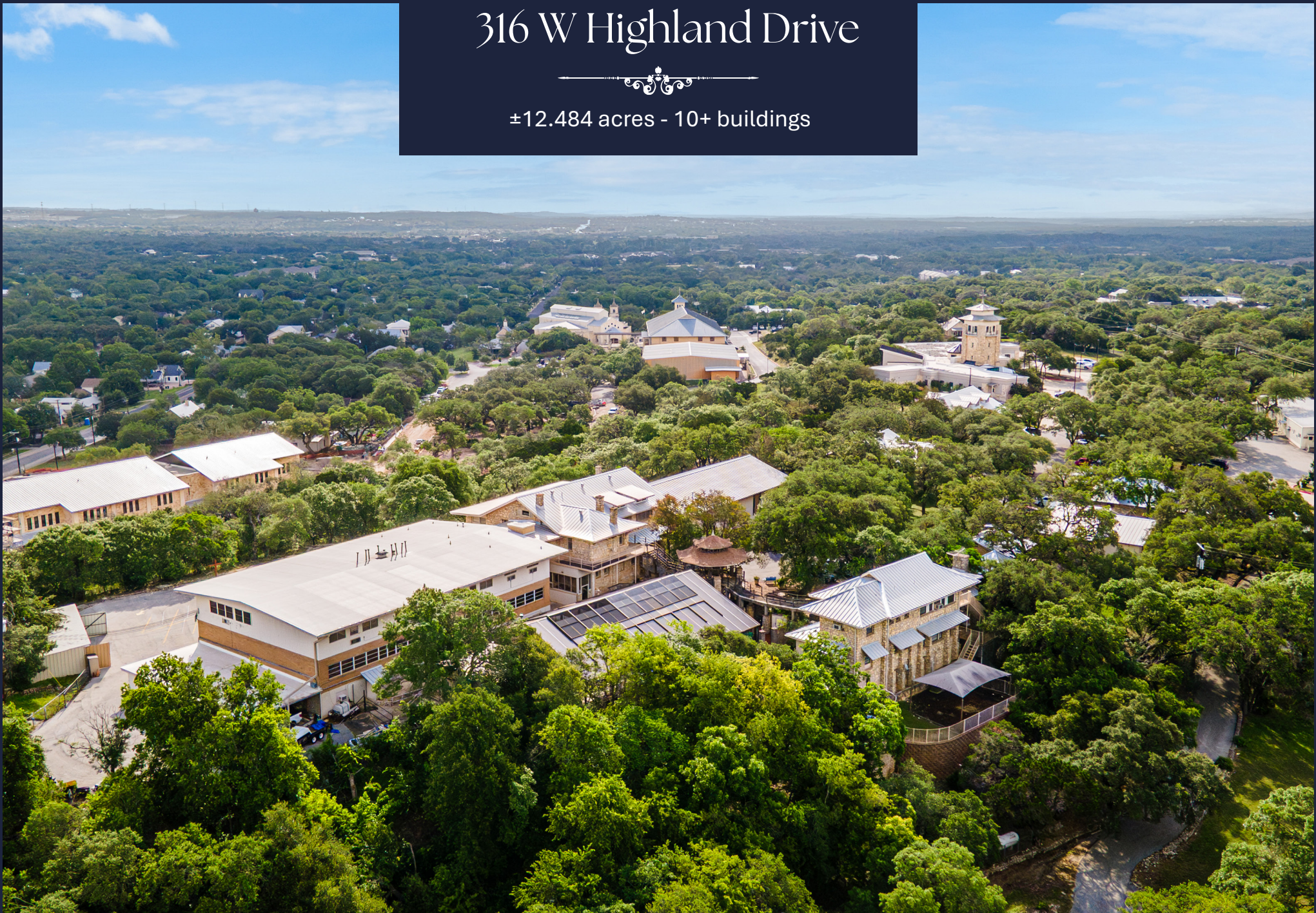


316 W Highland Drive



±12.484 acres - 10+ buildings



Boerne, Texas 78006
Historic mixed-use campus



Boerne, Texas

316 W Highland Dr.



The Benedictine Sisters have faithfully stewarded 316 W Highland for generations, preserving its rich history and legacy. Today, this remarkable property presents a rare opportunity for a visionary owner to carry its legacy forward and thoughtfully reimagine its future.





At a Glance

± 12.484 acres

First time on the market

Walkable amenities

High profile visibility

10+ multi-use buildings totaling ±42,489 SF

Immediate access to IH-10 & Hwy 46

Located in the heart of Boerne











Steps from Main Street

Explore shops, restaurants and vibrant local amenities



Free Roam Brewery



Tusculum Brewery



Ella Blue Boutique



Richter Tavern



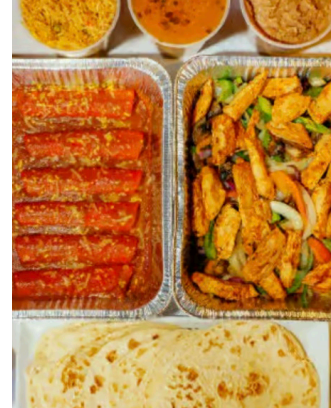
Tre Pizzeria



Black Rifle Coffee



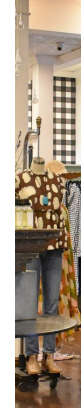
Bear Moon Bakery



Las Tuitarras



Cibola Creek Brewery



Demographics

Population	3 Miles	5 Miles	10 Miles
2025	10,231	13,447	30,545
2030 Projection	11,588	15,200	33,725
2025-2030 Annual	2.7%	2.6%	2.1%

