San Antonio, TX MSA | $156,867 AHI (5-Miles) | 26,373 VPD

10-Year Absolute Net Lease Opportunity

1540 River Rd, Boerne, TX 78006

Exclusively Listed By:

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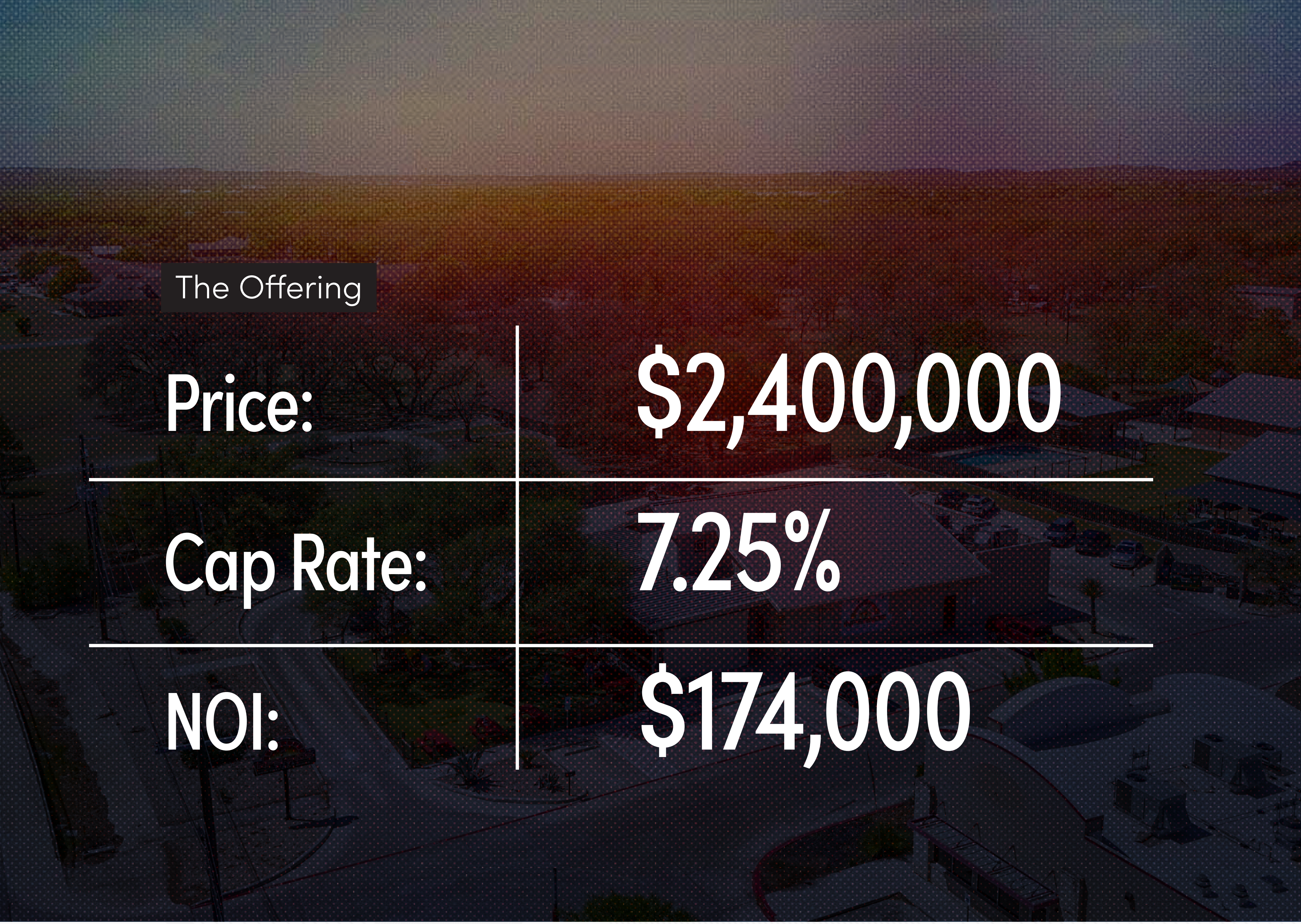
ACE Hardware
BURGER KING
AutoZone
MURPHY USA
Walmart Supercenter
THE HOME DEPOT
H-E-B
Here Everything's Better.
Legacy at Cibolo
Boerne City Park
Herff Park
Boerne ISD Ag Barn
The AgriCULTURAL Museum & Arts Center
CIBOLO CREEK
HEALTH AND REHABILITATION CENTER
Woods of Boerne Blvd
Shipley Do-Nuts
Marco's Pizza
Great Clips
River Rd
26,373 VPD
Subject Property
INFERNOS
Mini Texans
SONORA BANK



The Offering

Price:	$2,400,000
Cap Rate:	7.25%
NOI:	$174,000

Investment Highlights

New 10-Year Absolute Net Lease With 10 Percent Rent Increases Every Five Years

The lease provides a long-term, passive income stream with zero landlord responsibilities and scheduled rent escalations every five years, supporting contractual income growth and inflation protection.

