

# SCENIC LOOP BUSINESS PARK



109 Enterprise Parkway  
Boerne, Texas 78006

**SMALL OFFICE CONDOMIUMS - FOR LEASE**



**EP COMMERCIAL REAL ESTATE, LLC**  
**ELIZE PRUSKE, CCIM: 210.416.3491**

Phone: 210.416.3491 | [www.epcommercialrealestate.com](http://www.epcommercialrealestate.com)

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**ELIZE PRUSKE, CCIM**  
BROKER / PRINCIPAL  
C: (210) 416-3491  
[epruske@epcommercialrealestate.co](mailto:epruske@epcommercialrealestate.co)

# PROPERTY SUMMARY

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## Property Summary

Suite Sizes:	557 - 1,673 SF
Lease Type:	Triple Net-NNN
Annual Rate:	\$28.00 plus NNN's
Parking Ratio:	4/1,000
Parking:	Free Surface
Year Built:	2009 / 2021 ren
Zoning:	C-3
Amenities:	-Excellent Location -Easy IH-10 Access -Professional Setting -Private -Responsive Ownership

## Property Overview

Scenic Loop Business Park, located at the corner of Scenic Loop Road and Enterprise Parkway, is a professionally managed, two-building, owner user and multi-tenant condominium property.

Building A consists of a single user and Building B consists of two private counseling practices and 3 small units, now available for lease. The executive condominium suites are move in ready with private offices, reception areas, kitchen nooks, storage and private restrooms. Each suite is separately metered with its own separate HVAC units. A property monument sign is located in a prominent location at the street intersection with tenant sign panel availability.

## Location Overview

The property is located in a high-end business setting in an affluent growing area between Boerne and Fair Oaks with easy IH-10 access.

# PROPERTY PHOTOS

SCENIC LOOP BUSINESS PARK

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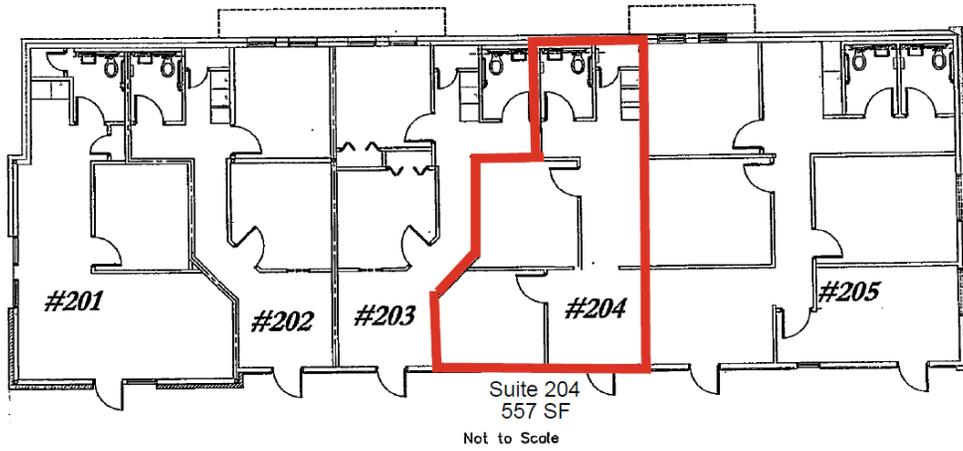


