

SCENIC LOOP BUSINESS PARK



109 Enterprise Parkway
Boerne, Texas 78006

SMALL OFFICE CONDOMIUMS - FOR LEASE



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TABLE OF CONTENTS

Property Summary	3
Property Photos	4
Floor Plans - 204, 205	8
Location Maps	9
Aerial Map	10
Detailed Demographics	11
IABS Form	13
Disclaimer / Disclosures	14

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PROPERTY SUMMARY

SCENIC LOOP BUSINESS PARK
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03



Property Summary

Suite Sizes:	557 - 1,673 SF
Lease Type:	Triple Net-NNN
Annual Rate: plus NNN's	\$28.00
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

109 Enterprise Parkway | Boerne, TX 78006

04



PROPERTY PHOTOS

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109 Enterprise Parkway | Boerne, TX 78006

05



PROPERTY PHOTOS

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06



PROPERTY PHOTOS

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109 Enterprise Parkway | Boerne, TX 78006

07



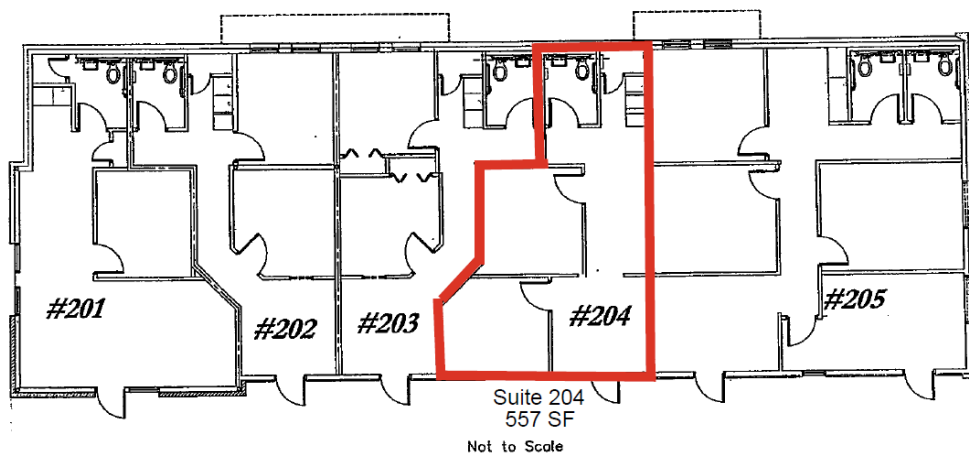
FLOOR PLANS - 204, 205

SCENIC LOOP BUSINESS PARK

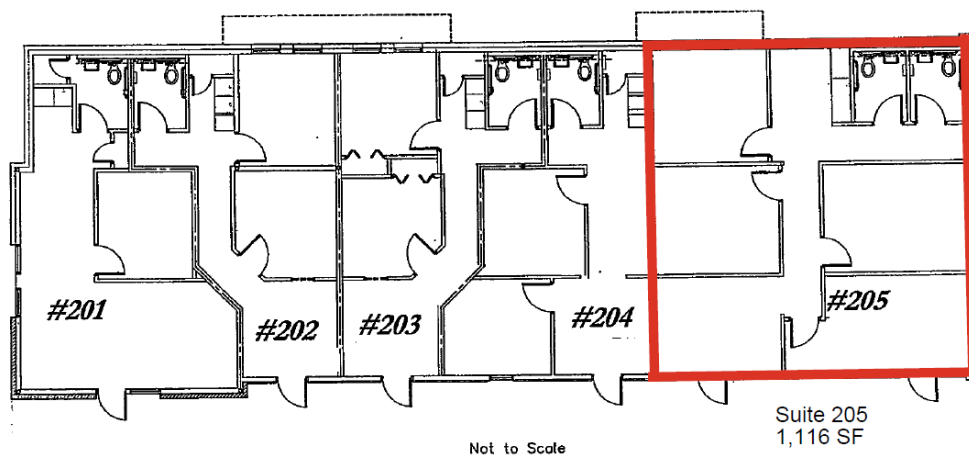
109 Enterprise Parkway | Boerne, TX 78006

