

# 116 Bess St.

LAND FOR SALE ±2.1 ACRES

116 Bess St.  
Boerne, TX 78006



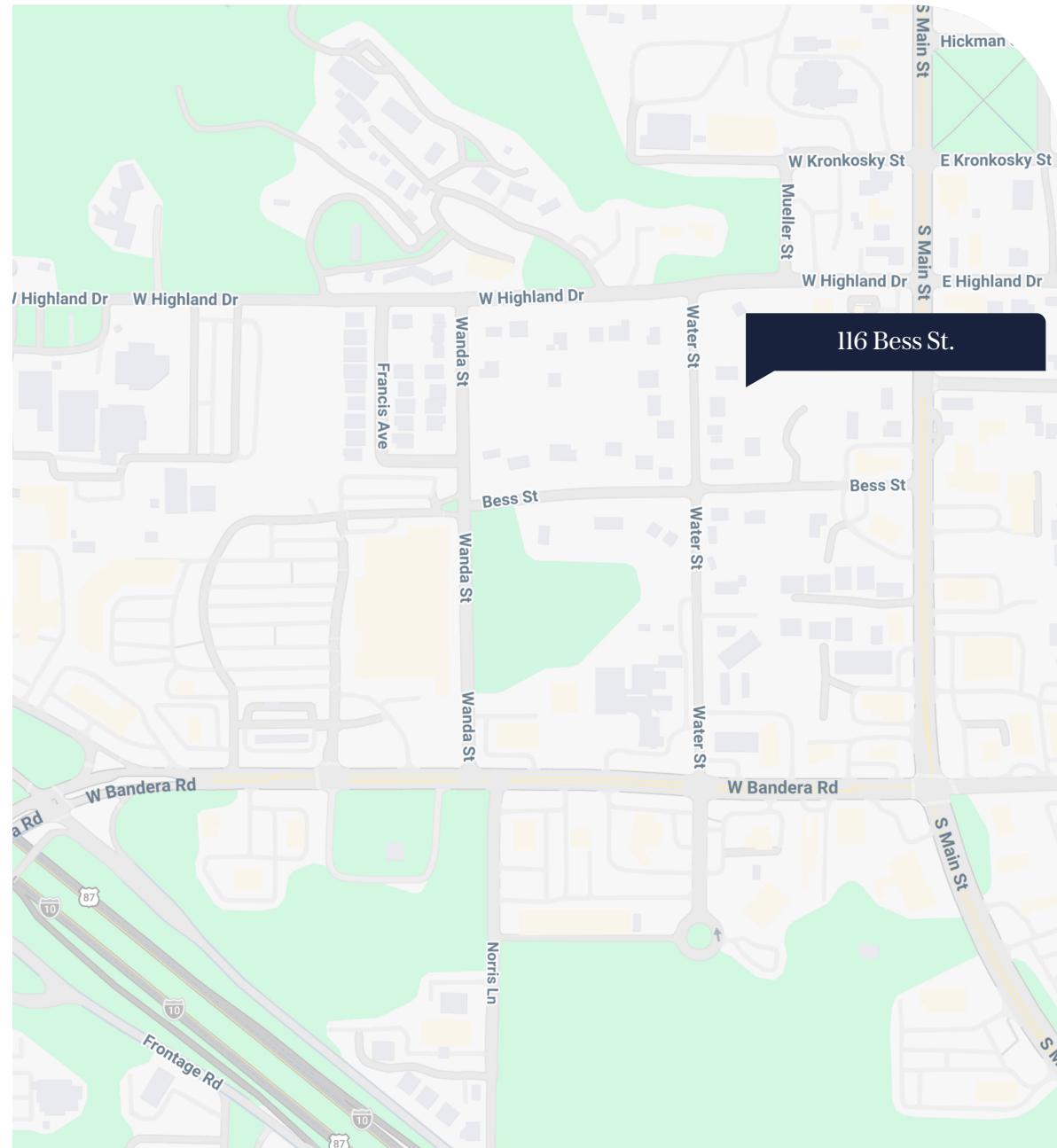
# About the Property

## Property Overview

116 Bess St. in Boerne is a 2.1-acre development property near downtown with utilities already in place. Its value comes mainly from the land and zoning potential, making it well suited for higher-density or upscale residential housing projects in a walkable location.

