



HISTORIC COMMERCIAL INVESTMENT

BERGHEIM GENERAL STORE
843 HWY 46
BERGHEIM, TX 78004

 United Country
Real Estate


Ray Land
Company

Bergheim General Store

Bergheim, TX

AT A GLANCE...

- 7.72± Acres with frontage along HWY 46
- Historic General Store with over 115 years of operation.
- 2500± sqft limestone building serves as the General Store and Post Office..
- 2,567 sqft home with 3 bedrooms and 2 bathrooms.
- Over 1,950± feet of HWY 46 frontage.
- Outstanding location in one of the fastest growing regions of Texas..
- The property is covered with massive oaks and good soils.
- Multitude of structures on the property ranging from barns to the Historic General Store.
- This location would make a great brewery, distillery, outdoor venue or restaurant. Truly endless commercial appeal given the major growth in this area.



The Bergheim General Store, known originally as the Engel Store, has stood as a pillar of the Bergheim community since it was established in 1903 by Andreas Engel. Mr. Engel originally opened a store closer to the Guadalupe River but due to flooding decided to build a store on higher ground. The store has been in the same family and running for the last 115 years. The beautiful 2500 sqft limestone rock building was built by Engel and is a general store and post office. There was once a cotton gin behind the house/store but it was dismantled and used to build the house and a business across the street. The Engel family is credited with naming the area Bergheim which translated means "home in the hills".

The property is 7.72 +/- unrestricted acres and has the original San Antonio to Blanco road bed that went through the area. There are 10 buildings on the property that range in size from 500 sqft to 2567 sqft for a variety of different retail spaces. The new Tyler Voss Middle School that opens in the fall of 2019 along with the impending growth in Bergheim, lends this property to a long term play for development.

A Brewery, a winery, B&B or retail use of the store are just some of the options that could be considered for the property. Part of the property could have flex space buildings with a shared roadway. The property also could make good use of the large Oak trees that sprinkle the site and give shade to those warm summer days.

A unique and historic property that has a rich history in the area is waiting to see its next 100 years. What will it be? Help set the course of the future for Bergheim. Schedule your showing today. Call Toby Vicknair 830-358-8828



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PROPERTY DETAILS

| | |
|-------------------------|---------------------------|
| Property For Sale: | \$2,400,000 (\$7.13/sqft) |
| Size: | 7.72 +/- acres |
| Best Use: | Commercial/Residential |
| Location: | 843 State Hwy 46 |
| Highway Frontage: | 1950' +/- |
| Property Zoning: | Unrestricted |
| Building Size: | |
| House: | 2474+/- sqft |
| Store: | 2567+/- sqft |
| Feed Barn: | 1980+/- sqft |
| Hay Barn: | 900 +/- sqft |
| Utilities on site: | |
| Water from well | |
| Electric on site | |
| Conventional septic (2) | |

PROPERTY HIGHLIGHTS

1950' of SH 46 road frontage with Majestic Live oaks adorn this 7.72+/- ac near the corner of Hwy 46 and FM 3351. The property has 10 total buildings of which 4 are used currently for business, residential and storage. This beautiful site has untapped potential for development. The land is flat with approx. 30' of total loss/gain.

- *Boerne ISD
- *No Floodplain on property
- *Established location
- *Convenient to Boerne/San Antonio

| | |
|-----------|-------------------------------|
| Car Count | 7,730 cars per day as of 2017 |
|-----------|-------------------------------|

LOCAL DEMOGRAPHICS

| | |
|------------------------|--------------|
| Bergheim Median Income | \$125,619.44 |
| Population | 3,545 |

| | |
|----------------------|-------------|
| Boerne Median Income | \$63,472.40 |
| Population | 15,383 |

| | |
|----------------|----------------------------------|
| Kendall County | 2nd Fastest growing county in US |
|----------------|----------------------------------|

18% population growth expected in the next 3 years

*Demographic Information provided by the Kendall County EDC



DEDICATED. PASSIONATE. DRIVEN.

