

Conceptual



# LEMON CREEK

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## 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**

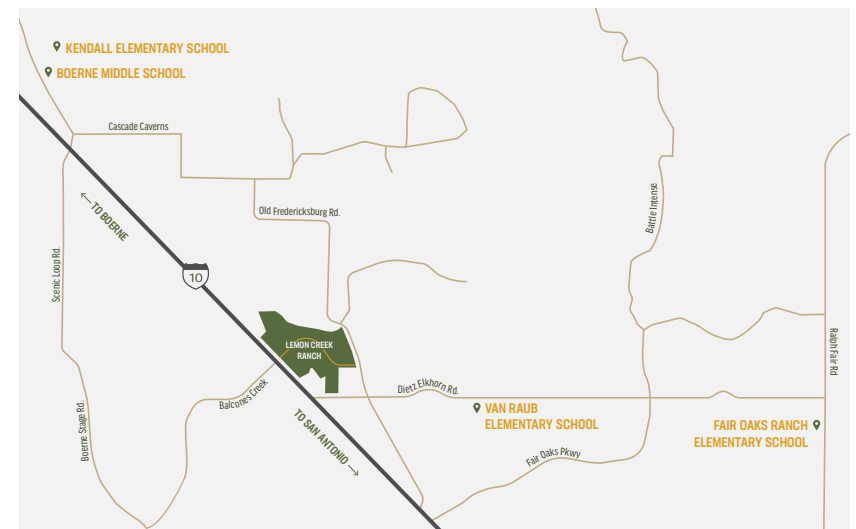
AVERAGE HOUSEHOLD  
INCOME WITHIN A  
**3-MILE RADIUS**

**\$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  
Under Construction

N1: Retail  
SF: ±18,000



Pad Sites  
5,540 - 7,000 SF



D2: Retail/Restaurant  
SF= ±14,036



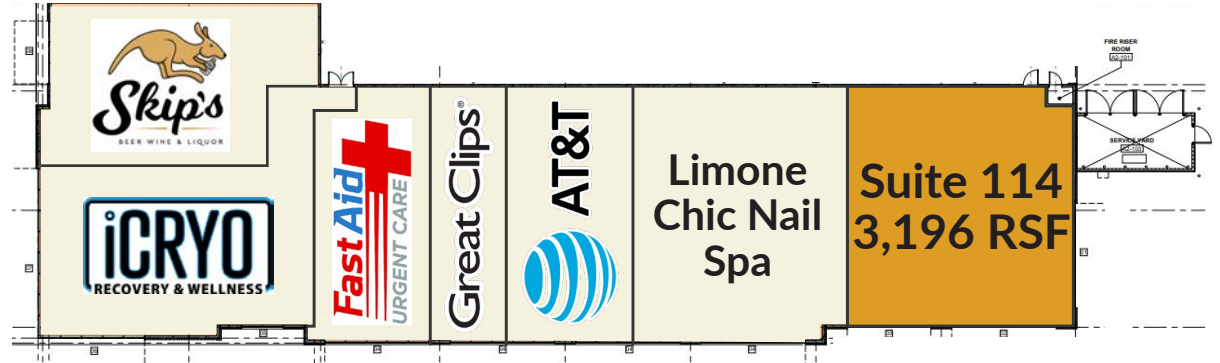
F1: Retail/Restaurant  
SF= ±1,625 - 13,733