08

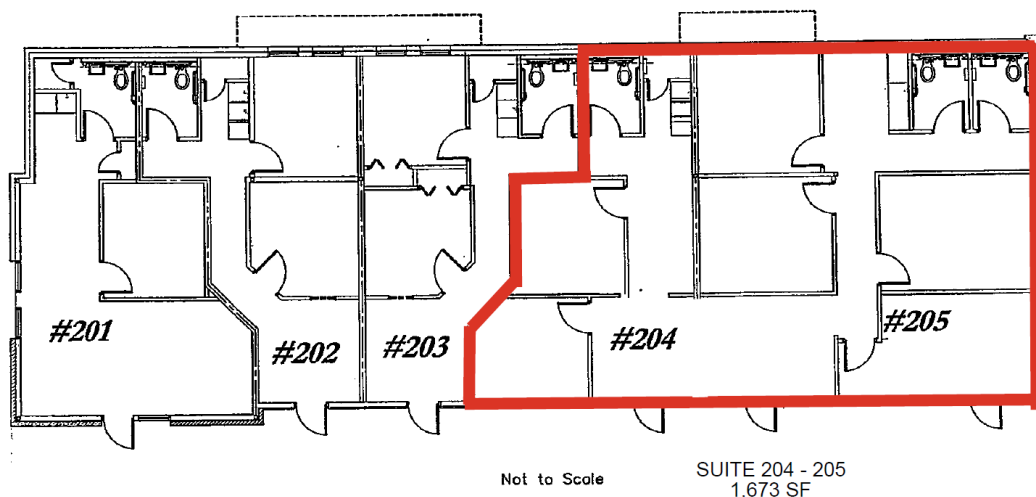
Building 2 Floor Plan



Building 2 Floor Plan



Building 2 Floor Plan

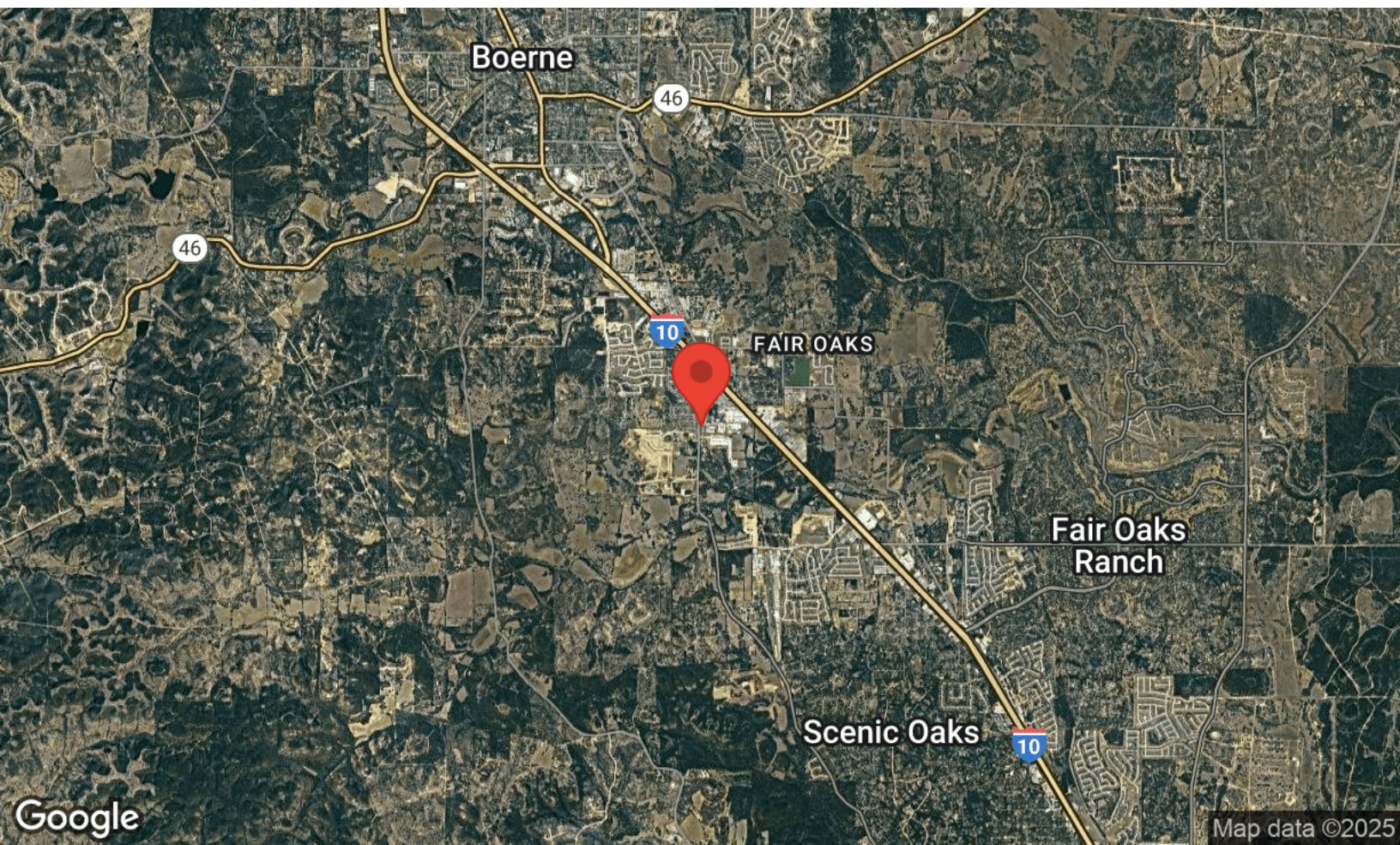