Toby Vicknair, Agent
RayLandCo.com
Toby@RayLandCo.com
830-358-8828

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BERGHEIM GENERAL STORE

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BOERNE : 10.4 mi

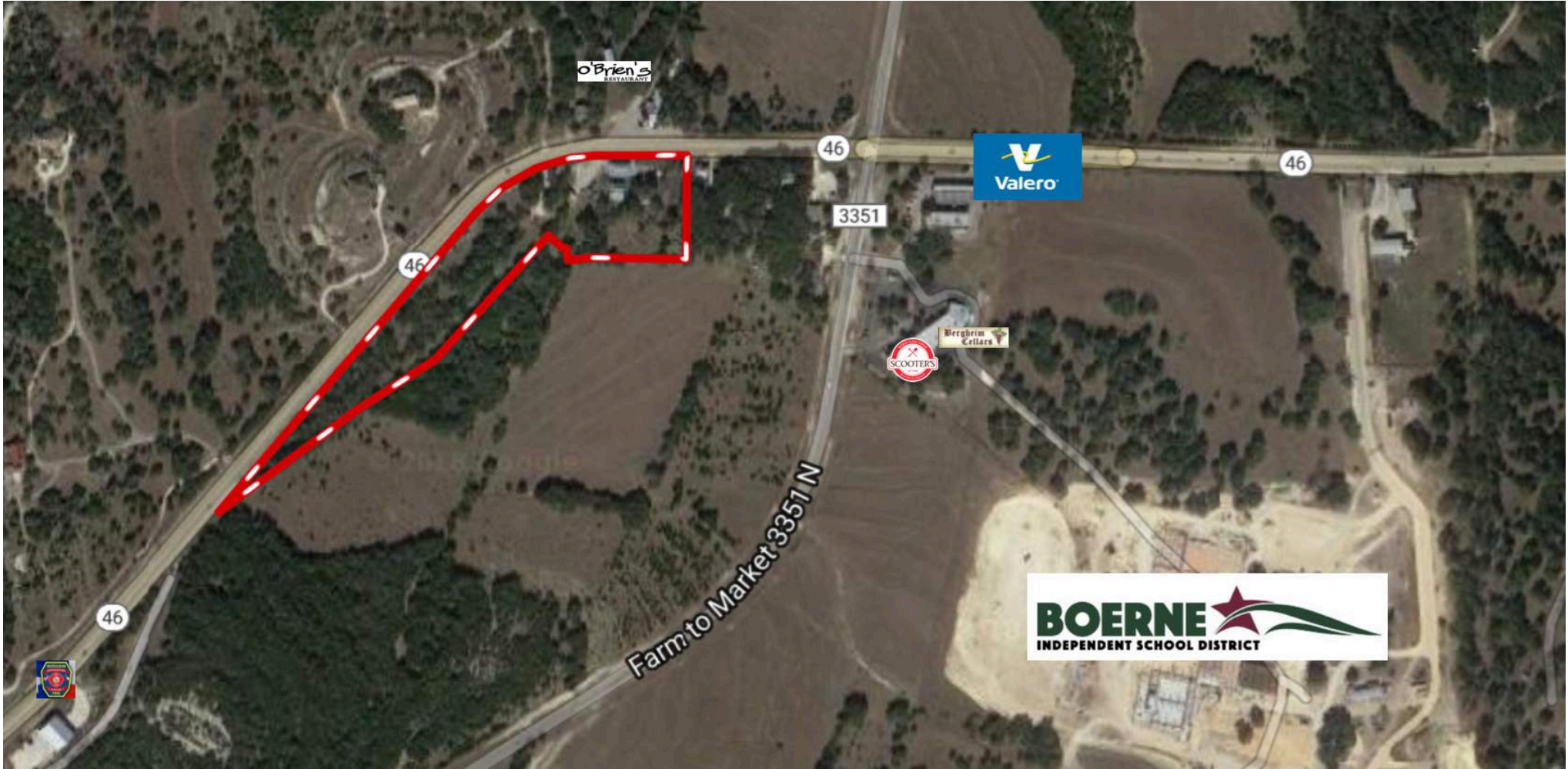