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



A2: Retail  
SF= ±3,196



## GROUND FLOOR

±3,196 RSF

Rate: Call For Pricing

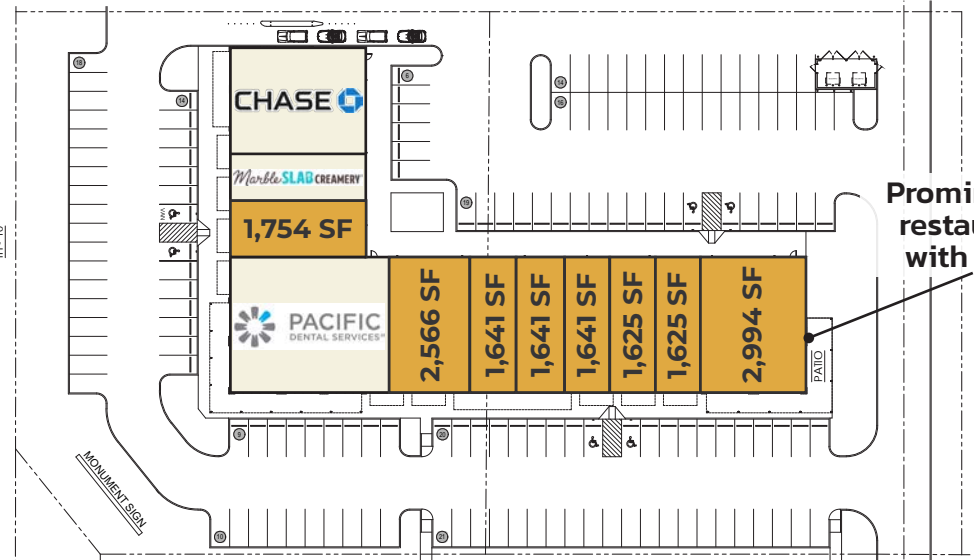
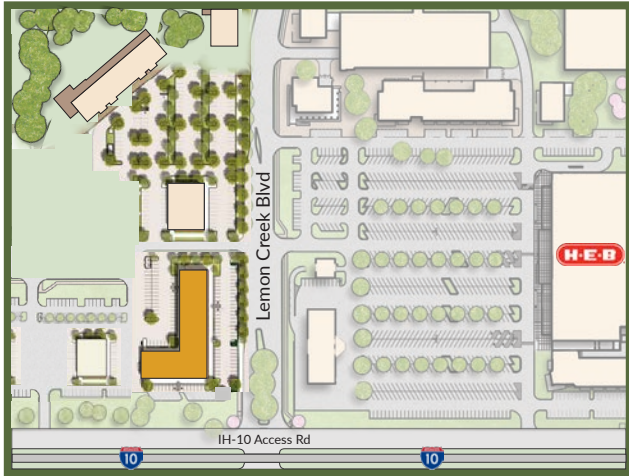
NNN's: \$12/SF (Est.)

Depth: 60' - 65'

Building A2

Retail

*\*Delivered February 2024*



Prominent endcap restaurant space with large patio

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## Building F1

±1,625 - 13,733 RSF

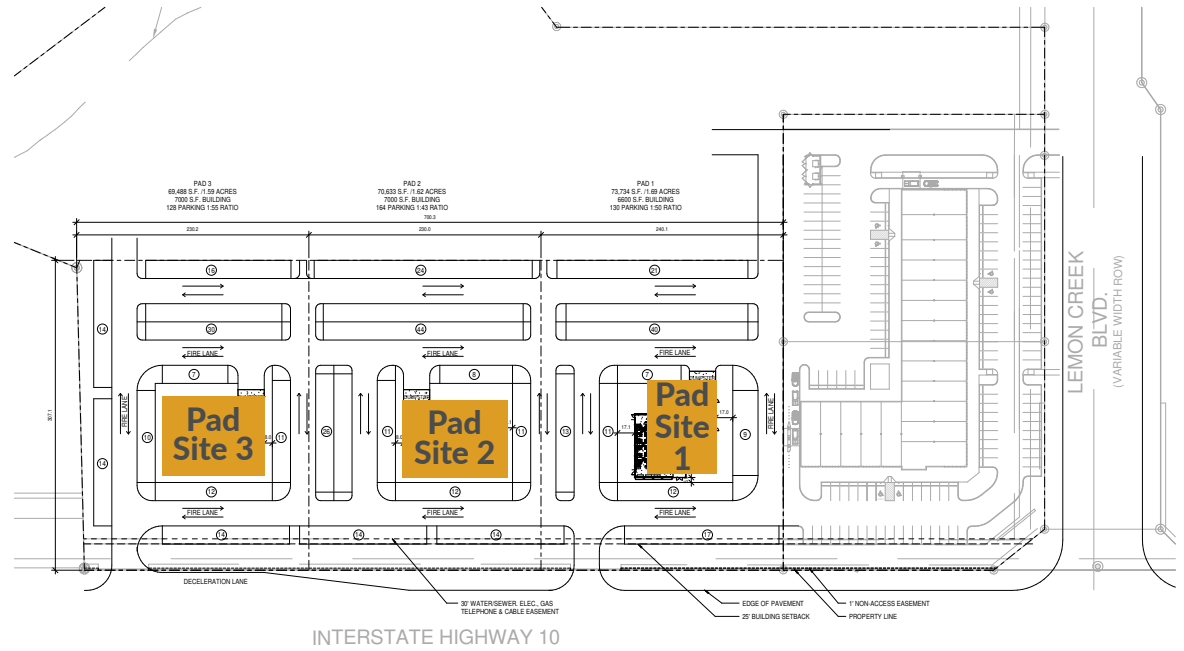
Rate: Call For Pricing

Depth: 65'