## HIGHLIGHTS

- ±2.1 acres
- Access from W Highland and Bess St.
- Half a block off Boerne's Main St.
- R4-L zoning
- Walkable amenities



Kelly Ralston

Senior Vice President  
(210) 253-2928  
kelly.ralston@transwestern.com

Russell T. Noll, CCIM

Executive Managing Director  
(210) 253-2945  
russell.noll@transwestern.com



# Site Plan



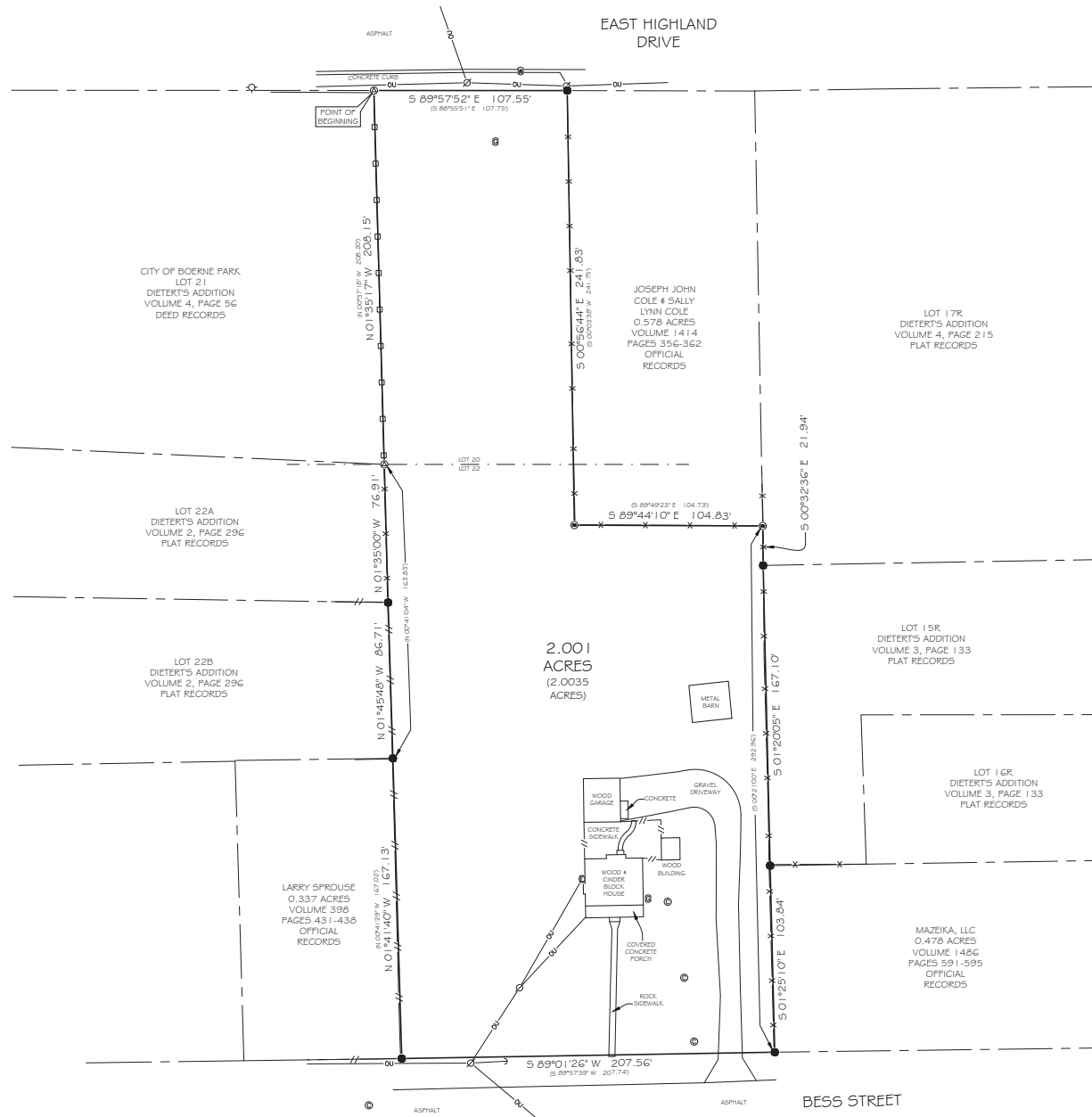
Kelly Ralston

Senior Vice President  
(210) 253-2928  
kelly.ralston@transwestern.com

Russell T. Noll, CCIM

Executive Managing Director  
(210) 253-2945  
russell.noll@transwestern.com

# Survey



Kelly Ralston

Senior Vice President

