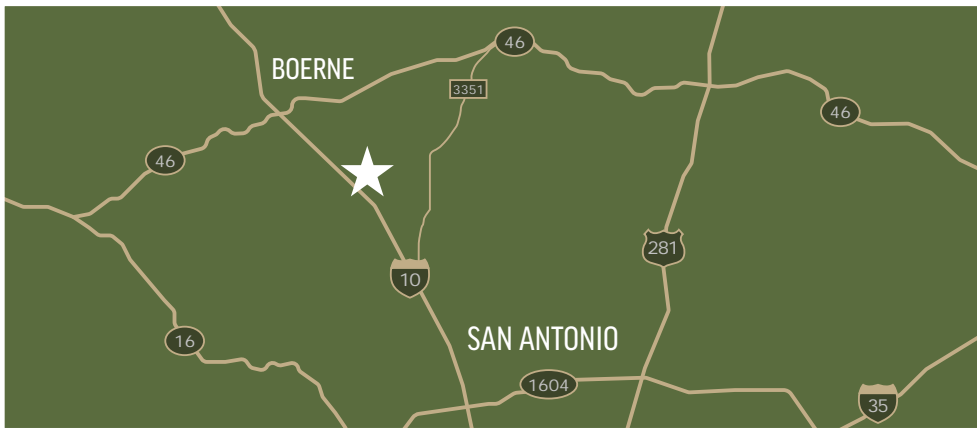
Heritage trees and landscape features establish places where the community can come together.

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.