Building F1

Retail/Restaurant

**\*Anticipated Delivery - Summer 2025**  
UNDER CONSTRUCTION



## Pad Site 1

±5,450 SF

Rate: Call For Pricing

## Pad Site 2

±7,000 SF

Rate: Call For Pricing

## Pad Site 3

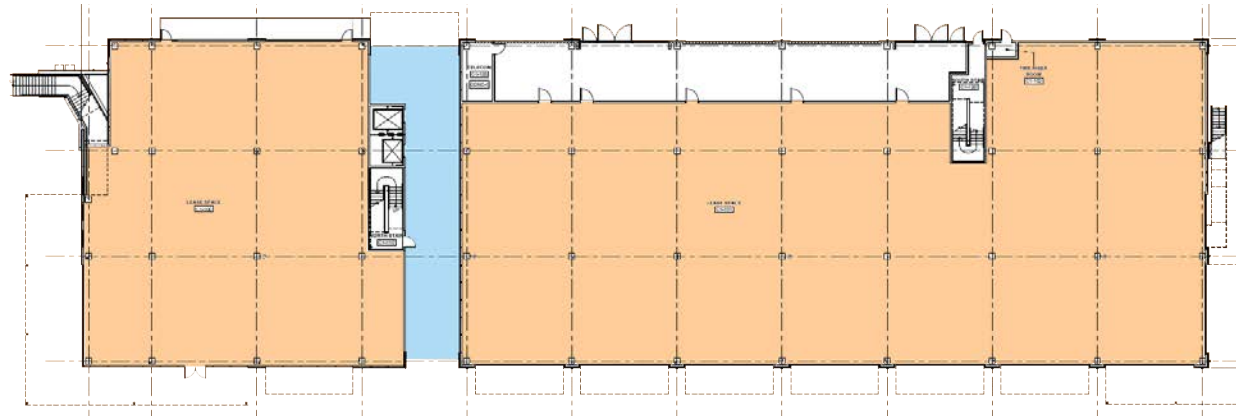
±7,000 SF

Rate: Call For Pricing

Pad Sites

Restaurant





## GROUND FLOOR

±24,805 RSF

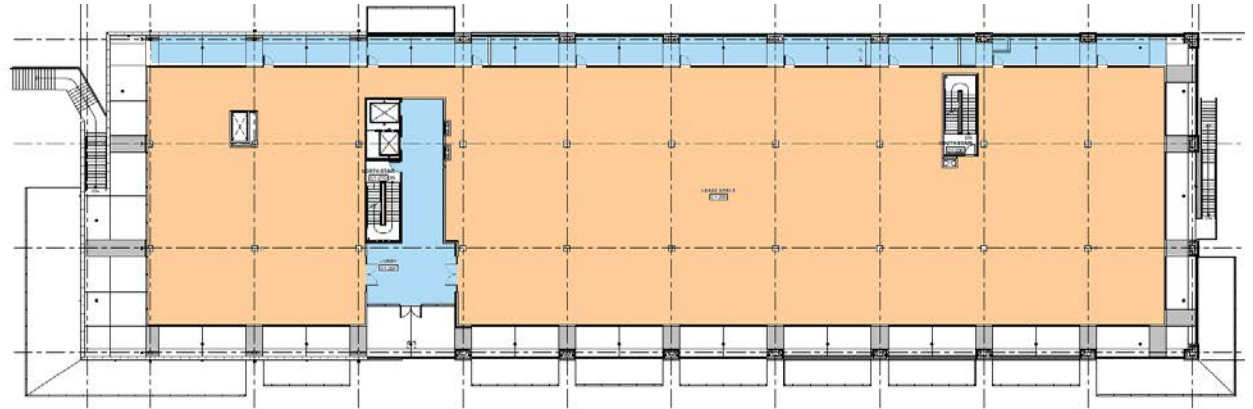
Rate: Call For Pricing

Depth: 75' - 93'