# PROPERTY PHOTOS

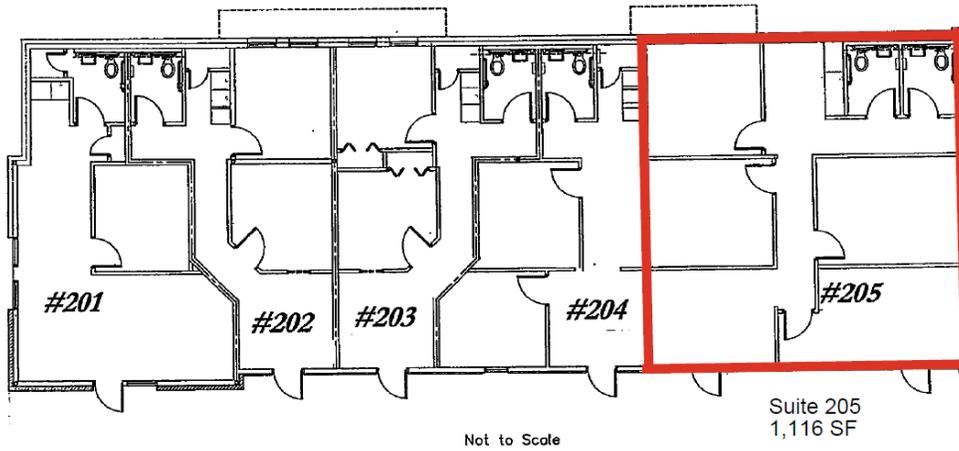
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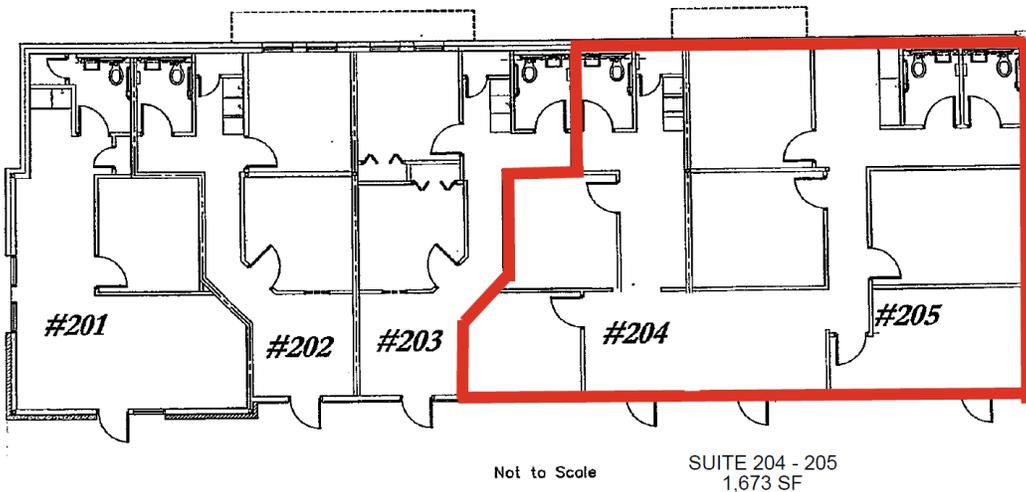
Building 2 Floor Plan



