

WOODS OF BOERNE

\$3,731,000

101 WOODS OF BOERNE BOULEVARD
BOERNE, TX 78006

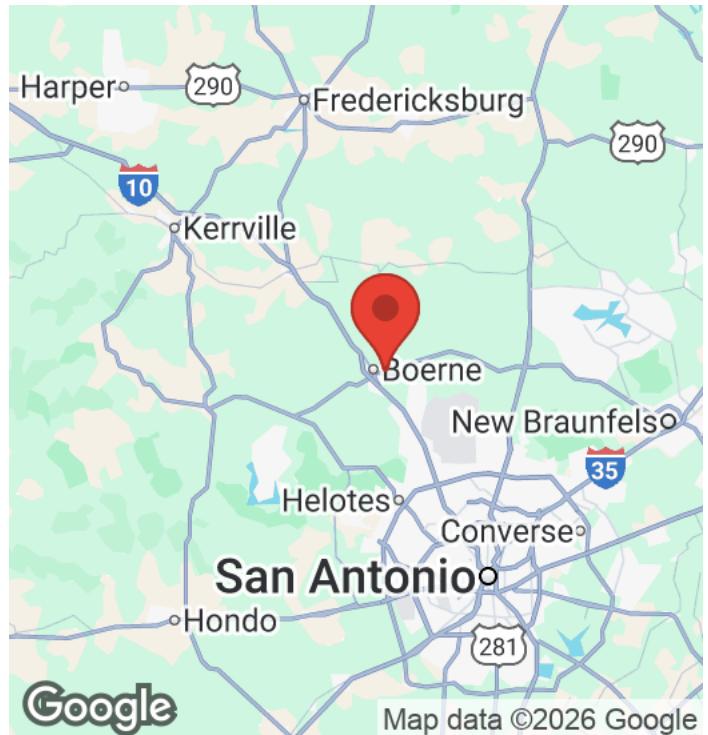
FOR SALE



101 Woods of Boerne Boulevard

Property Highlights

- Two (2) 6K SF garden buildings, totaling 12,321 SF
- FOR SALE - Can be sold as one property or sold separately as individual condominiums
- Located off River Road/Hwy 46 in east Boerne, Tx
- Beautiful masonry / stone structures with standing seam metal roofs
- Each building has private outdoor garden / gathering areas
- Building A - Fully Leased - 2 tenants counseling center and endocrinology
- Building B - Shell space available for lease, As-Is.



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PROPERTY SUMMARY

Woods of Boerne Garden Buildings

101 Woods of Boerne Boulevard | Boerne, TX 78006

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Property Summary

PROJECT:	12,321 GSF
BUILDING A:	6,125 GSF 100% Leased
BUILDING B:	6,196 GSF Vacant Shell
SALES PRICE:	\$3,731,000
ACREAGE:	1.129 acres
Lot Size:	49,179 SF
PARKING SPACES:	41 plus street parking
YEAR BUILT:	2017
ZONING:	C2 EZ
2025 TAXES:	\$17,144

Location Overview

Located in east Boerne off Hwy 46 (River Road) across from Boerne Champion High School. Traffic light at Hwy 46 and Woods of Boerne Blvd.

Zoning Overview

(C2) Transitional Commercial, currently allows for:

GENERAL OFFICE – single or multi-tenant.

MEDICAL - out patient, lab, diagnostics, pharmacy, urgent care.

Restaurant; Retail sales; Banking; Beauty / barber shop; Spa; Gym / sports training; Assembly; Government facility

Located in (EC) Entrance Corridor Overlay District - designed to preserve the economic function of the primary entrance corridors into the city, as well as manage traffic, parking and connectivity.

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PROPERTY DESCRIPTION

Woods of Boerne Garden Buildings

101 Woods of Boerne Boulevard | Boerne, TX 78006

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BUILDING AND AREA SUMMARY

BUILDINGS:

- Two (2) garden buildings, totaling 12,321 Gross SF
- Building A - 6,125 Gross SF - Second generation finishes (100% Leased)
- Building B - 6,196 Gross SF - Shell
- Buildings can be platted and sold separately

CONSTRUCTION:

- Built locally by S.E. Daniels Construction company in 2017.
- Masonry / stone structures with standing seam metal roofs
- Quality Wood frame construction: 2"x6" studs built 16" O.C., (2)-2"x6" TOP PLT, Pre-engineered wood trusses.
- 5' plumbing leave out in shell building.