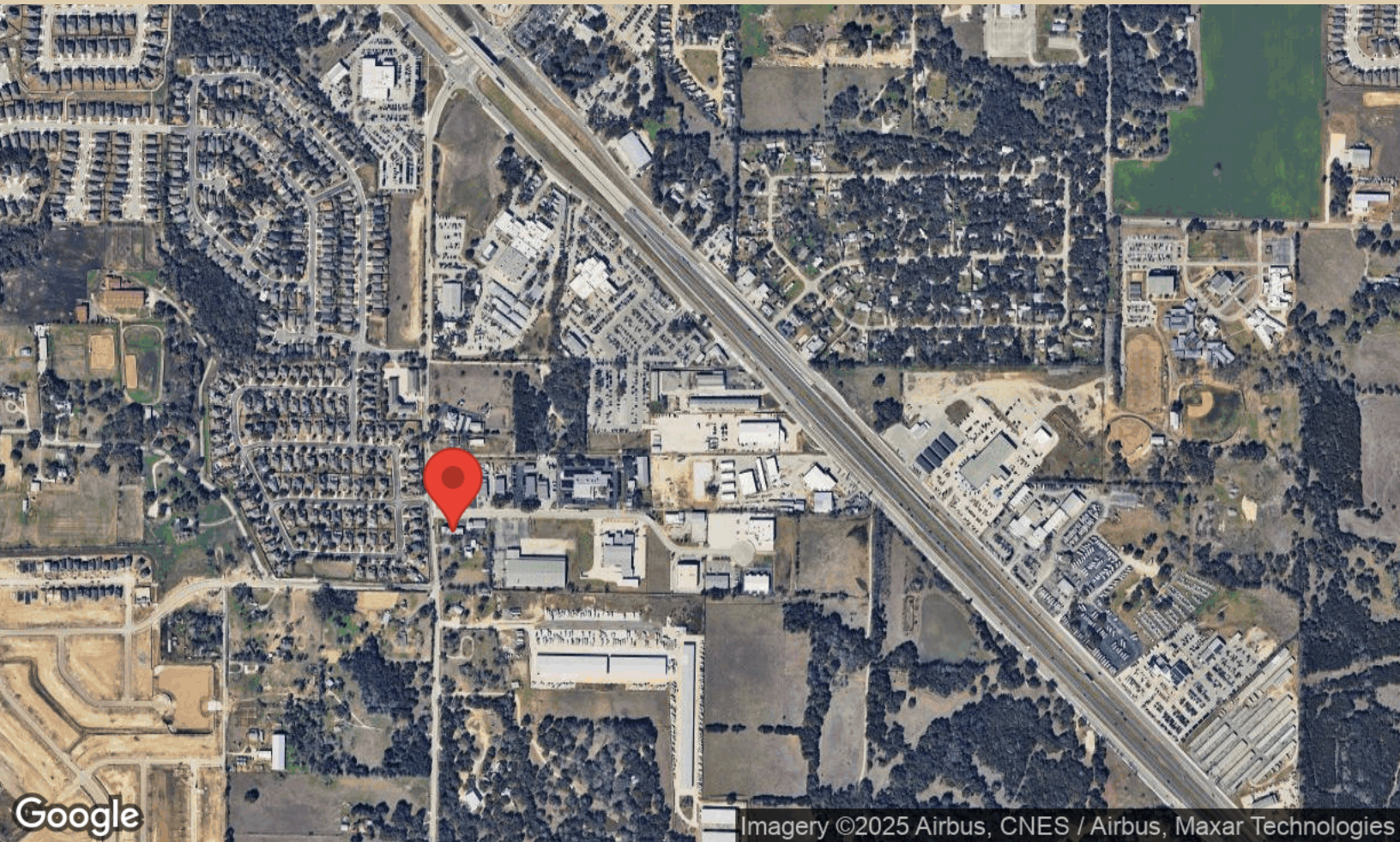


LOCATION MAPS

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109 Enterprise Parkway | Boerne, TX 78006