Building 2 Floor Plan

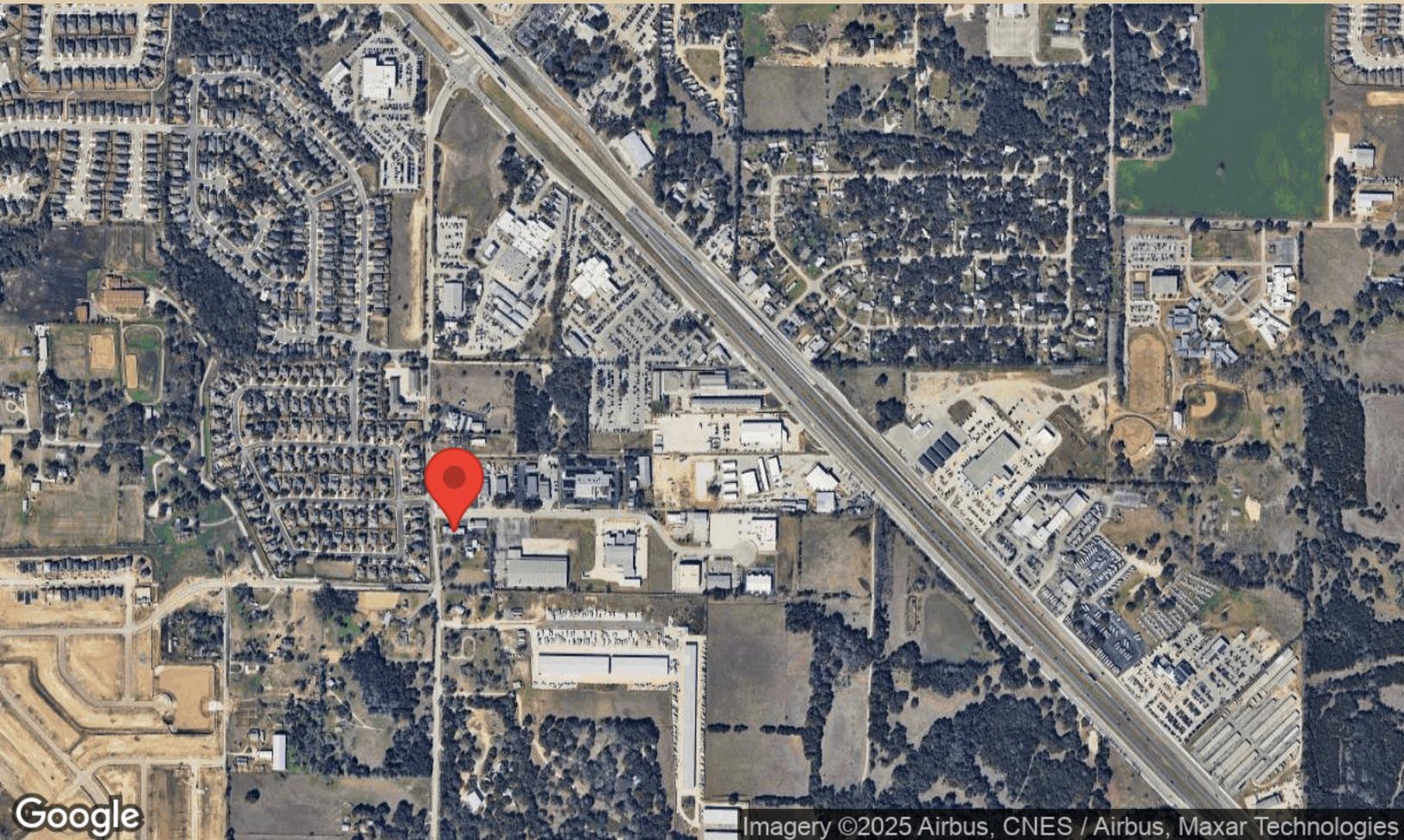


Building 2 Floor Plan

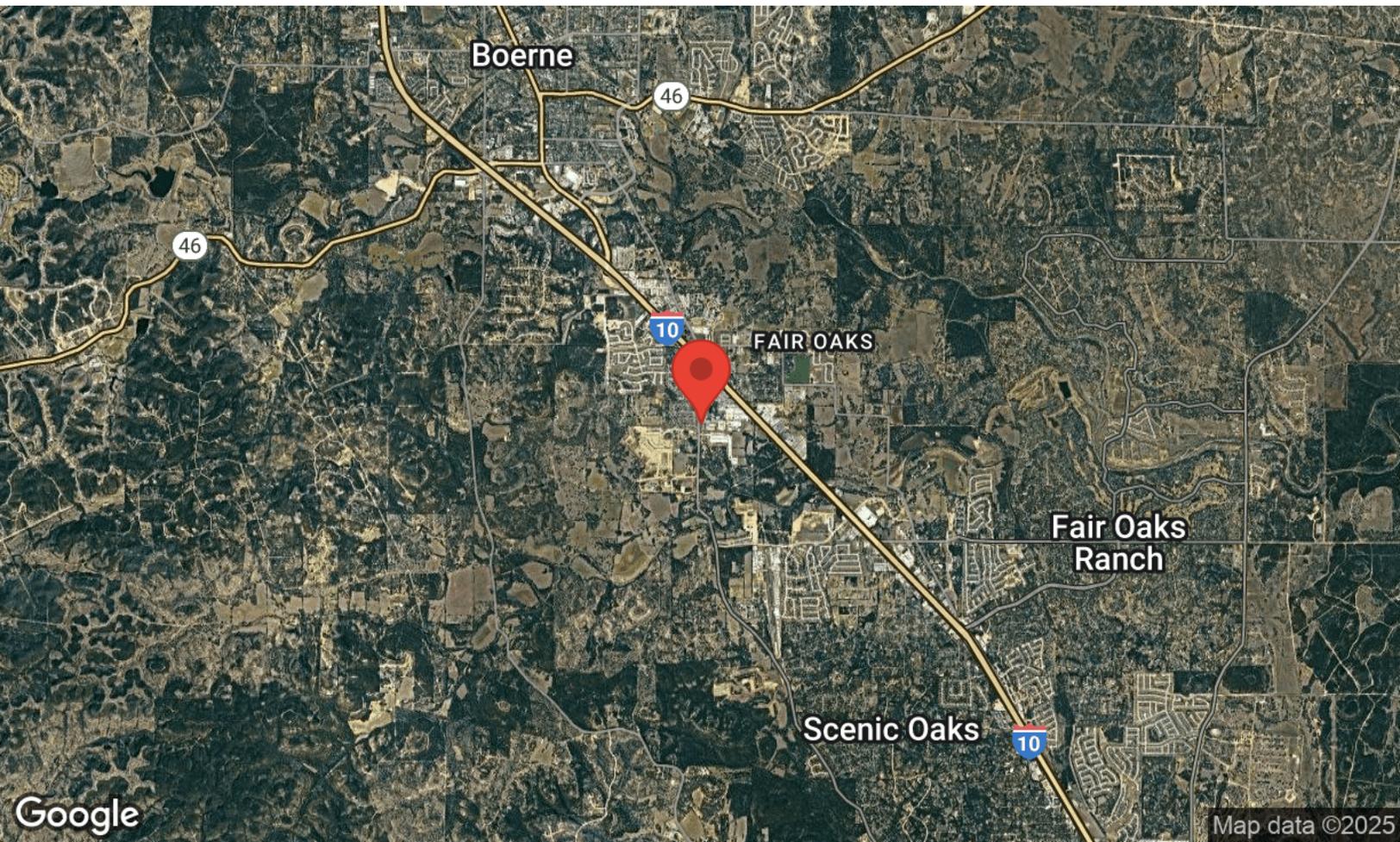