LA CANTERA : 17.5 mi

HWY 281 : 10.4 mi

FAIR OAKS RANCH : 6.2 mi



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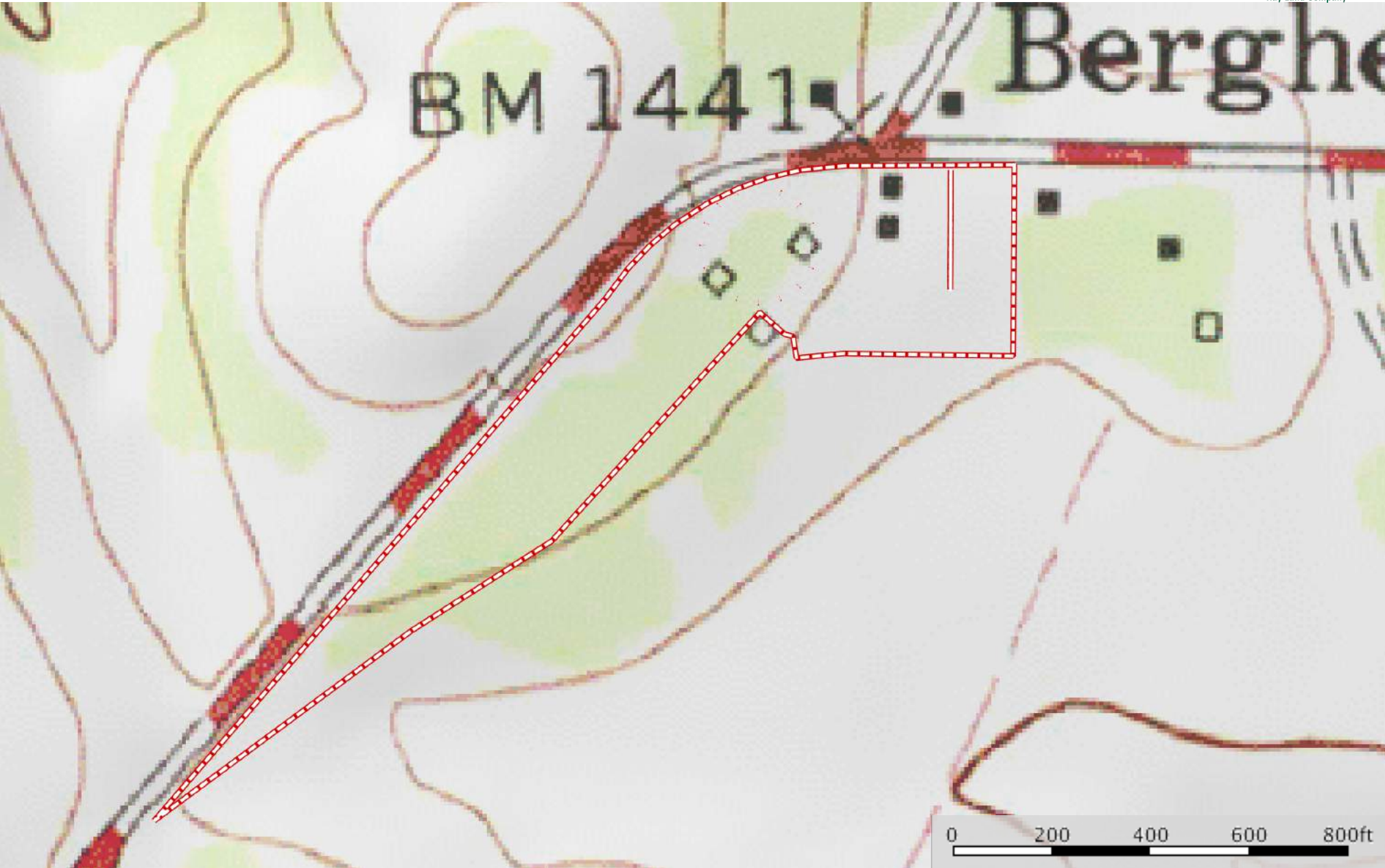


Pens



Boundary





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Boundary

