

BOERNE CROSSING SHOPPING CENTER

BOERNE, TEXAS

FACT SHEET

SPACE INFORMATION

Location: Southwest corner of Interstate 10 and State Hwy 46
City of Boerne
Kendall County

GLA 210,000 SF

Key Tenants:
The Home Depot (140,000 SF)
Chili's Grill (6,000 SF)



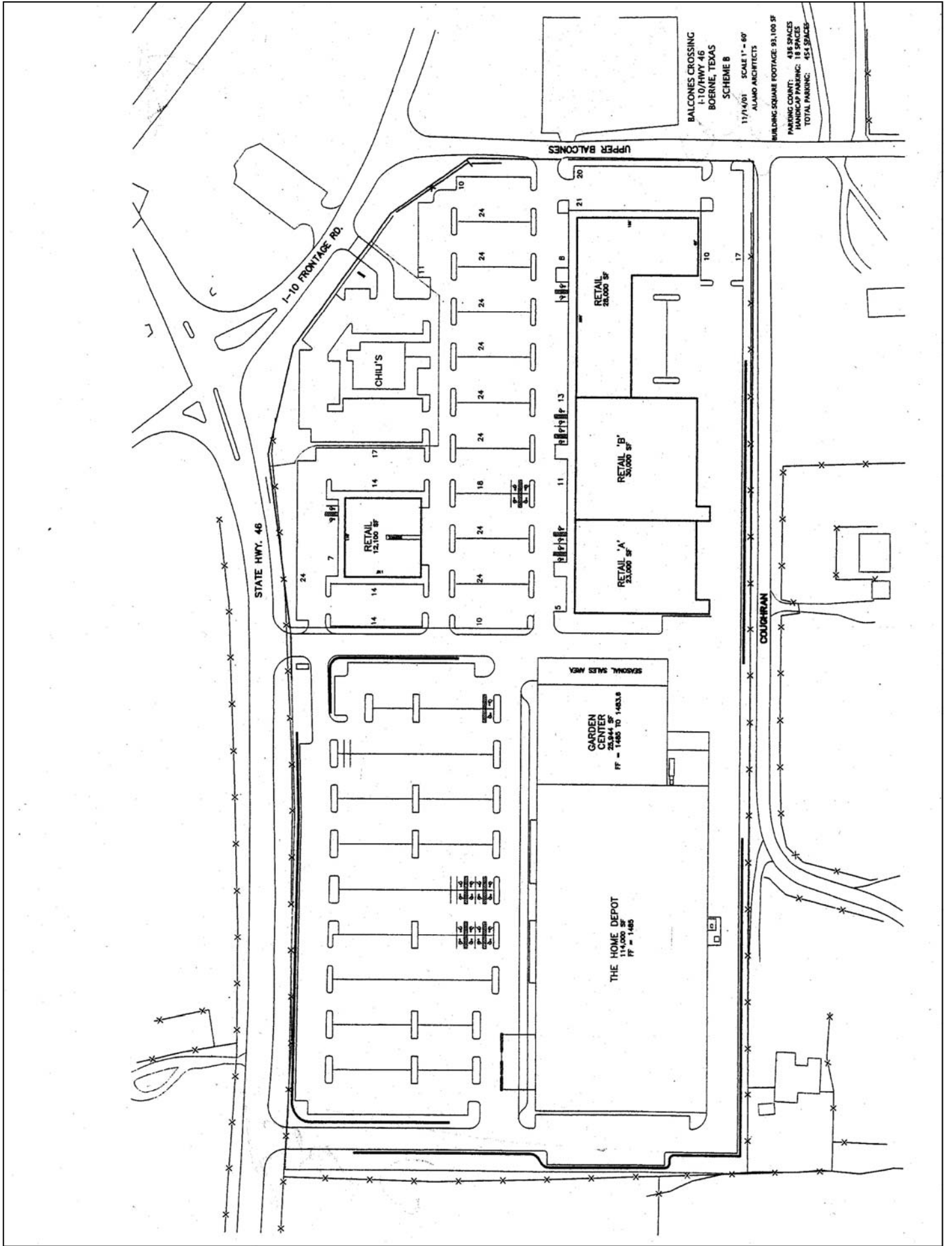
DEMOGRAPHICS:

Population:	3 mi	8,532	5 mi	12,589	7 mi	19,809	10 mi	25,931
2000 Households:	3 mi	3,076	5 mi	4,561	7 mi	7,233	10 mi	9,445
2000 Median Age:	3 mi	37.5	5 mi	38.1	7 mi	38.9	10 mi	39.2
2000 Avg. HH Inc:	3 mi	\$54,339	5 mi	\$62,065	7 mi	\$79,507	10 mi	\$81,151

TRAFFIC COUNTS: (1999)	Interstate 10	25,000 cars per day
	Highway 46	11,800 cars per day
	Intersection	36,800 cars per day

REATA
REAL ESTATE SERVICES

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BALCONES CROSSING
I-10/HWY 46
BOERNE, TEXAS
SCHEME B

11/7/01 SCALE 1" = 60'
ALAMO ARCHITECTS

BUILDING SQUARE FOOTAGE: 93,100 SF
PARKING COUNT: 438 SPACES
HANDICAP PARKING: 18 SPACES
TOTAL PARKING: 454 SPACES

STATE HWY. 46

I-10 FRONTAGE RD.

UPPER BALCONES

COURTNEY

CHILI'S

RETAIL 'A'
23,000 SF

RETAIL 'B'
30,000 SF

RETAIL 'C'
28,000 SF

THE HOME DEPOT
FF = 1485

GARDEN CENTER
23,944 SF
FF = 1485 TO 1483.8

SEASONAL SALES AREA

RETAIL 'A'
12,100 SF

RETAIL 'B'
14

RETAIL 'C'
17

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