# LOCATION MAPS

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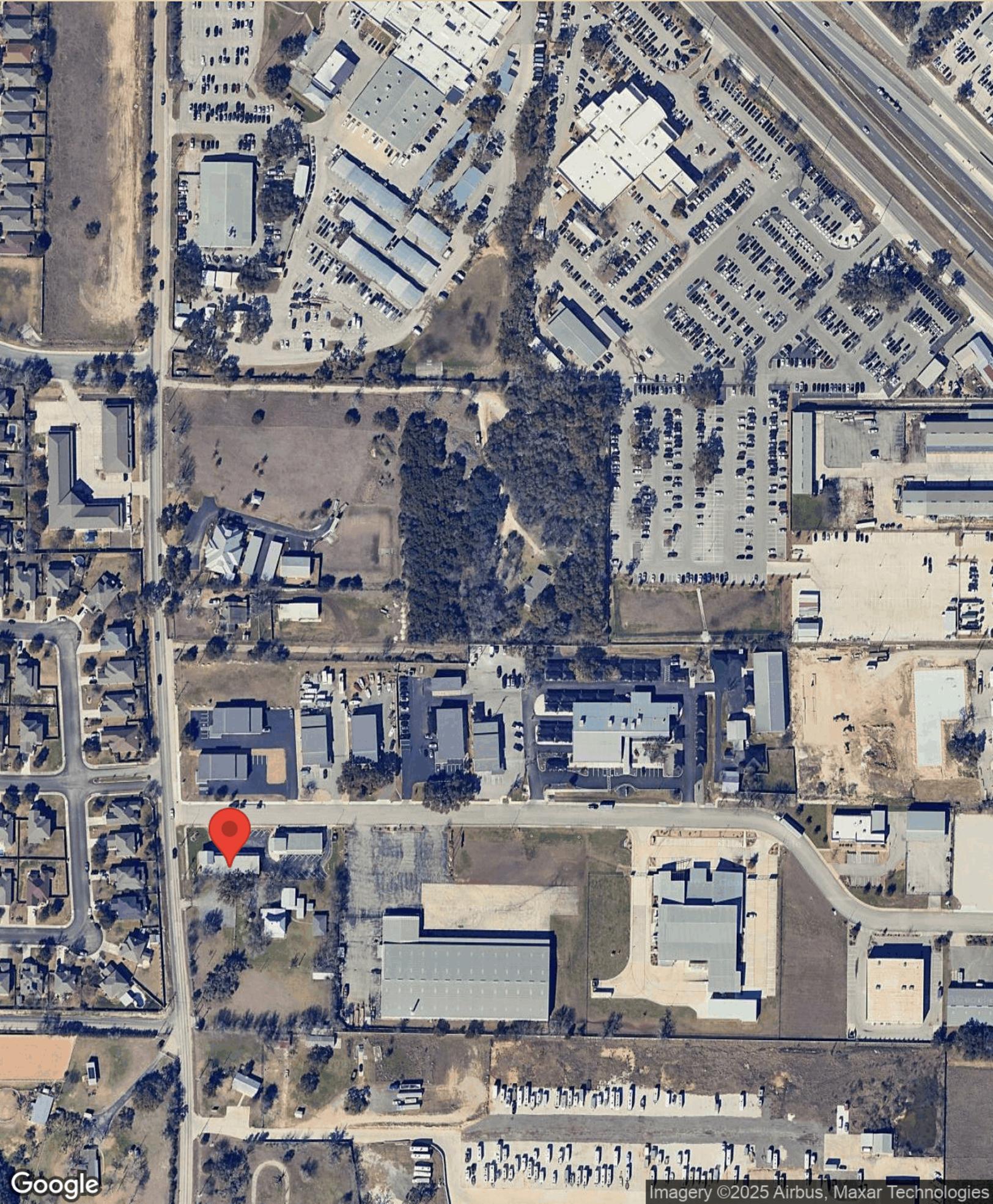