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

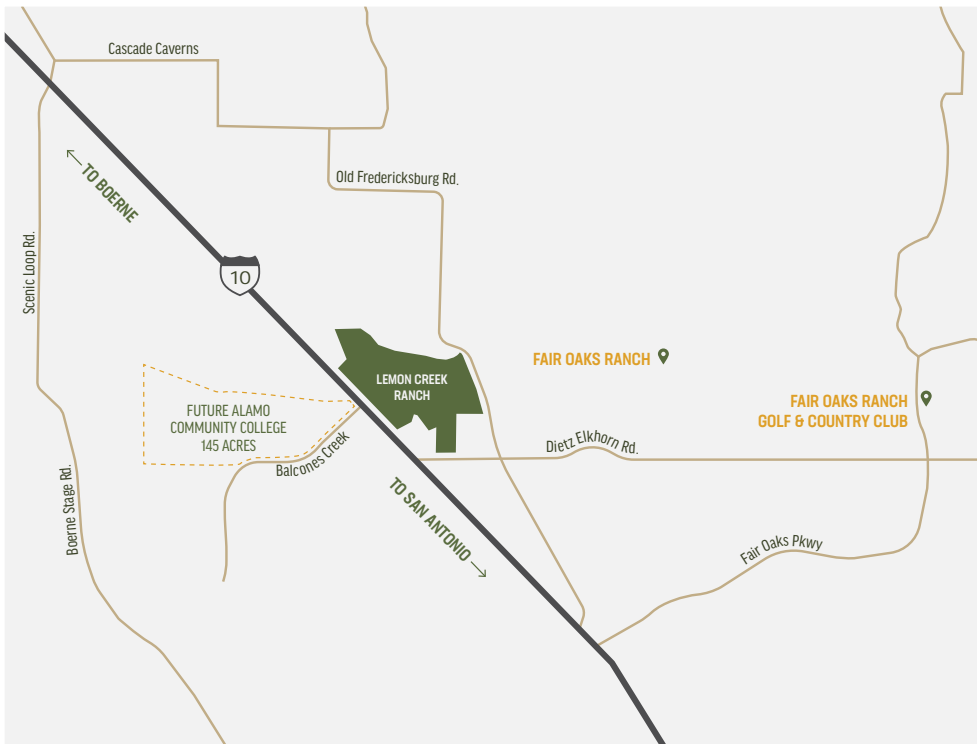
Live, Work, & Play at Lemon Creek Ranch





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

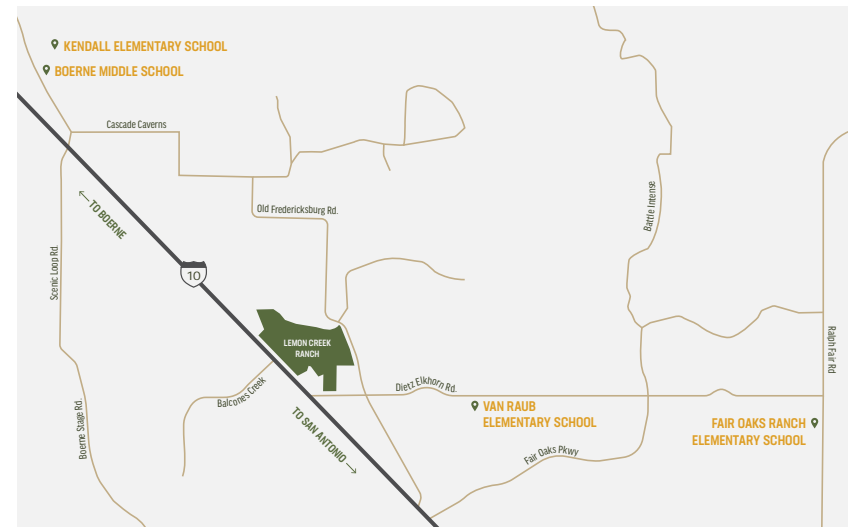
AVERAGE HOUSEHOLD
INCOME WITHIN A
3-MILE RADIUS

\$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	±581 units
STRUCTURED PARKING	±2,400 spaces
SURFACE PARKING	±3,237 spaces