09



AERIAL MAP

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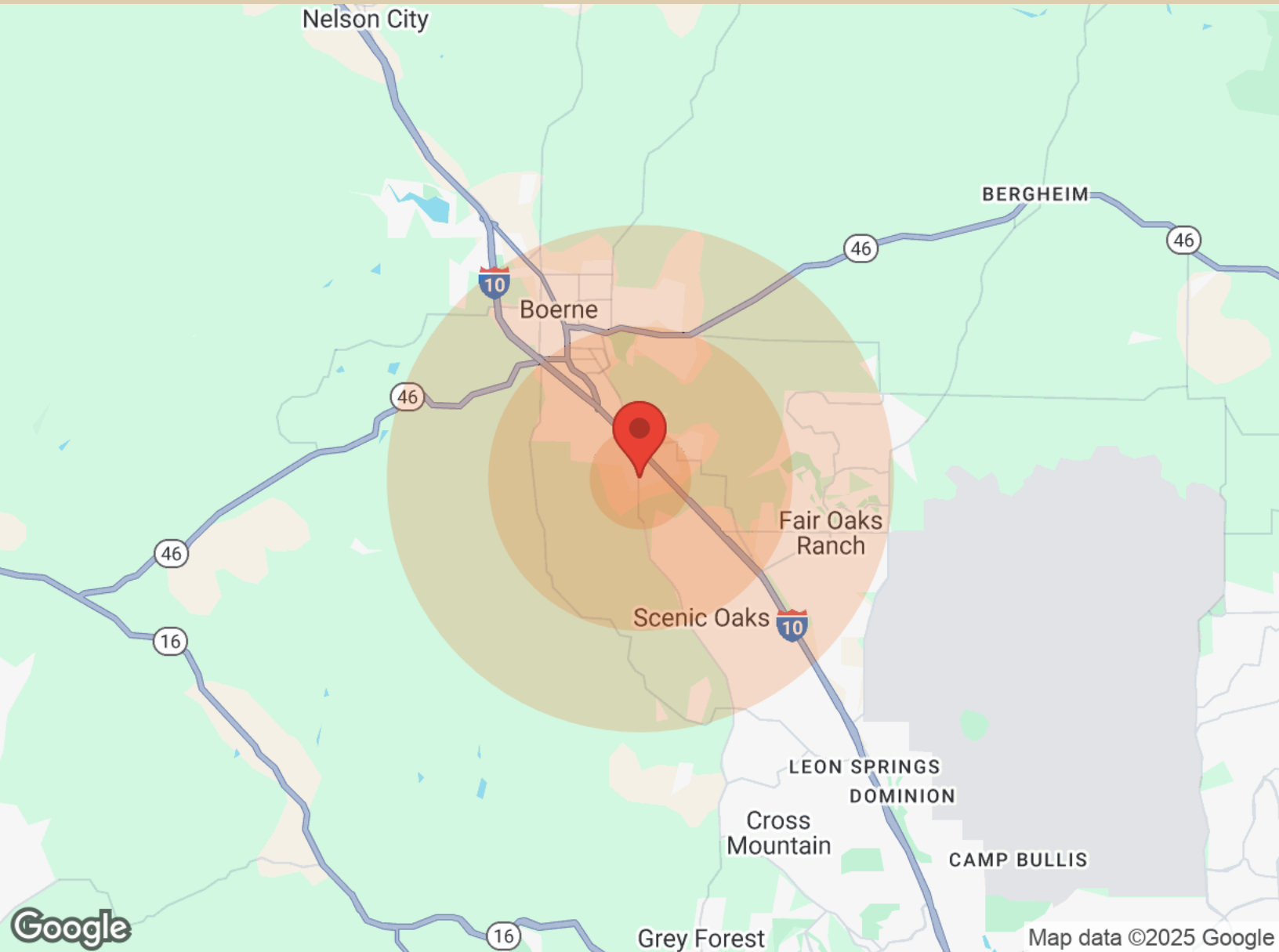