Map data ©2025

# AERIAL MAP

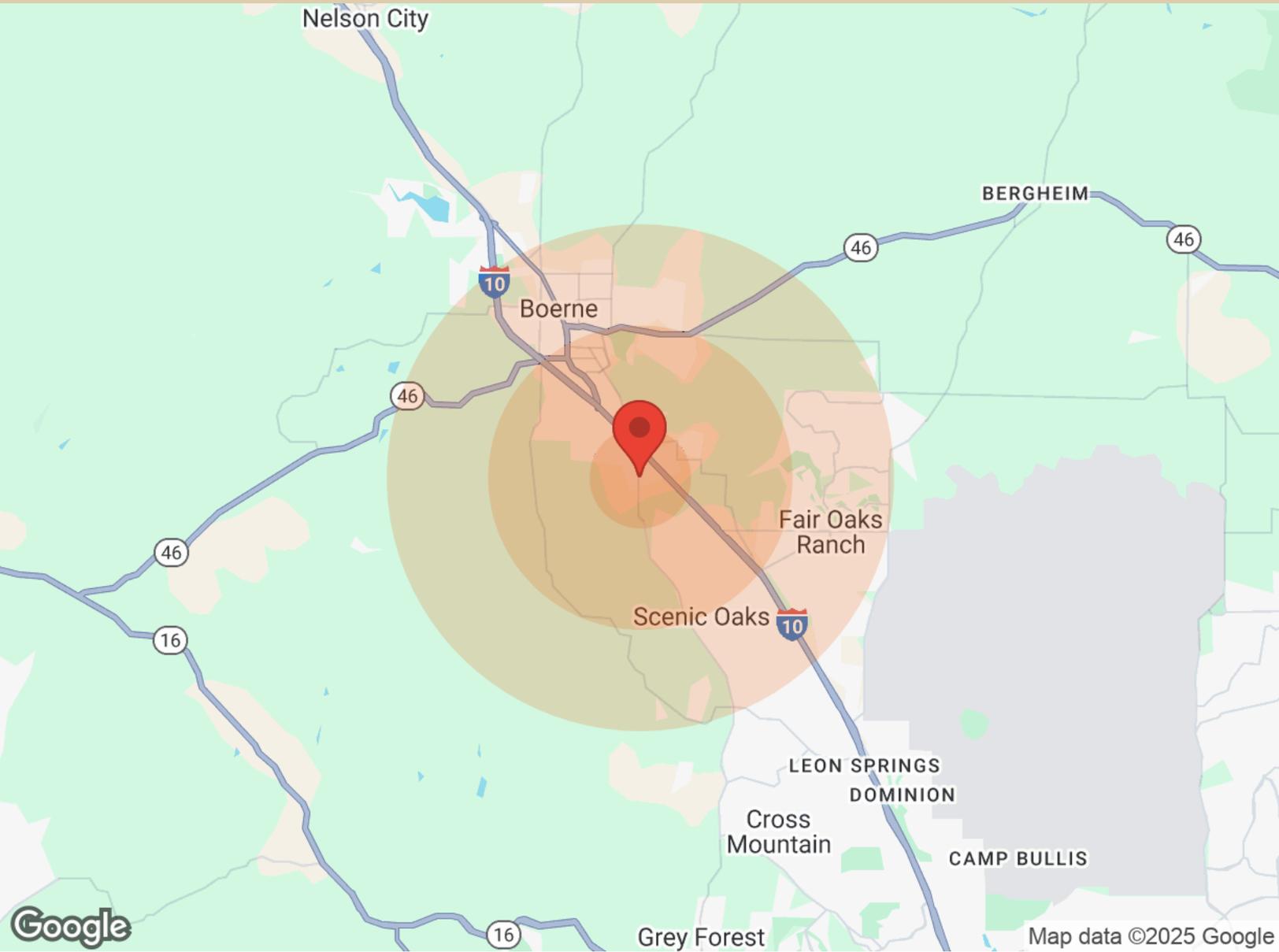
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# DETAILED DEMOGRAPHICS