Household Income

Average Household Income	\$127,137	\$136,935	\$156,952
Median Household Income	\$92,451	\$103,898	\$130,617

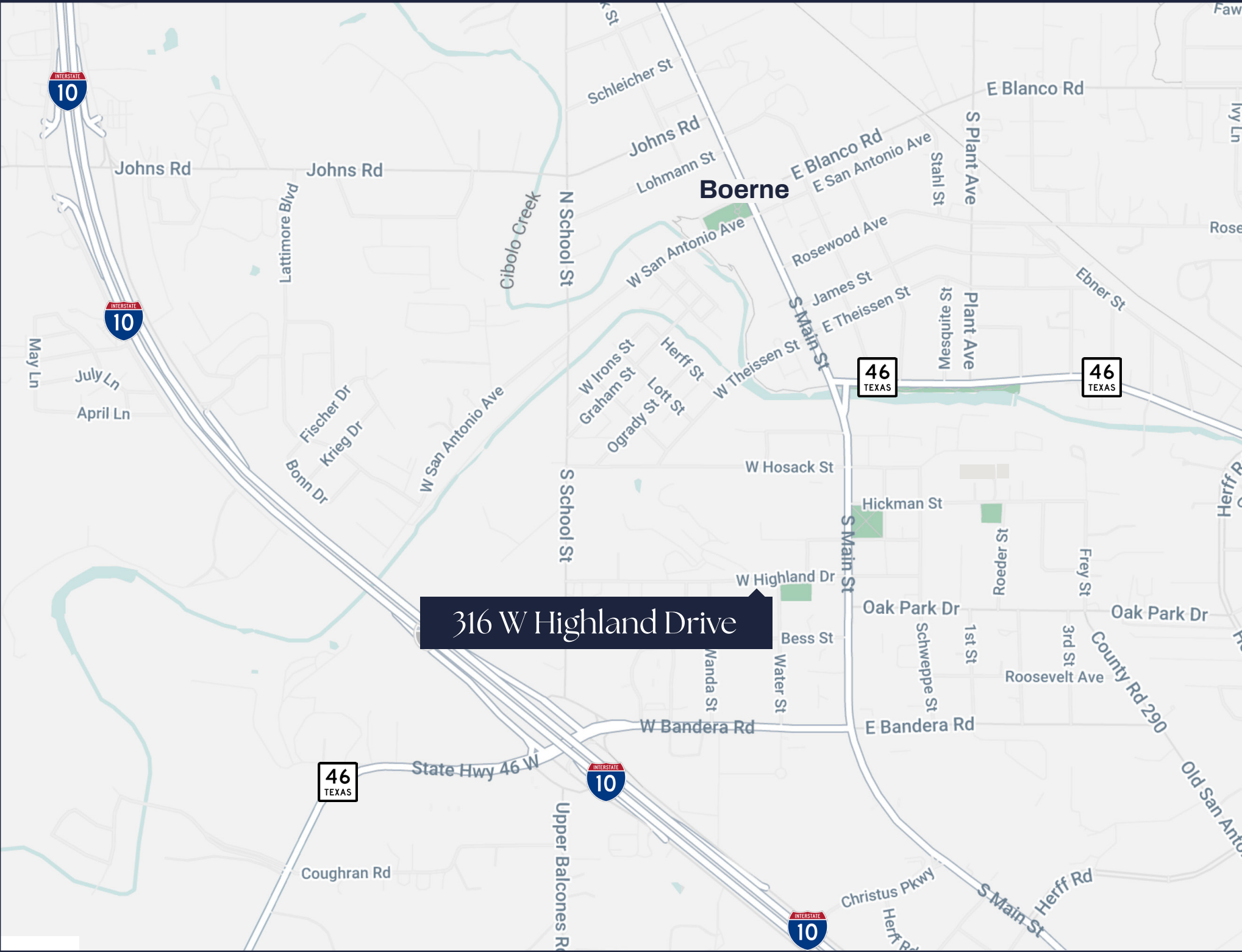
Housing Value

Median Home Price	\$480,960	\$510,459	\$526,757
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Housing Units

Owner-Occupied Housing	7,800	10,771	27,034
Renter-Occupied Housing	3,789	4,429	6,691





Boerne

316 W Highland Drive

46 TEXAS

46 TEXAS

46 TEXAS

10 INTERSTATE

10 INTERSTATE



316 W Highland Drive

W Hosack St

S School St

W Highland Dr

H-E-B

Liberty Capital Bank

Wanda St

Bess St

Walgreens

INTERSTATE 10

CHASE

James Avery JEWELRY

Water St

S Main St

planet fitness

BAPTIST HEALTH SYSTEM

W Bandera Rd

46 TEXAS

E Bandera Rd

46 TEXAS

STARBUCKS COFFEE

WELLS FARGO

TAYLOR'S ACE Hardware

THE HOME DEPOT

Frost

Walmart

S Main St

the Berg
A DOUBLETREE BY HILTON
Leandri County/Boone

INTERSTATE 10



± 24,013 SF

± 4,911 SF

± 3,444 SF

± 567 SF

± 301 SF

± 2,792 SF

± 1,792 SF

± 462 SF

± 1,180 SF

± 3,027 SF

W Highland Drive





316 W Highland Drive



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