CITY OF BOERNE

- Located in City of Boerne, Kendall County, Boerne ISD
- 2025 Taxes - \$17,144
- Legal Description: The Woods of Boerne Commercial BLK 3 LOT 7C, 1.129 ACRES
- The City of Boerne is a full-service municipality, providing all the basic government services such as streets, police, fire, animal control, solid waste collection, electric, water, wastewater, gas, cemetery, library, parks, and recreation.

LOCATION:

- The City of Boerne is located along Interstate Highway 10, NW of San Antonio, just 20 minutes from IH 10 W & Loop 1604. The Woods of Boerne is located approximately 1.5 miles east of Boerne Main Street and River Road along the River Road Overlay District which encourages active mixed-use connectivity. The River Road Overlay District is composed primarily of retail, dining and entertainment uses, but allows for limited office and residential uses. Boerne offers residents both convenient access to the country's 7th largest city and a quality of life that reflects its small-town heritage.

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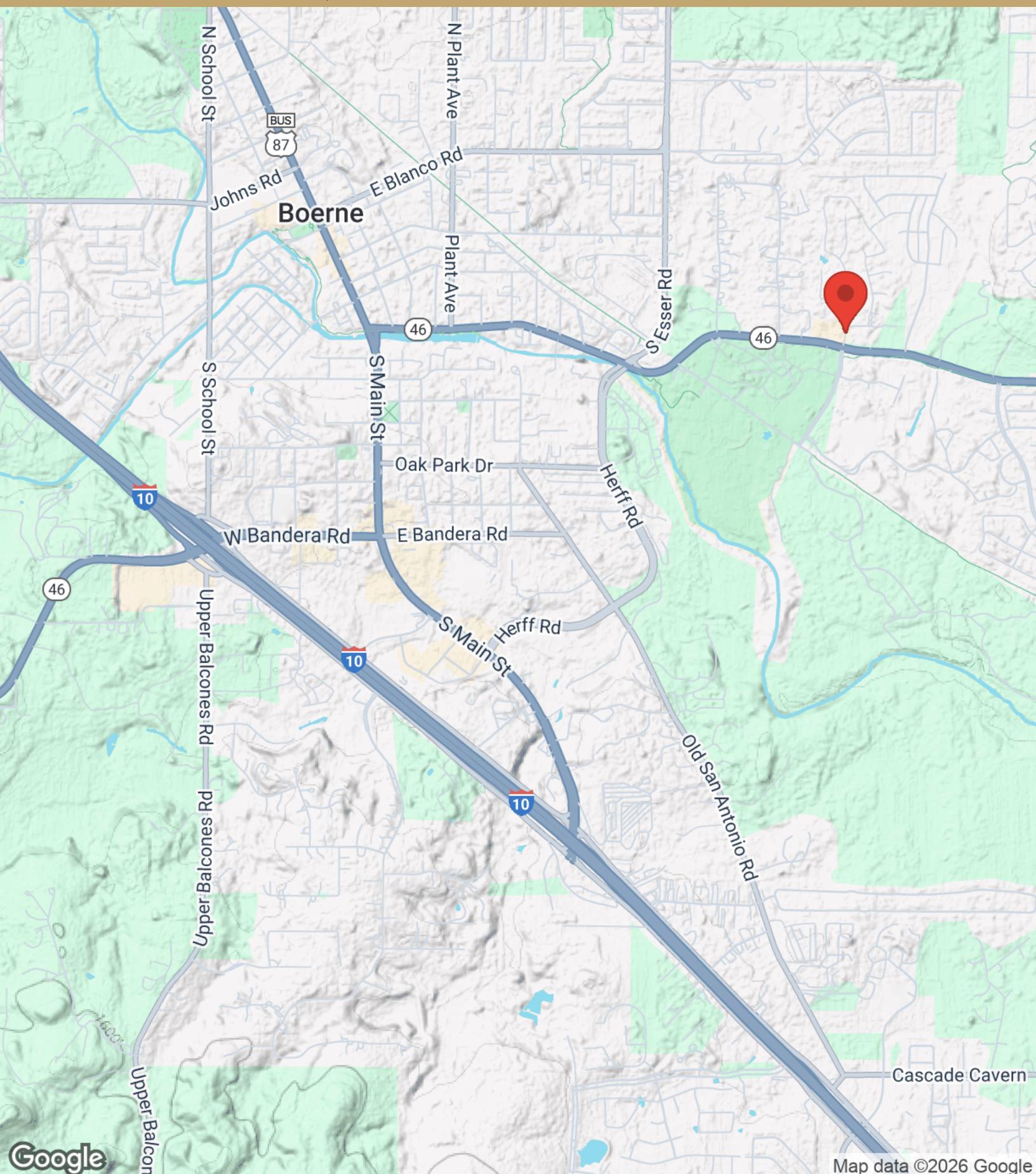