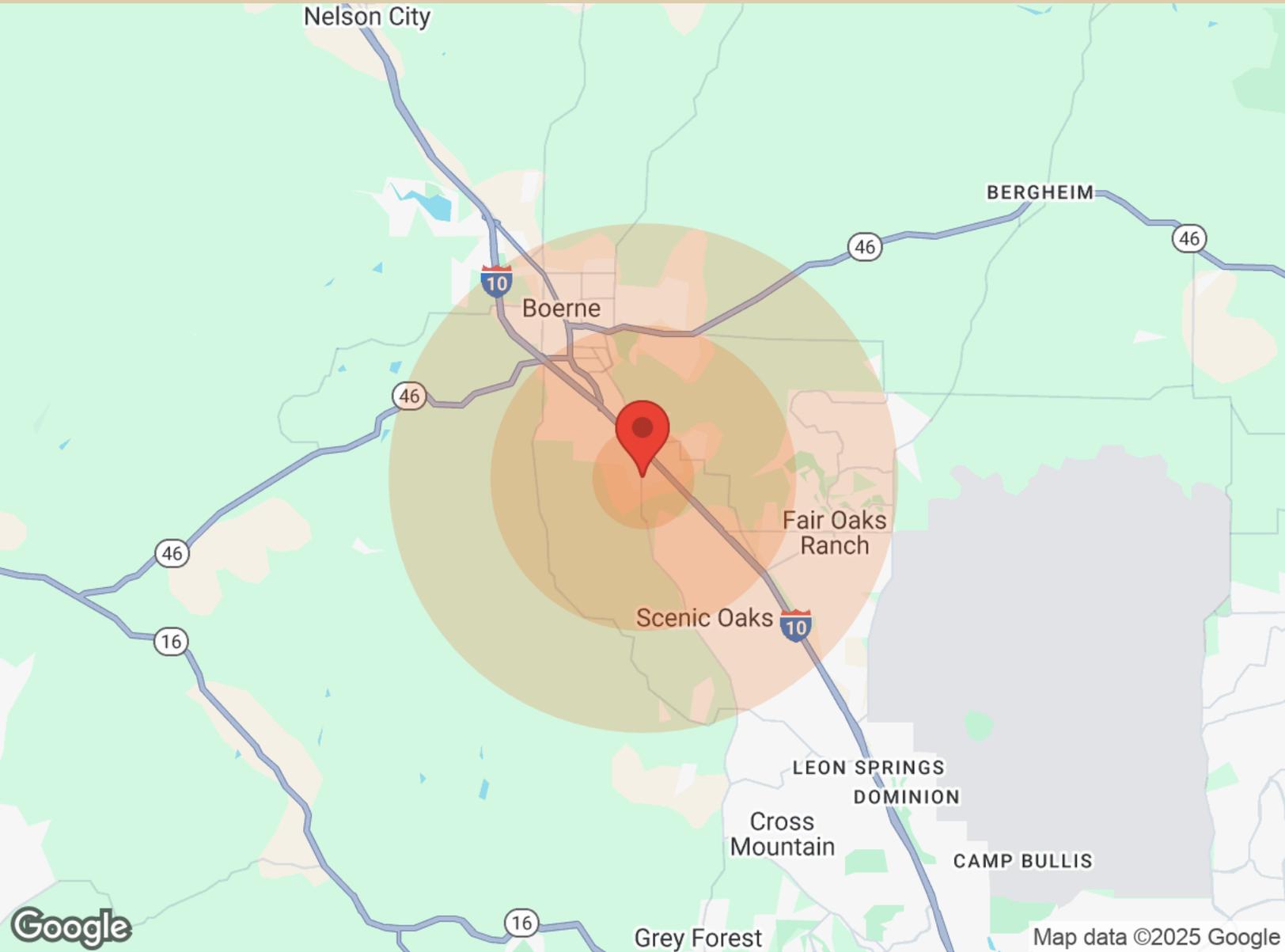
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	821	5,428	13,801
Female	878	5,610	14,404
Total Population	1,699	11,038	28,205
<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	661	4,249	11,151
Occupied	633	4,017	10,396
Owner Occupied	404	3,266	7,732
Renter Occupied	229	751	2,664
Vacant	28	232	755
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	1,646	10,501	26,715
Black	N/A	25	41
Am In/AK Nat	N/A	2	14
Hawaiian	N/A	2	2
Hispanic	264	1,972	5,184
Multi-Racial	106	882	2,644