Building C1

3-Story Office/Retail/Restaurant

**\*Anticipated Delivery - Q1 2026**



## SECOND FLOOR

±23,815 RSF

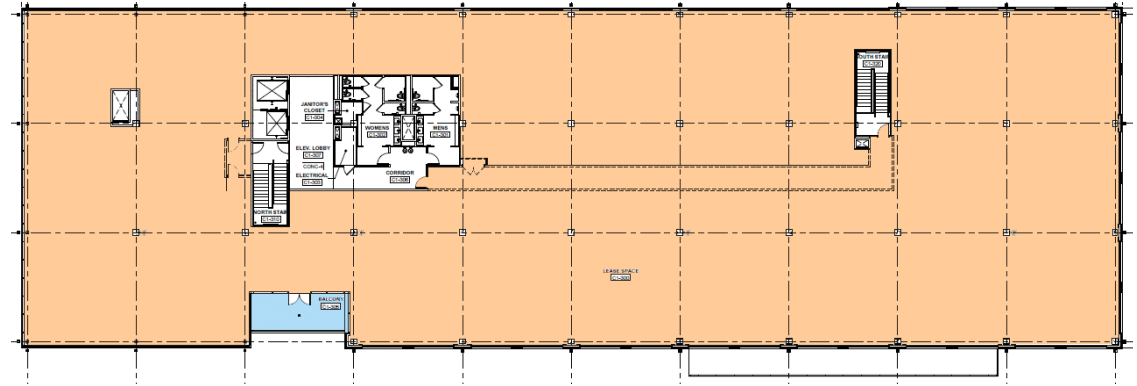
Rate: Call For Pricing

Depth: 75'

Building C1

3-Story Office/Retail/Restaurant

**\*Anticipated Delivery - Q1 2026**



## THIRD FLOOR

±29,020 RSF

Rate: Call For Pricing

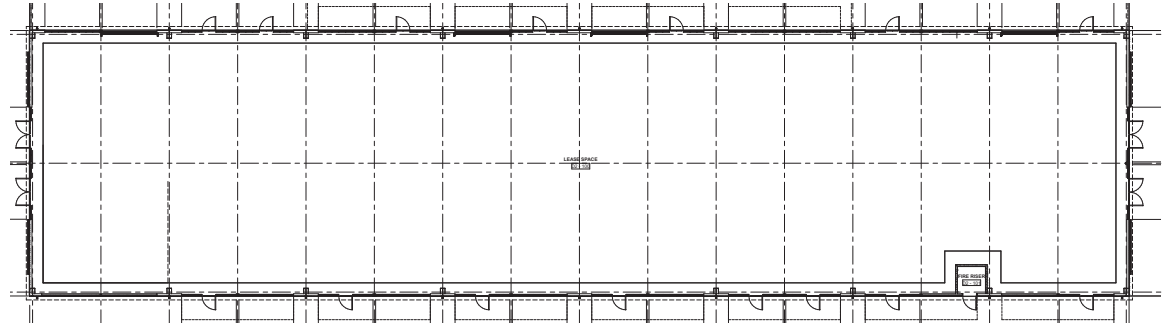
Depth: 93'

Building C1

3-Story Office/Retail/Restaurant

**\*Anticipated Delivery - Q1 2026**

## Outdoor Patio Area



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## GROUND FLOOR

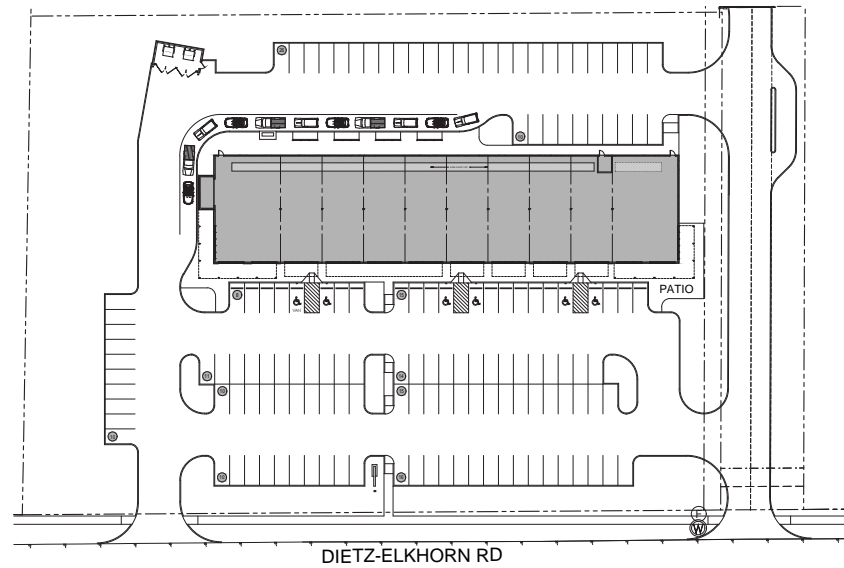
±14,036 RSF

Rate: Call For Pricing

Depth: 58'