Excellent Access and Visibility On River Road (TX-46) With 26,373 VPD

Traffic along River Road has increased approximately 145 percent over a three-year period, indicating a more than doubling of daily vehicle counts as the corridor experiences accelerated residential growth and increased commuter connectivity to Interstate 10 and downtown Boerne.

Affluent Trade Area With $156,867 Average Household Income and Strong Population Growth (5-Mile Radius)

The 5-mile trade area supports a population of 35,314 residents, projected to reach 37,347 by 2030 (+5.76 percent), while the broader 10-mile population increased from 45,468 in 2010 to 73,605 in 2020 (+61.88 percent), reflecting sustained expansion across the Boerne corridor. More than 44 percent of households earn over $100,000 annually, supporting consistent consumer spending across dining and retail uses.

Modern Construction — 4,400 SF Freestanding Building Built in 2016

Investment Highlights

Directly Across From Champion High School With 2,071 Students and Expansion to 120 Percent Capacity

The property is positioned across from Samuel V. Champion High School, which currently enrolls approximately 2,071 students with capacity for 2,600 and is projected to exceed 120 percent utilization by 2031, supporting sustained daily traffic from students, faculty, and school-related events.

Surrounding Area Experiencing Significant Residential and Infrastructure Expansion Across Boerne Corridor

The property is positioned near multiple active and planned developments, including the Boerne Station Business Park under construction along Ebner Street through 2028 and continued expansion of the 1,700-acre Esperanza master-planned community. Additional growth is supported by the upcoming 53,000-square-foot Buc-ee's and the 118-acre Lemon Creek Ranch development, reinforcing sustained population growth and commercial activity along the River Road and Interstate 10 corridor.

Inferno's Pizza — Established Hill Country Operator Since 2019 With Family-Oriented Dining and Entertainment Features

Inferno's Pizza opened this location on February 28, 2019 as its second Hill Country site, featuring a spacious dining room, a full bar with 32 taps, and a 1,400 SF fenced outdoor patio with a playground, complemented by regular live music that drives both family and evening traffic.

Lease Abstract

$2,400,000
Listing Price

7.25%
Cap Rate

- Address: **1540 River Rd, Boerne, TX 78006**
- Rentable Square Feet: **4,460**
- Price/SF: **$538.12**
- Year Built: **2016**
- Lot Size: **0.95 Acres**
- Type of Ownership: **Fee Simple**
- Ownership: **Private**
- Tenant: **Franchisee**
- Lease Guarantor: **Franchisee**
- Lease Type: **Absolute Net**
- Roof and Structure: **Tenant Responsible**
- Initial Lease Term: **10 Years**
- Lease Commencement Date: **4/1/2026**
- Rent Commencement Date: **4/1/2026**
- Lease Expiration Date: **3/31/2036**
- Term Remaining: **10 Years**
- Increases: **10% Every Five Years**
- Options: **Two, 5-Year**

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Years 1-5	$14,500.00	$174,000.00	7.25%
Years 6-10	$15,950.00	$191,400.00	7.98%
Years 11-15 (Option 1)	$17,545.00	$210,540.00	8.77%
Years 16-20 (Option 2)	$19,299.50	$231,594.00	9.65%

Summary	
Base Rent ($39.01/SF)	$174,000
Net Operating Income	$174,000
Total Return (7.25%)	$174,000

Tenant Overview

The Stats

- » Tenant Name: **Inferno's Pizza**
- » Options to Terminate: **No**
- » Options to Purchase: **No**
- » First Right of Refusal: **No**
- » No. of Locations: **2**
- » Headquartered: **New Braunfels, TX**
- » Web Site: **www.infernospizzeria.com**
- » Years in the Business: **6**

Inferno's Pizza: Established Regional Restaurant Operator With Proven Hill Country Presence

Inferno's Pizza opened this Boerne location on February 28, 2019 as its second Hill Country unit, expanding from its original Gruene location and establishing a consistent operating presence within the local trade area. The operator benefits from regional brand familiarity and repeat visitation driven by continued population growth and tourism activity throughout the Texas Hill Country.

The concept is a family-oriented, full-service restaurant featuring a spacious indoor dining room, a full bar with 32 beers on tap, and a large fenced outdoor patio with a playground. This layout supports a broad customer base, including families, group gatherings, and casual dining traffic from surrounding residential communities.