# DETAILED DEMOGRAPHICS

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	82	549	1,408	Median	\$73,871	\$99,921	\$95,483
Ages 5-9	107	713	1,862	< \$10,000	35	99	418
Ages 10-14	117	752	1,957	\$10,000-\$14,999	45	63	317
Ages 15-19	130	840	2,052	\$15,000-\$19,999	N/A	63	385
Ages 20-24	130	828	1,958	\$20,000-\$24,999	15	120	448
Ages 25-29	113	728	1,709	\$25,000-\$29,999	N/A	85	357
Ages 30-34	96	589	1,425	\$30,000-\$34,999	19	119	410
Ages 35-39	76	495	1,234	\$35,000-\$39,999	16	136	562
Ages 40-44	66	475	1,274	\$40,000-\$44,999	40	82	383
Ages 45-49	70	566	1,545	\$45,000-\$49,999	15	70	140
Ages 50-54	87	676	1,820	\$50,000-\$60,000	95	399	813
Ages 55-59	92	740	1,975	\$60,000-\$74,000	68	293	740
Ages 60-64	103	755	1,933	\$75,000-\$99,999	165	847	1,769
Ages 65-69	102	695	1,705	\$100,000-\$124,999	97	451	1,213
Ages 70-74	105	578	1,393	\$125,000-\$149,999	40	244	616
Ages 74-79	88	434	1,085	\$150,000-\$199,999	N/A	374	925
Ages 80-84	61	289	781	> \$200,000	N/A	573	1,128
Ages 85+	74	336	1,089				



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**DISCLOSURES**

Regarding any Property lease, sale, or purchase, it is the responsibility of every Seller/Landlord and Buyer/Tenant with interest in any Property to conduct their own due diligence with affiliated professionals, experts, attorneys, advisors, or persons with experience, to advise you concerning the Property on the following matters.

- HAZARDOUS MATERIAL
- AMERICANS WITH DISABILITIES ACT
- FLOOD PLAIN DESIGNATION

**EP COMMERCIAL REAL ESTATE, LLC AND ANY AFFILIATED BROKERS/AGENTS ARE NOT QUALIFIED EXPERTS TO DETERMINE COMPLIANCE OR MAKE SUCH ASSESSMENTS.**

**HAZARDOUS MATERIAL DISCLOSURE**

Prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials by past, present and/or future owners and/or operators.

It is the responsibility of Seller/Landlord and Buyer/Tenant to ensure transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property, and to retain qualified experts, attorneys, environmental consultants, and others to make prudent investigations, conduct inspections, detect, and correct such matters.

**ADA DISCLOSURE**

To ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act ("ADA") was enacted under federal law and there are also state and local laws that may require alterations to a Property to allow access.

You should consult with attorneys, engineers, qualified design professionals, and other experts to determine if the Property is compliant with relevant laws.

**FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of Seller/Landlord and Buyer/Tenant with any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA"), and the San Antonio River Authority ("SARA") (if applicable), to determine the potential flood risk of their Property.