Building D2

Retail/Restaurant



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## GROUND FLOOR

±18,000 RSF

Rate: Call For Pricing

Depth: 65'

Building N1

Retail/Restaurant

***\*Anticipated Delivery - Q4 2025***

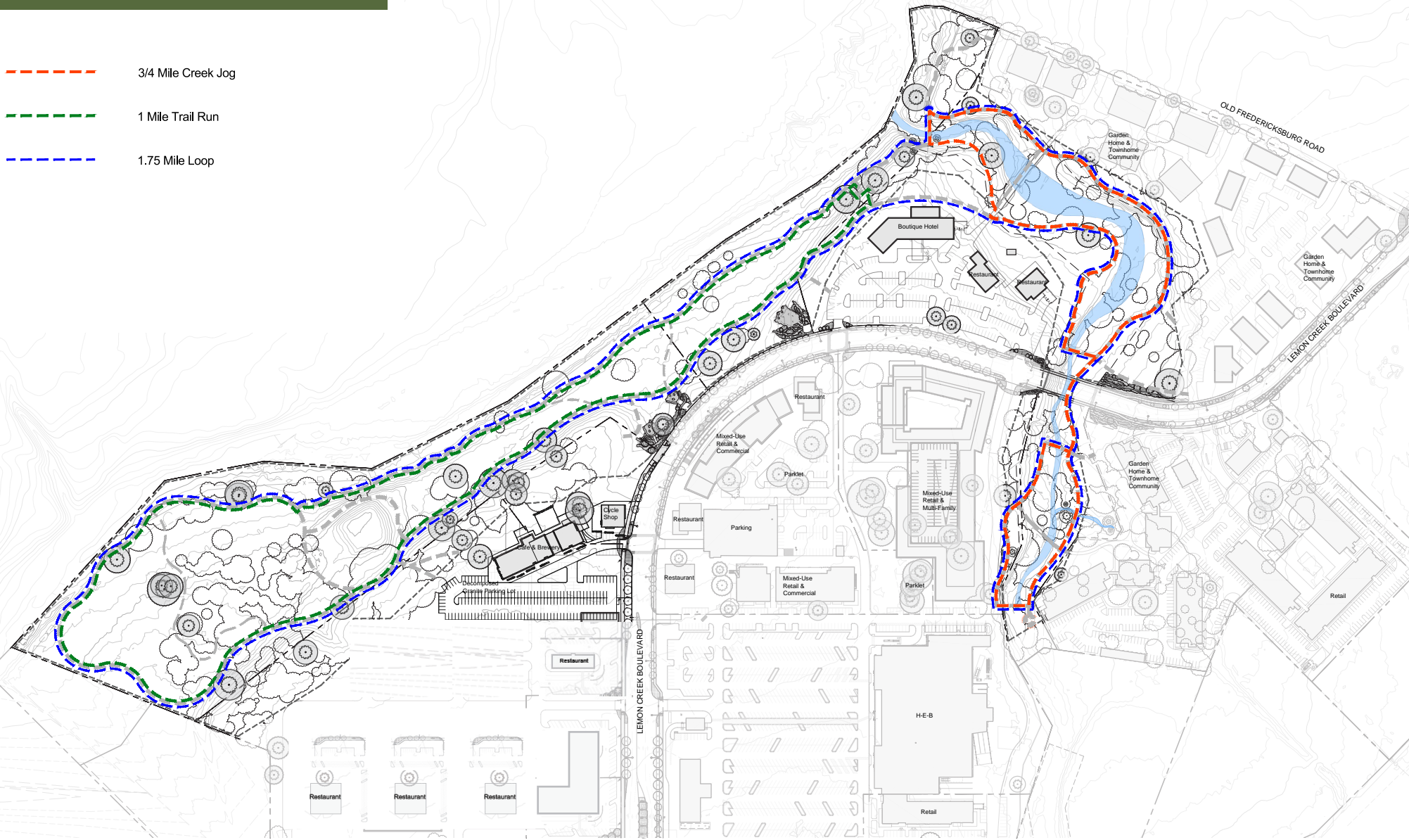