Regular live music programming and outdoor seating further enhance the property's appeal, attracting both daytime and evening patrons. The combination of dining, entertainment, and family-friendly amenities positions the tenant to capture consistent traffic from local residents, nearby schools, and visitors to the Boerne area.

Market Overview

Population

2.5M

(Proj. Growth 2022-2027: 5.9%)

Households

912K

(Proj. Growth 2022-2027: 6.7%)

Median Age

35.4

(U.S. Median: 38.6)

Boerne Positioned Within San Antonio MSA's 1.5M+ Population Base Along Key Westward Growth Corridor

More affordable home prices relative to other major Texas markets and the absence of a state income tax contribute to a lower cost of living, supporting continued in-migration into the metro and surrounding suburban communities such as Boerne. Located along the Interstate 10 corridor, Boerne benefits directly from this westward expansion as households seek larger residential developments within the Texas Hill Country.

Hiring across multiple industries continues to expand, with energy sector growth supported by the Eagle Ford Shale, one of the largest oil and gas formations in the world. Major employers such as Valero and NuStar Energy maintain a strong presence, while regional military installations including Lackland Air Force Base, Randolph Air Force Base, Fort Sam Houston, and Camp Bullis provide long-term economic stability.

The healthcare sector is anchored by the South Texas Medical Center, a major hub for hospitals, research, and higher education, drawing professionals and supporting population growth throughout the metro. This employment base contributes to sustained residential demand extending into Boerne and other surrounding submarkets.

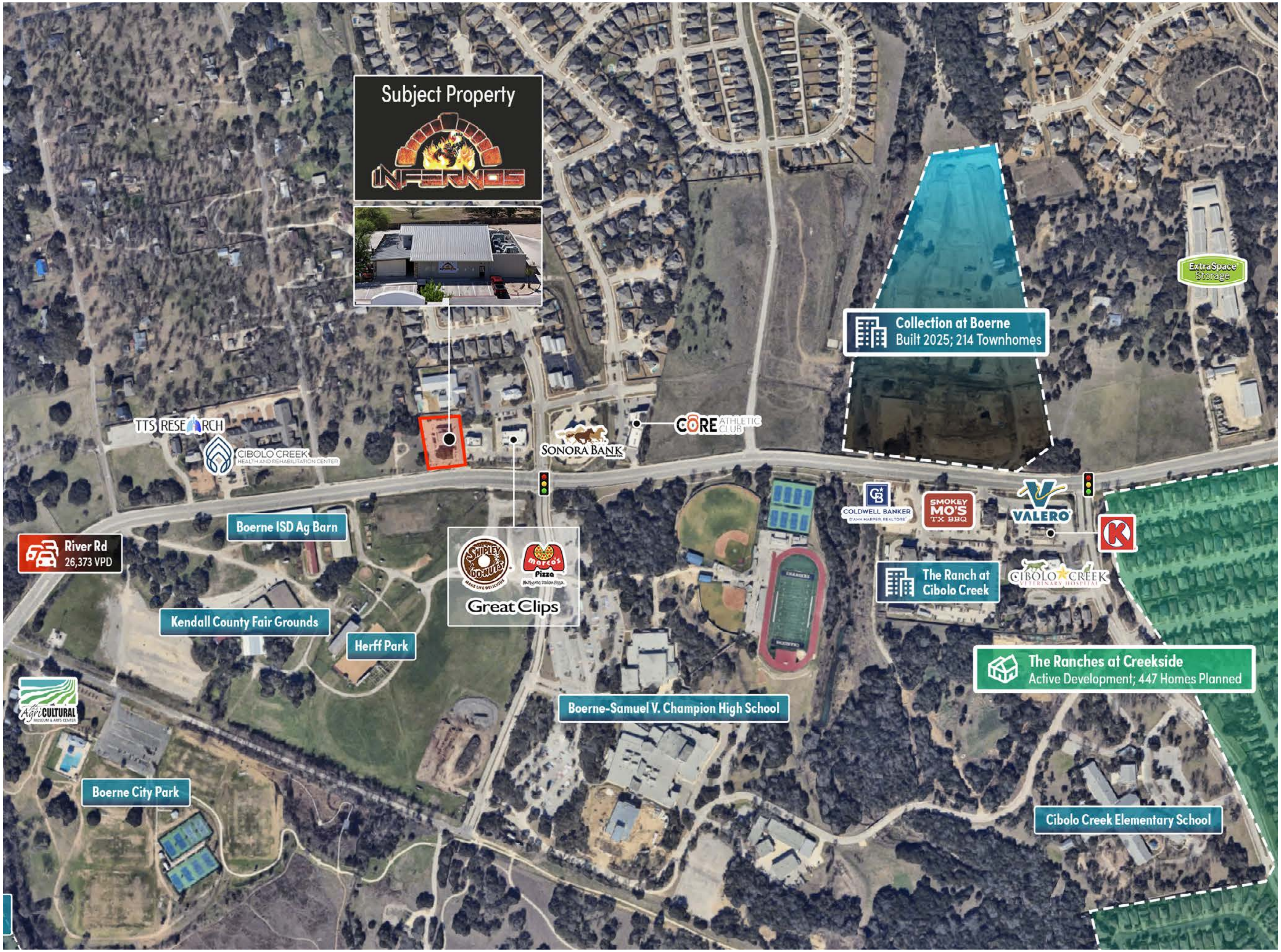
San Antonio's cultural and tourism drivers, including the River Walk, the Alamo, and numerous historic sites, continue to attract visitors year-round, reinforcing the region's hospitality and service sectors. Combined with professional sports teams and major universities such as the University of Texas at San Antonio, these amenities enhance overall quality of life and support ongoing population and household growth across the broader metro area.