DETAILED DEMOGRAPHICS

SCENIC LOOP BUSINESS PARK

109 Enterprise Parkway | Boerne, TX 78006

11



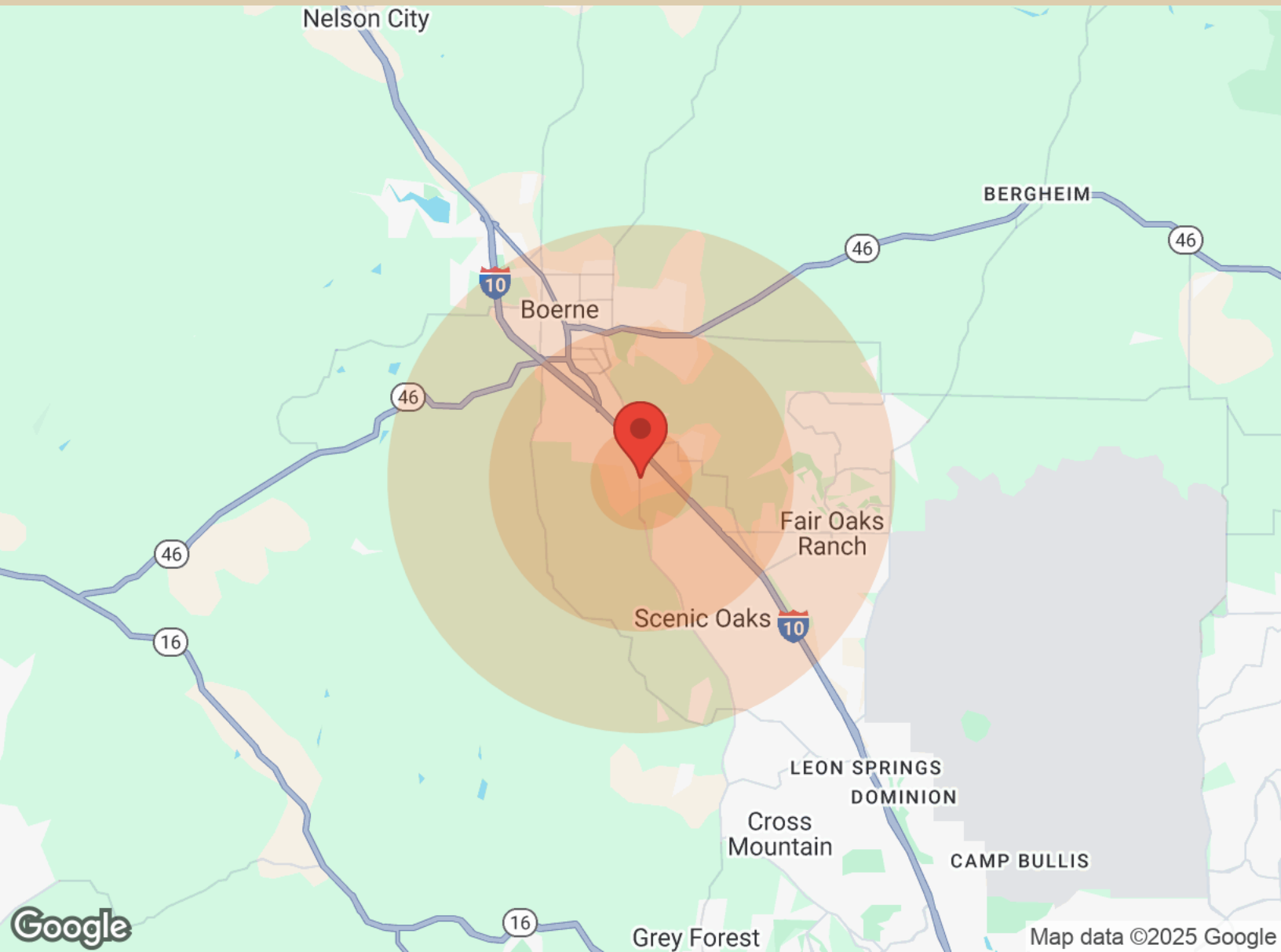
Population	1 Mile	3 Miles	5 Miles
Male	821	5,428	13,801
Female	878	5,610	14,404
Total Population	1,699	11,038	28,205
Housing	1 Mile	3 Miles	5 Miles
Total Units	661	4,249	11,151
Occupied	633	4,017	10,396
Owner Occupied	404	3,266	7,732
Renter Occupied	229	751	2,664
Vacant	28	232	755
Race	1 Mile	3 Miles	5 Miles
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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12



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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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.

2-10-2025



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

EP COMMERCIAL REAL ESTATE, LLC	9008404	epruske@epcommercialrealestate.com	210-416-3491
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
ELIZE PRUSKE	367619	epruske@epcommercialrealestate.com	210-416-3491
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
ELIZE PRUSKE	367619	epruske@epcommercialrealestate.com	210-416-3491
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

DISCLAIMER AND DISCLOSURES**GENERAL DISCLAIMER**

The information provided herein has been obtained from sources believed reliable but is not warranted. You and your advisors should conduct a careful, independent investigation of the property and verify all information to determine suitability of the property for your needs. **EP Commercial Real Estate, LLC** makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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.