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

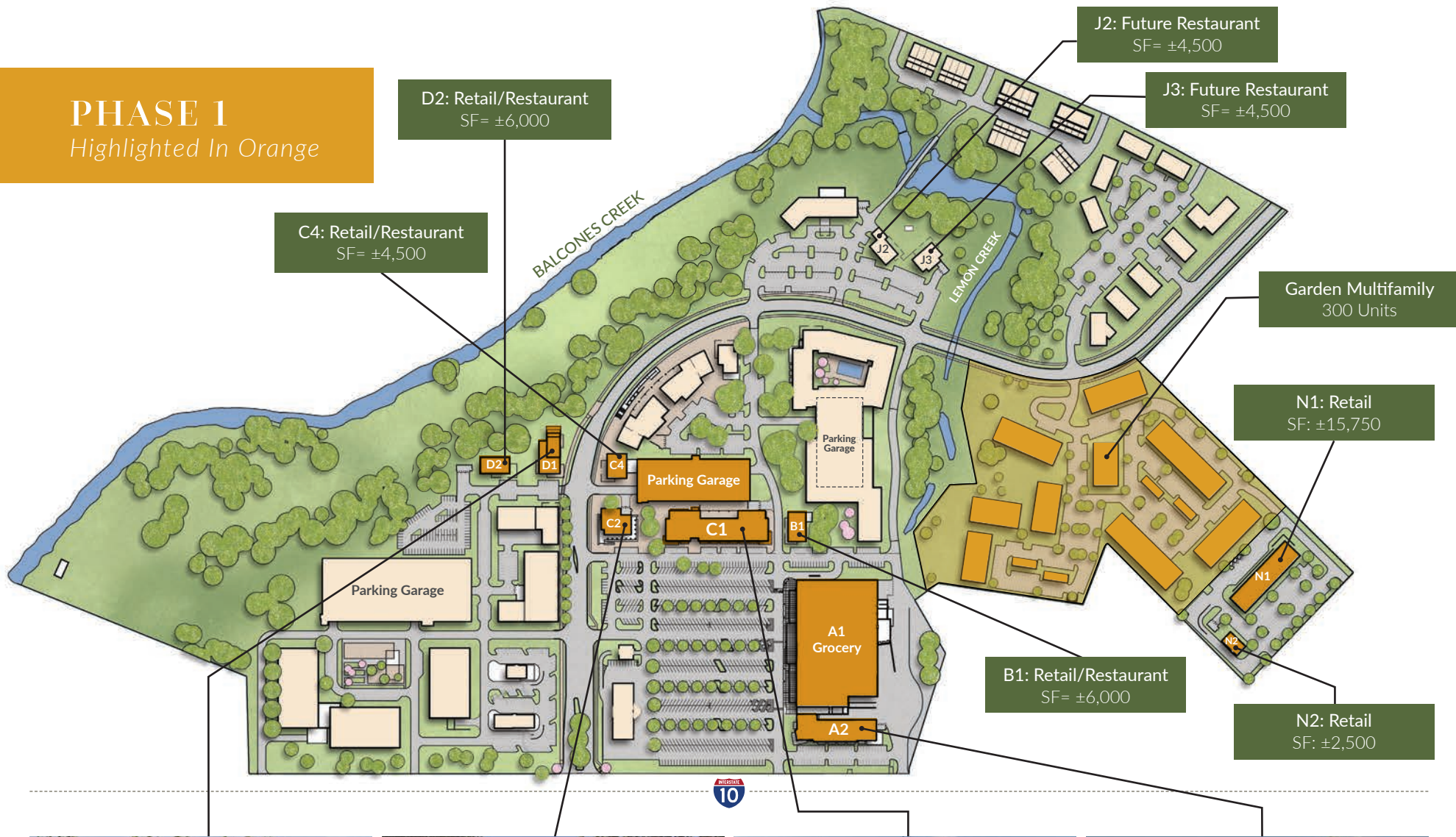
Class A
Garden/Wrap/
Townhomes

2 Bodies

of Living Water

PHASE 1

Highlighted In Orange



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

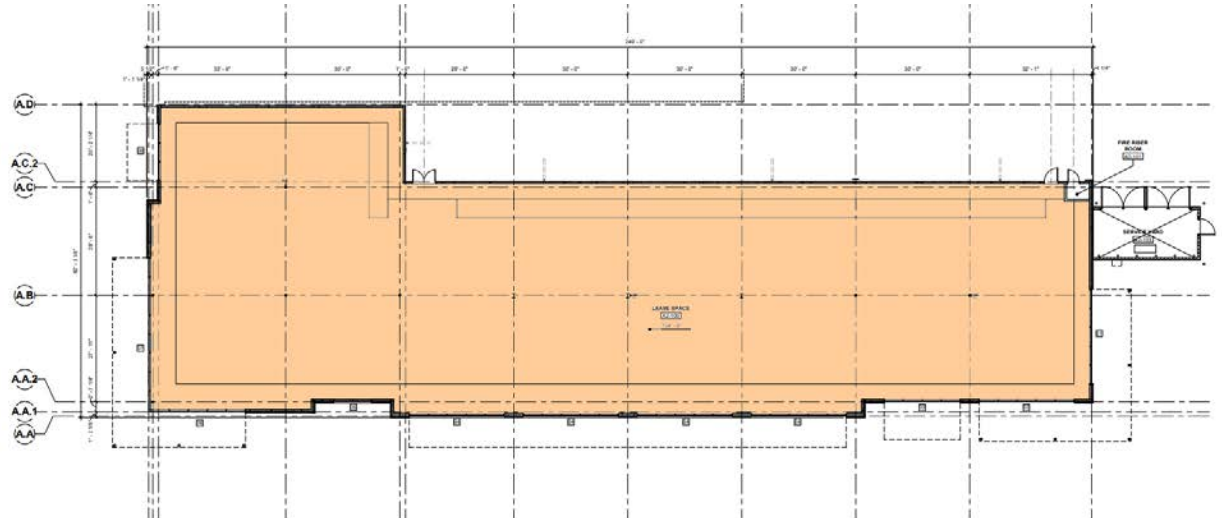
Lemon Creek Ranch
TRAIL SYSTEM

Conceptual



Building A2

Retail



Conceptual



GROUND FLOOR

±16,258 RSF

Rate: Call For Pricing

NNN's: \$10/SF (Est.)

Depth: 60' - 65'