Highlight

The metro maintains population growth and household formation above the national level, highlighting the need for additional housing options.


INFERNOS

Aerial Map



Subject Property
INFERNOS
TTS RESEARCH
CIBOLO CREEK HEALTH AND REHABILITATION CENTER
SONORA BANK
CORE ATHLETIC CLUB
Collection at Boerne
Built 2025; 214 Townhomes
ExtraSpace Storage
River Rd
26,373 VPD
Boerne ISD Ag Barn
Kendall County Fair Grounds
Herff Park
Shipley Do-Nuts
Marco's Pizza
Great Clips
COLDWELL BANKER
SMOKEY MO'S TX BBQ
VALERO
The Ranch at Cibolo Creek
CIBOLO CREEK VETERINARY HOSPITAL
The Ranches at Creekside
Active Development; 447 Homes Planned
Boerne-Samuel V. Champion High School
AgriCULTURAL MUSEUM & ARTS CENTER
Boerne City Park
Cibolo Creek Elementary School

Demographic Overview

Within a 10-mile radius, the trade area supports a population of 82,152 residents, projected to reach 86,724 by 2030 (+5.57 percent), reflecting continued expansion across the Boerne and greater San Antonio corridor. Household counts total approximately 29,491 and are expected to grow to 31,240 over the same period (+5.93 percent), indicating sustained residential development and new housing formation throughout the market.

The area has experienced significant historical growth, with the 10-mile population increasing from 45,468 in 2010 to 73,605 in 2020 (+61.88 percent), demonstrating the rapid transformation of Boerne into a primary suburban growth node within the San Antonio metropolitan area. This level of expansion reflects continued in-migration driven by housing development, quality of life factors, and proximity to major employment centers.

Within the 5-mile radius, the population currently totals 35,314 residents and is projected to reach 37,347 by 2030 (+5.76 percent). This near-term growth is supported by ongoing development of master-planned communities and residential subdivisions throughout the immediate trade area, reinforcing long-term population stability and expansion.

The trade area demonstrates strong income characteristics, with average household income reaching $156,867 and more than 44 percent of households earning $100,000+ annually. This concentration of higher-income households supports consistent discretionary spending across dining, entertainment, and service-oriented retail uses, particularly within suburban environments where consumer spending is locally driven.

	3 Mile	5 Mile	10 Mile
Population - 2030 Projection	24,982	37,347	86,724
Population - 2025 Estimate	23,520	35,314	82,152
Population - Growth 2025 - 2030	6.21%	5.76%	5.57%
Population - 2010 Census	13,318	20,512	45,468
Population - 2020 Census	20,198	30,762	73,605
Population - Growth 2010 - 2020	51.66%	49.97%	61.88%
Daytime Population	29,436	38,620	65,251
Households - 2030 Projections	9,015	13,294	31,240
Households - 2025 Estimate	8,471	12,526	29,491
Households - Growth 2025 - 2030	6.41%	6.12%	5.93%
Households - Growth 2010 - 2020	45.24%	45.28%	55.81%
2030 Est. Average Household Income	$176,368	$183,639	$188,916
2025 Est. Average Household Income	$149,302	$156,867	$164,916
2030 Est. Median Household Income	$147,193	$154,858	$161,648
2025 Est. Median Household Income	$120,901	$128,382	$138,320

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE: MMI)

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We have access to current, product-specific market intelligence through information sharing among our national network of investment sales professionals, research experts, and financing originators. We partner internally to provide our clients with the insight to formulate the ideal capital plan that considers multiple financing options and assesses liquidity and risks.

Reach out to the MMCC Team for Financing Options

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11-03-2025

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information requred by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord's Initials

Date

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IABS 1-2

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