## 13 JOE KLAR

BOERNE, TX 78006





RICHMOND FRASIER

PARTNER, BROKER 830.377.0901 PICHMOND@LEGACY

RICHMOND@LEGACYBROKERGROUP.COM

## PROPERTY DETAILS

### 13 JOE KLAR

#### DESCRIPTION

Own your own dedicated Hunter/Jumper training and boarding facility featuring a 100 foot x 200 foot covered arena, 10 stall barn with attached office and tack room all within 10 minutes of downtown Boerne and convenient to Fair Oaks Ranch, Cordillera Ranch, and Esperanza.

This high end facility features a barn/arena cover built by Monstar Construction and arena built by SC Bell Construction using TrueTex products including equibase perforated mats and fiber filled sand.

Boarding, training capacity. 10 stalls for 10 boarders. Additional turnout in paddock for additional boarders.

Wash stations, irrigation systems, supplemental water storage, Managers cabin chip seal road and parking lot and power controlled gate access off of Joe Klar Road.

With room to build your dream home and space for additional paddocks/arenas on the property, you can create your own multi-discipline equestrian destination in one of the fastest growing areas of Kendall County.

13 JOE KLAR, BOERNE, TX 78006

ADDRESS

10.01 ACRES

SIZE

10 STALL BARN, COVERED ARENA, WASH STATIONS

KEY FEATURES EQUESTRIAN
CENTER &
BOARDING
FACILITY

POTENTIAL USE







# VISUAL ELEMENTS







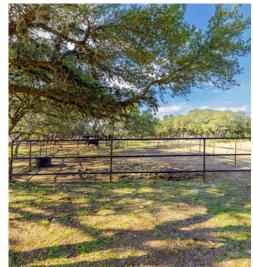




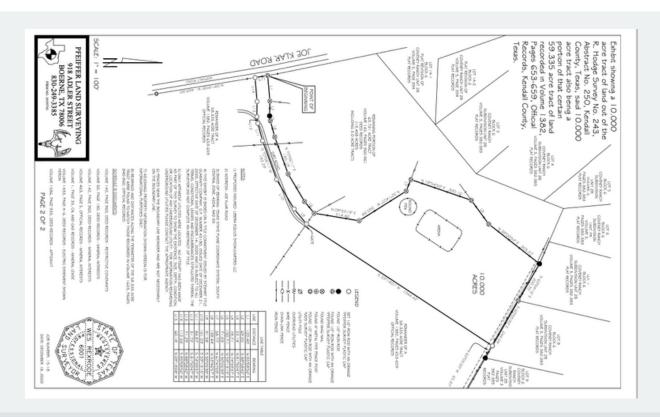








## SURVEY



### AERIAL + LOCATION



## DETAILS

### MARKETING FACTORS + RESEARCH

COMMERCIAL

10.01

100FT X 200FT

PROPERTY SUBTYPE

ACRES

COVERED ARENA SIZE







16.906

POPULATION

37.1

MEDIAN AGE KENDALL

COUNTY

### **BOERNE. TX**

Boerne mixes its historic past and small-town ambiance for those seeking an area where natural beauty abounds and quality of life is valued. Once called the key to the hills, Boerne has become a major tourist destination.

Situated along Interstate 10 about 25 miles northwest of San Antonio, the city's popularity is based on the establishment of many quaint shops offering antique and eclectic shopping in the historic downtown section.

Its proximity to the amenities and conveniences of the seventh-largest city in the nation make Boerne a wonderful place to live, work and play.



## LAND | RANCH | RESIDENTIAL | INVESTMENT WWW.LEGACYBROKERGROUP.COM



### RICHMOND FRASIER

PARTNER | BROKER 830.377.0901

RICHMOND@LEGACYBROKERGROUP.COM



JASON HELFIRCH NMLS #691141



KERVILLE CREDIT OFFICE: 830.257.4444

For more than 100 years, Capital Farm Credit has supported rural communities and agriculture with reliable, consistent credit and financial services. Capital Farm Credit is a proud member of the Farm Credit system and serves more than 23,000 members, with loans outstanding totaling more than \$10 billion. Headquartered in Bryan, Texas, Capital Farm Credit has offices serving 192 of Texas' 254 counties. Learn more at CapitalFarmCredit.com.