Building A2

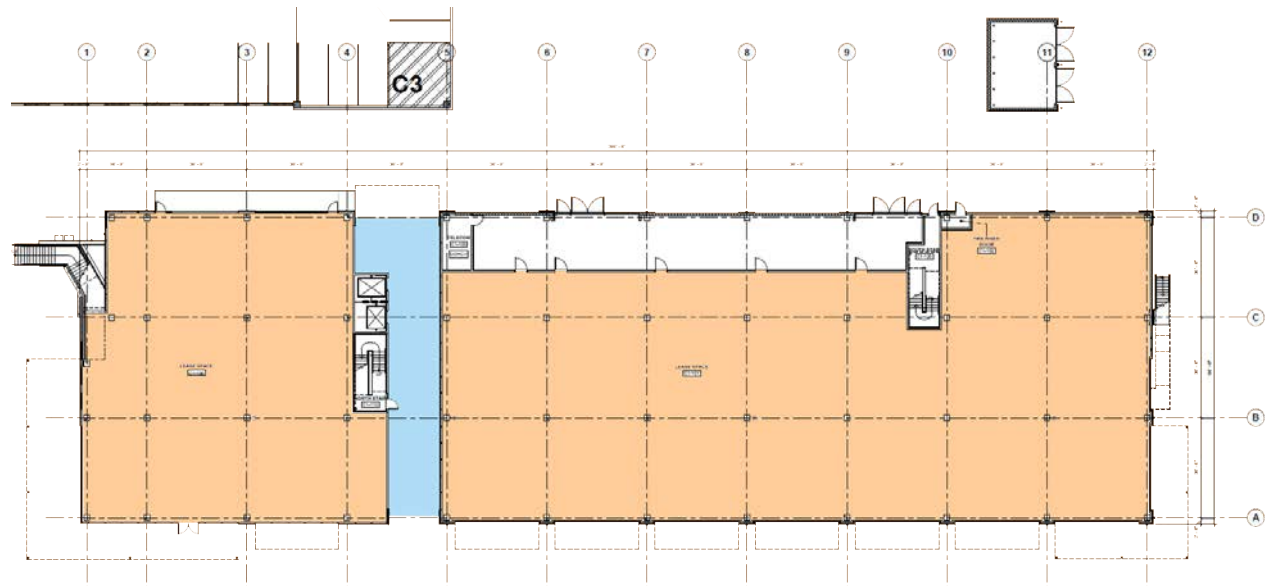
Retail

Conceptual



Building C1

3-Story Office/Retail/Restaurant



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GROUND FLOOR

±24,805 RSF

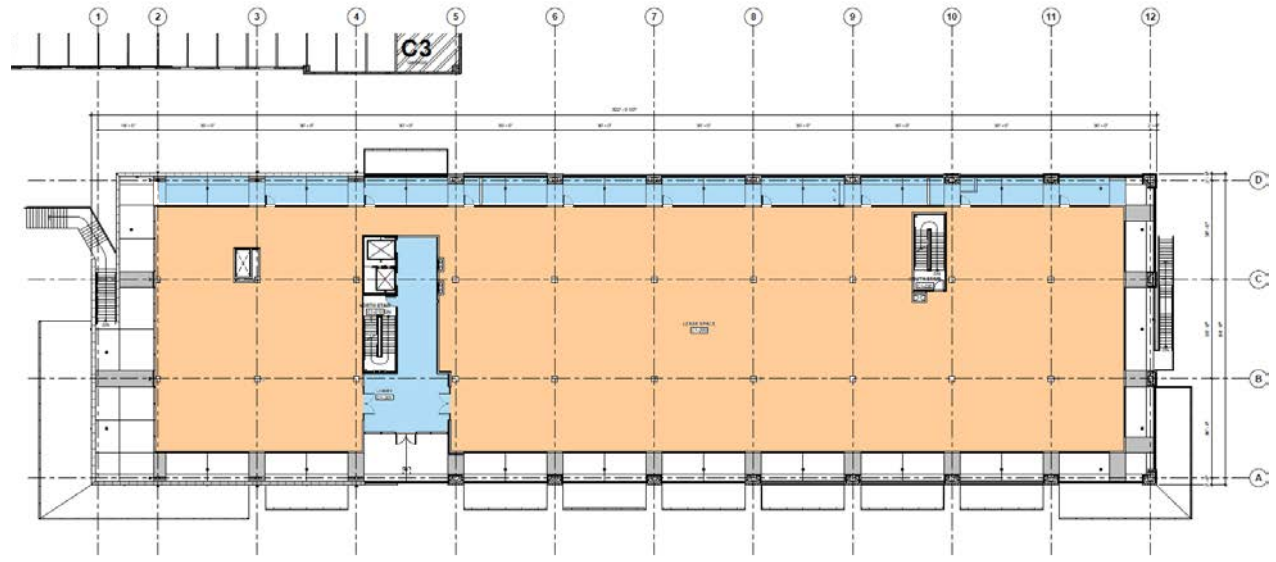
Rate: Call For Pricing

NNN's: \$10/SF (Est.)