(210) 253-2928

kelly.ralston@transwestern.com

Russell T. Noll, CCIM

Executive Managing Director

(210) 253-2945

russell.noll@transwestern.com

# 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%

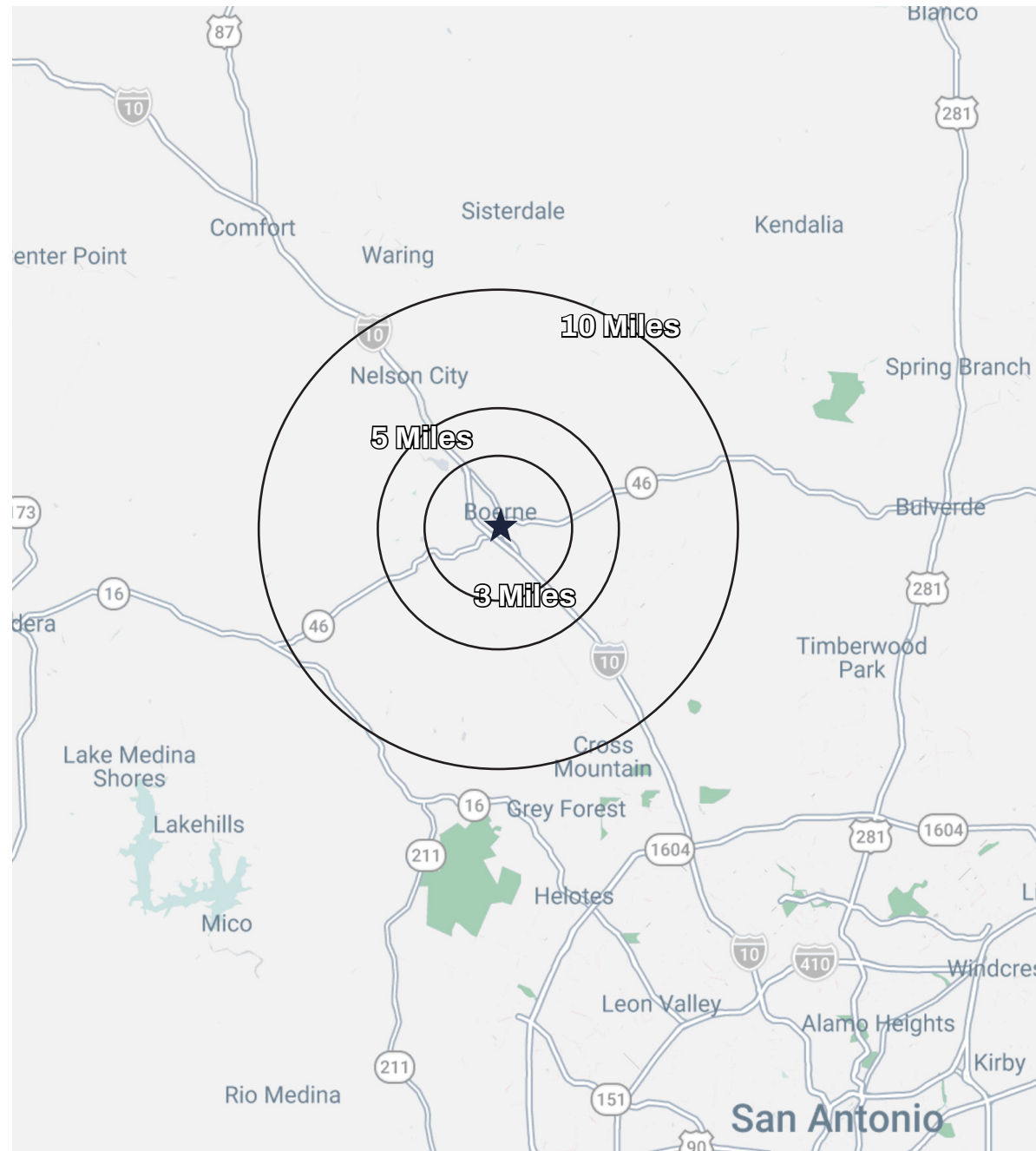
Household Income	3 Miles	5 Miles	10 Miles
Average Household Income	\$127,137	\$136,935	\$156,952
Median Household Income	\$92,451	\$103,898	\$130,617

Housing Value	3 Miles	5 Miles	10 Miles
Median Home Price	\$480,960	\$510,459	\$526,757

Housing Units	3 Miles	5 Miles	10 Miles
Owner-Occupied Housing	7,800	10,771	27,034
Renter-Occupied Housing	3,789	4,429	6,691



