



## A CHARMING TEXAS HILL COUNTRY COMMUNITY

Boerne is located just north of San Antonio in the beautiful and highly-sought after Texas Hill Country region. Consistently ranked amongst the best small towns in Texas, Boerne is part of Kendall County – the **11th fastest growing county in the state**. With the upcoming development of **Esperanza's Town Centre**, the opportunity for commercial and retail businesses in a prime location is inevitable.

*Town Centre* will be a vibrant, walkable destination with over 30 acres available and zoning already in place. Pad sites will be ready by 2026, offering a prime commercial opportunity at the front door of Esperanza, an award-winning Master-Planned Community. Brought to you by the esteemed developer, The Lookout Group, the Town Centre will attract a steady stream of foot traffic from residents and visitors who will be able to enjoy a variety of entertainment and family-friendly venues.

### THE CURRENT AND PROJECTED POPULATION

|               |                       |
|---------------|-----------------------|
| <b>Boerne</b> | <b>Kendall County</b> |
| <b>20,724</b> | <b>50,685</b>         |
| by 2028       | by 2028               |
| <b>25,132</b> | <b>61,952</b>         |

### MEDIAN HOUSEHOLD INCOME

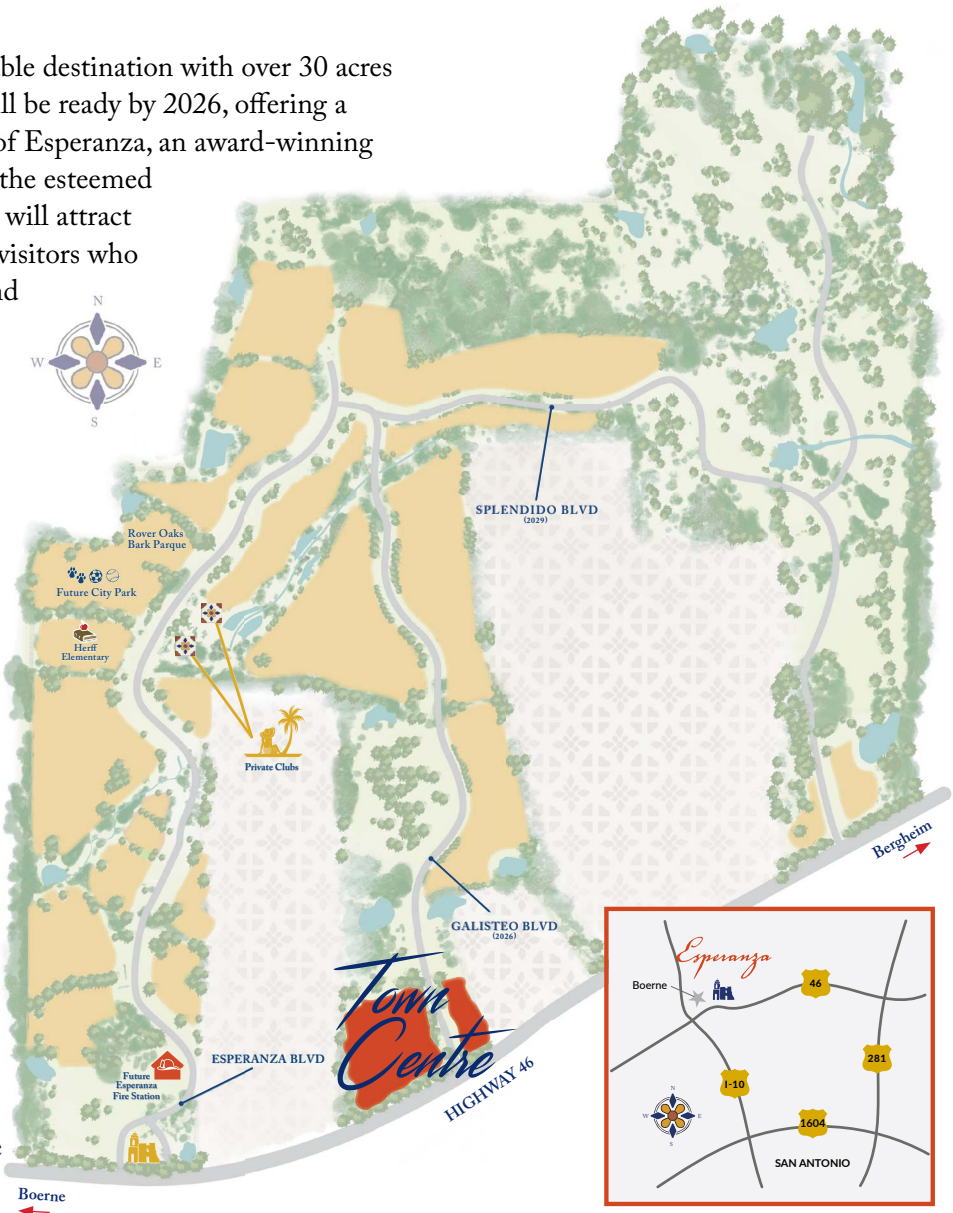
|                  |                       |
|------------------|-----------------------|
| <b>Boerne</b>    | <b>Kendall County</b> |
| <b>\$103,681</b> | <b>\$118,890</b>      |