Depth: 75' - 93'

Building C1

3-Story Office/Retail/Restaurant



SECOND FLOOR

±23,815 RSF

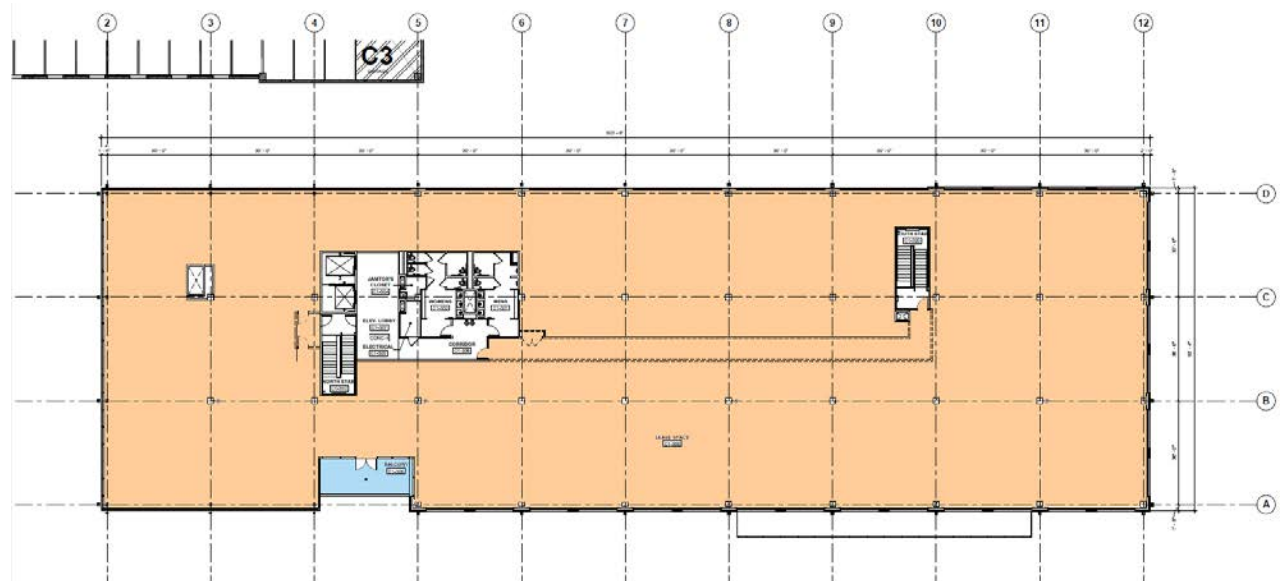
Rate: Call For Pricing

NNN's: \$10/SF (Est.)

Depth: 75'

Building C1

3-Story Office/Retail/Restaurant



Conceptual

THIRD FLOOR

±29,020 RSF

Rate: Call For Pricing

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

**includes utilities & janitorial services*

Depth: 93'

Building C1

3-Story Office/Retail/Restaurant

Conceptual



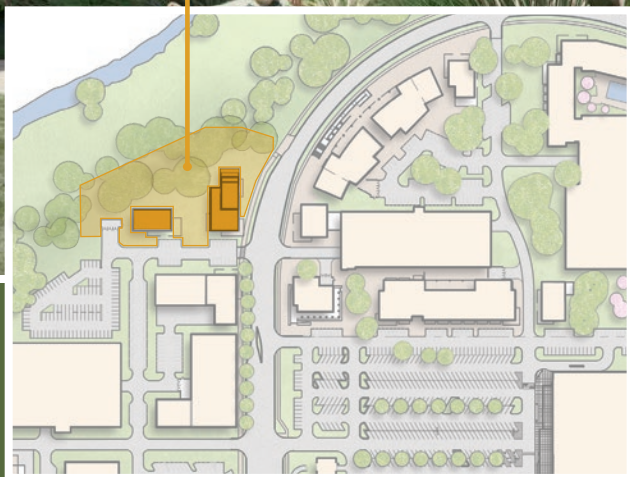
Building C2

Restaurant

SF= 5,000 - 6,500 | Rate = Call For Pricing



Outdoor Patio Area



Building D1

2-Story Retail/Restaurant
SF= 2,000 - 10,000 | Rate = Call For Pricing

The background is a photograph of a park scene with a wooden deck. A band is performing on the deck: a man on the left is playing an electric guitar, and a woman on the right is singing into a microphone. There are large speakers on the deck. In the background, there are trees, a building with a sign that says "Jenny's", and other people sitting on a bench.

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