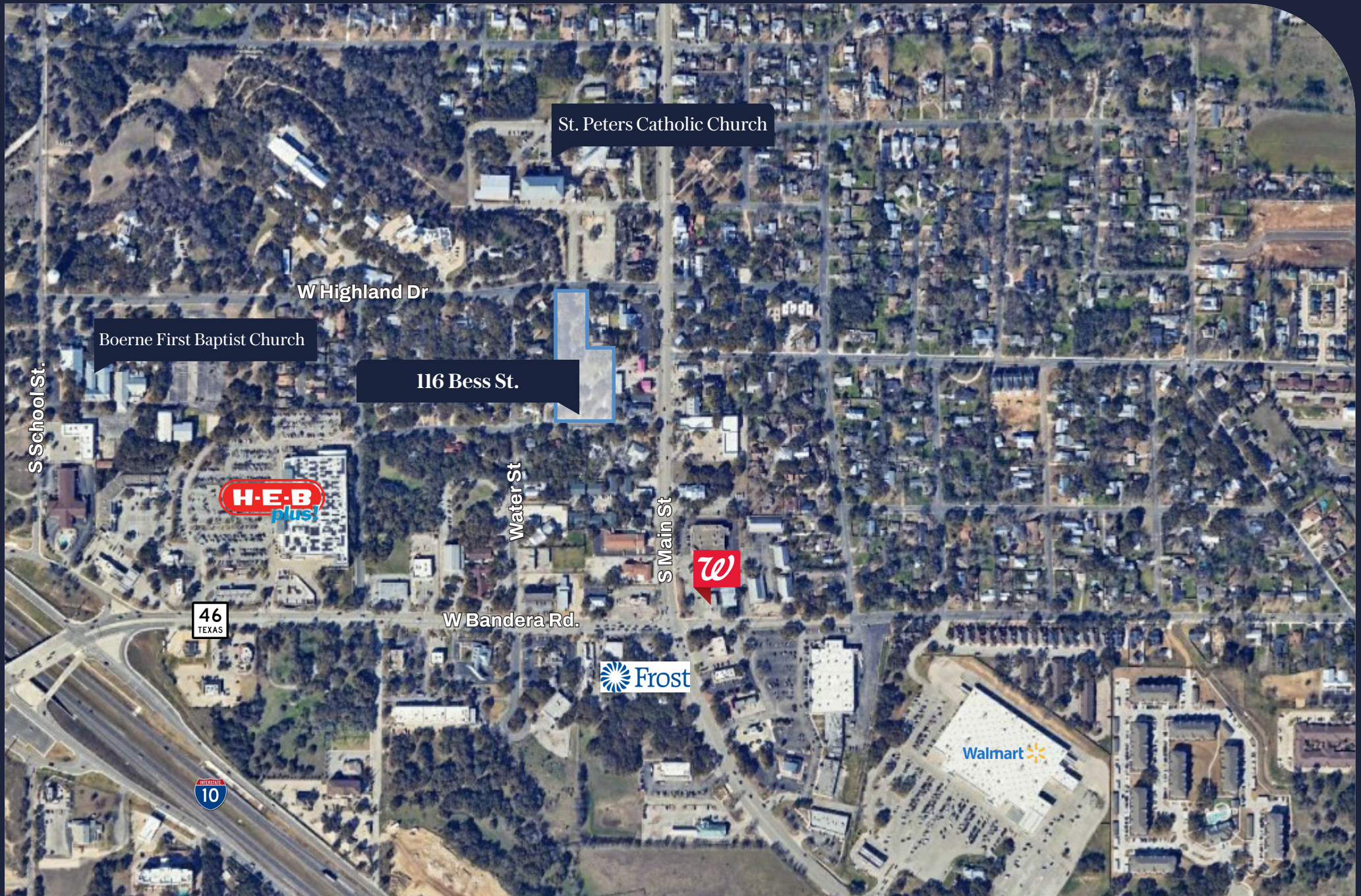
**Kelly Ralston**

Senior Vice President  
 (210) 253-2928  
 kelly.ralston@transwestern.com

**Russell T. Noll, CCIM**

Executive Managing Director  
 (210) 253-2945  
 russell.noll@transwestern.com





Kelly Ralston

Senior Vice President  
(210) 253-2928  
kelly.ralston@transwestern.com

Russell T. Noll, CCIM

Executive Managing Director  
(210) 253-2945  
russell.noll@transwestern.com





# For More Information

Kelly Ralston

Senior Vice President  
(210) 253-2928

[kelly.ralston@transwestern.com](mailto:kelly.ralston@transwestern.com)

Russell T. Noll

Executive Managing Director  
(210) 253-2945

[russell.noll@transwestern.com](mailto:russell.noll@transwestern.com)