### AVERAGE HOME VALUES

|                  |                       |
|------------------|-----------------------|
| <b>Boerne</b>    | <b>Kendall County</b> |
| <b>\$678,454</b> | <b>\$677,985</b>      |

### RESIDENT DEMOGRAPHICS

|               |                           |
|---------------|---------------------------|
| <b>Boerne</b> | <b>Boerne</b>             |
| Median Age    | Bachelor or Higher Degree |
| <b>39</b>     | <b>42%</b>                |



OVER  
**30 ACRES** IN  
AN AWARD-WINNING  
MASTER-PLANNED  
COMMUNITY



### PLANNED FOR MIXED-USE

Restaurants, Retail, Corporate Offices,  
Medical Clinics, and other  
Family-Friendly Venues



## LIVE

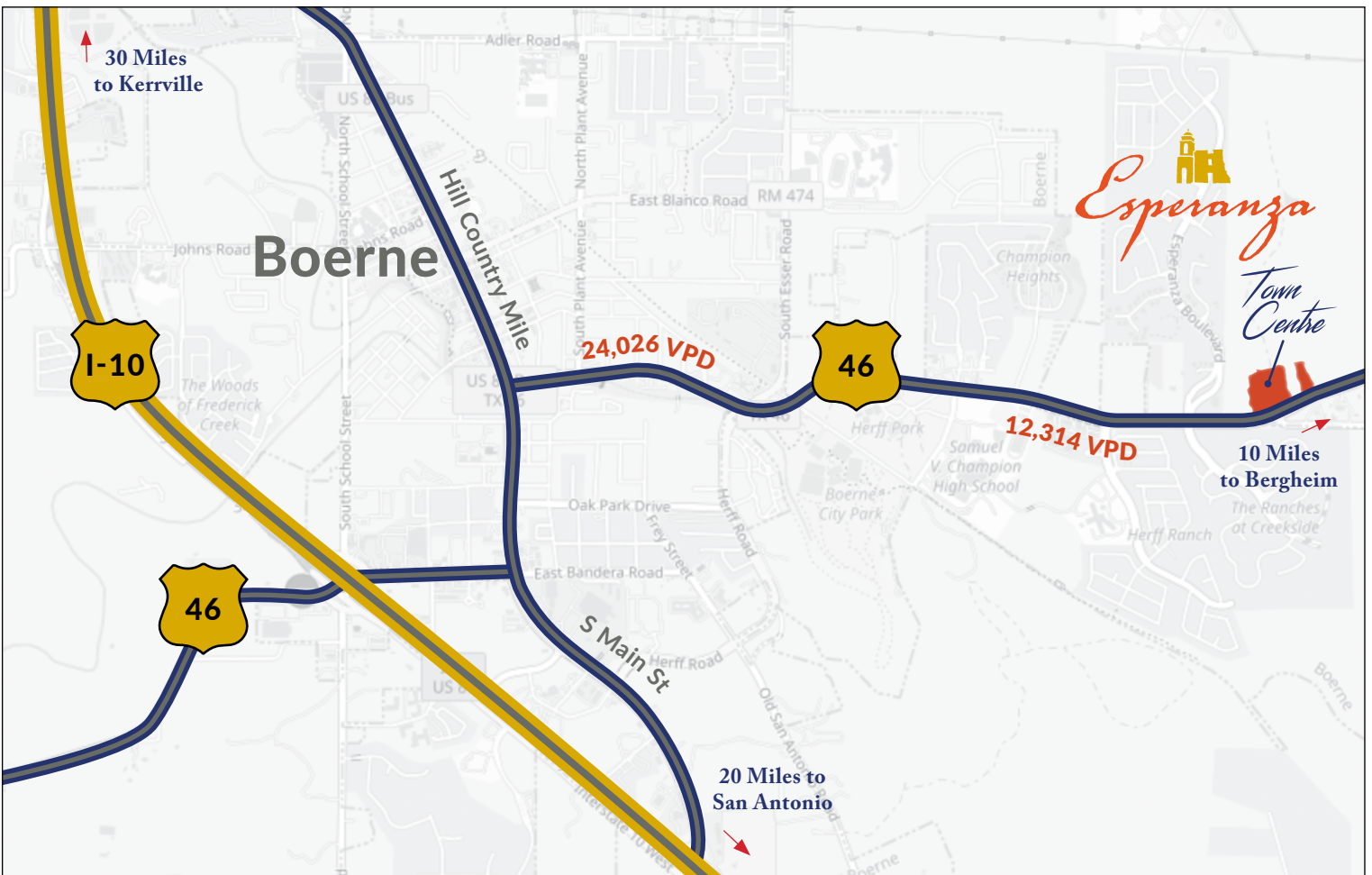
A community where you can have it all. A beautiful landscape, award-winning education, and access to exceptional healthcare, creating a mosaic of experiences that captivates both residents and visitors.

## WORK

A business-friendly community is at your fingertips. Boerne boasts a talented workforce, robust economic growth, and a prime location—all designed to help your business thrive.

## PLAY

Achieve work-life balance in the Texas Hill Country. Immerse yourself in the arts, culture, and active lifestyle that Boerne and Kendall County have to offer.



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