Property Photos - August 2024

Building A2 & H-E-B



# Walk & Jog Route

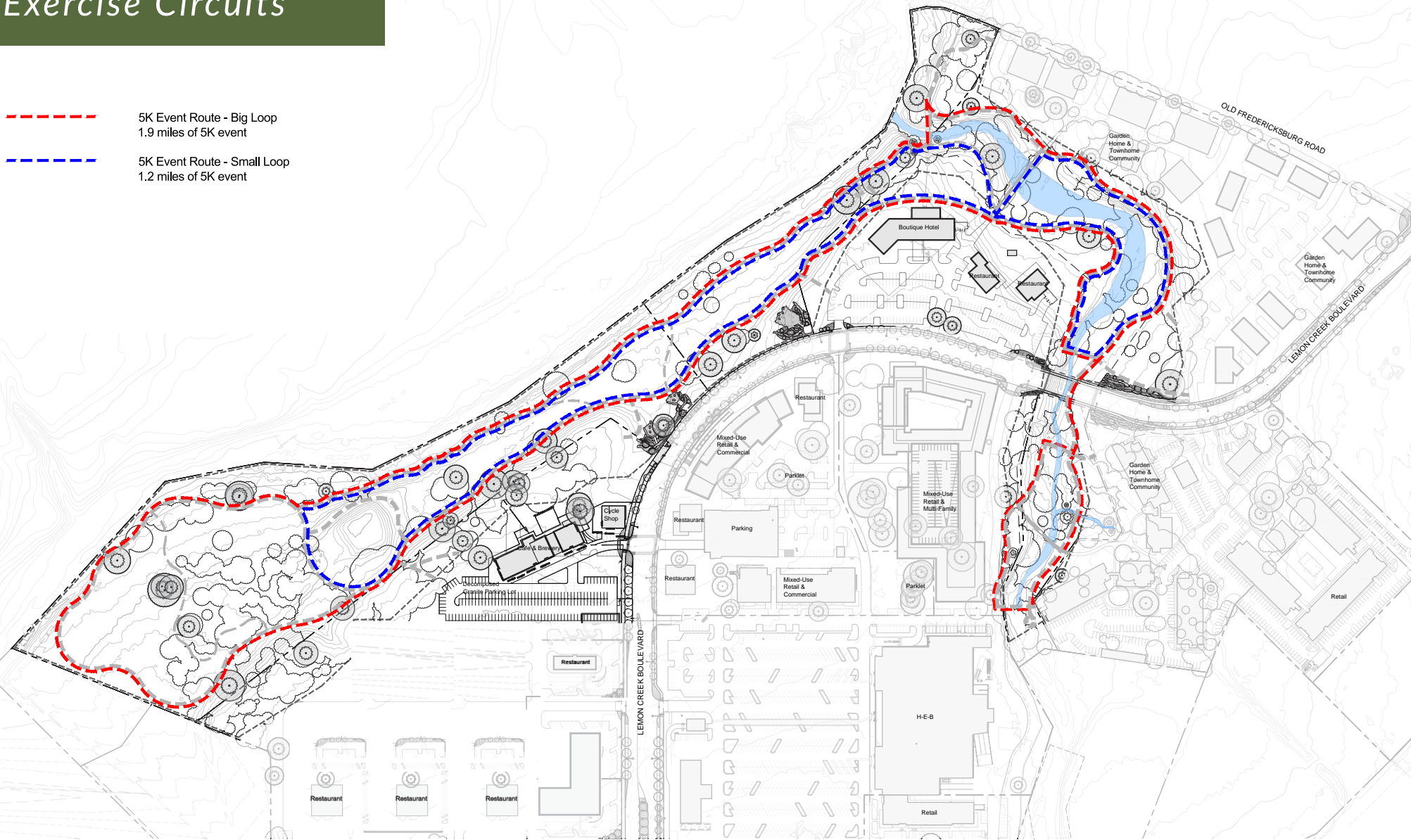
- 3/4 Mile Creek Jog
- 1 Mile Trail Run
- 1.75 Mile Loop



# 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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