AERIAL MAP

Woods of Boerne Garden Buildings

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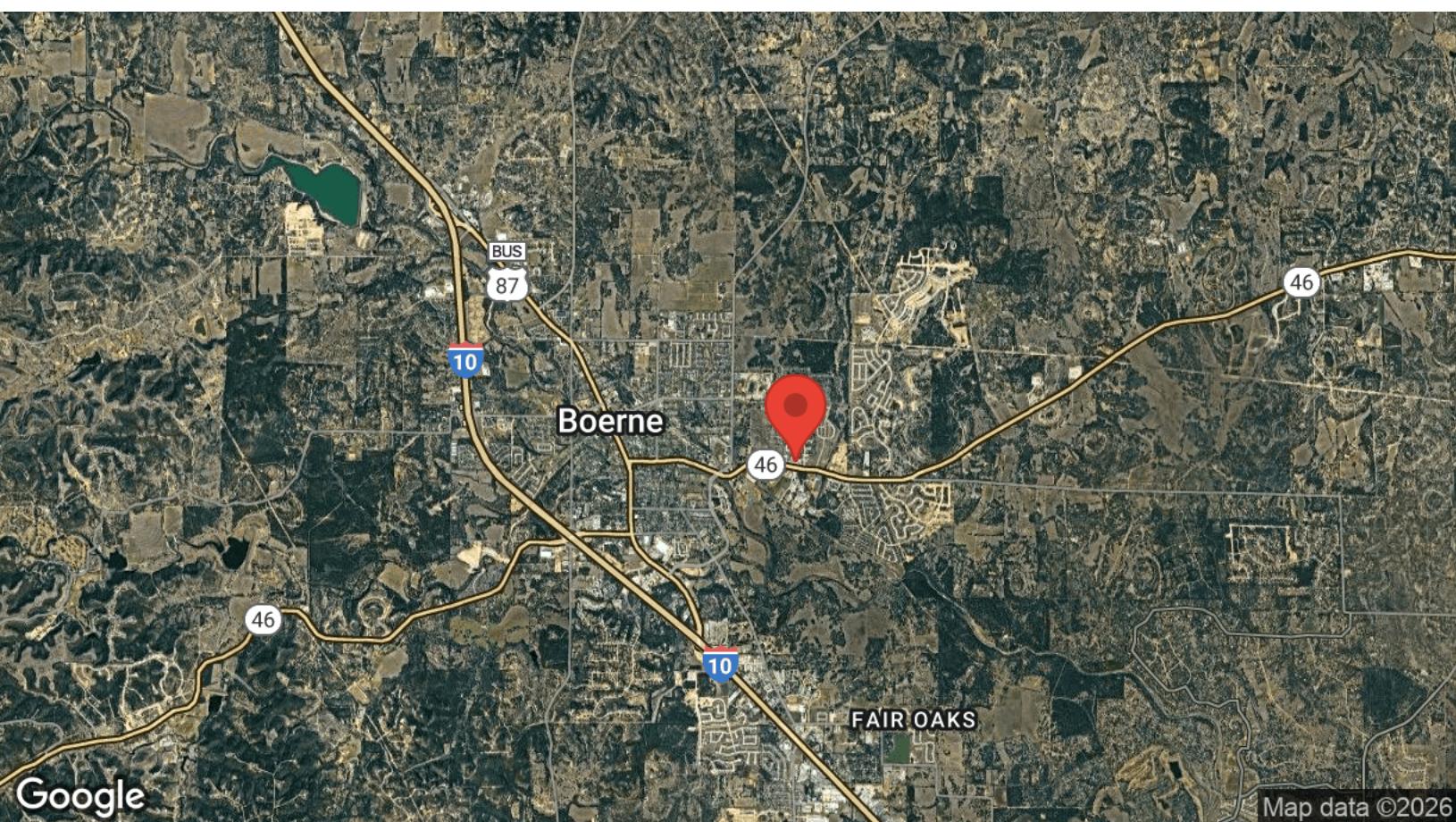
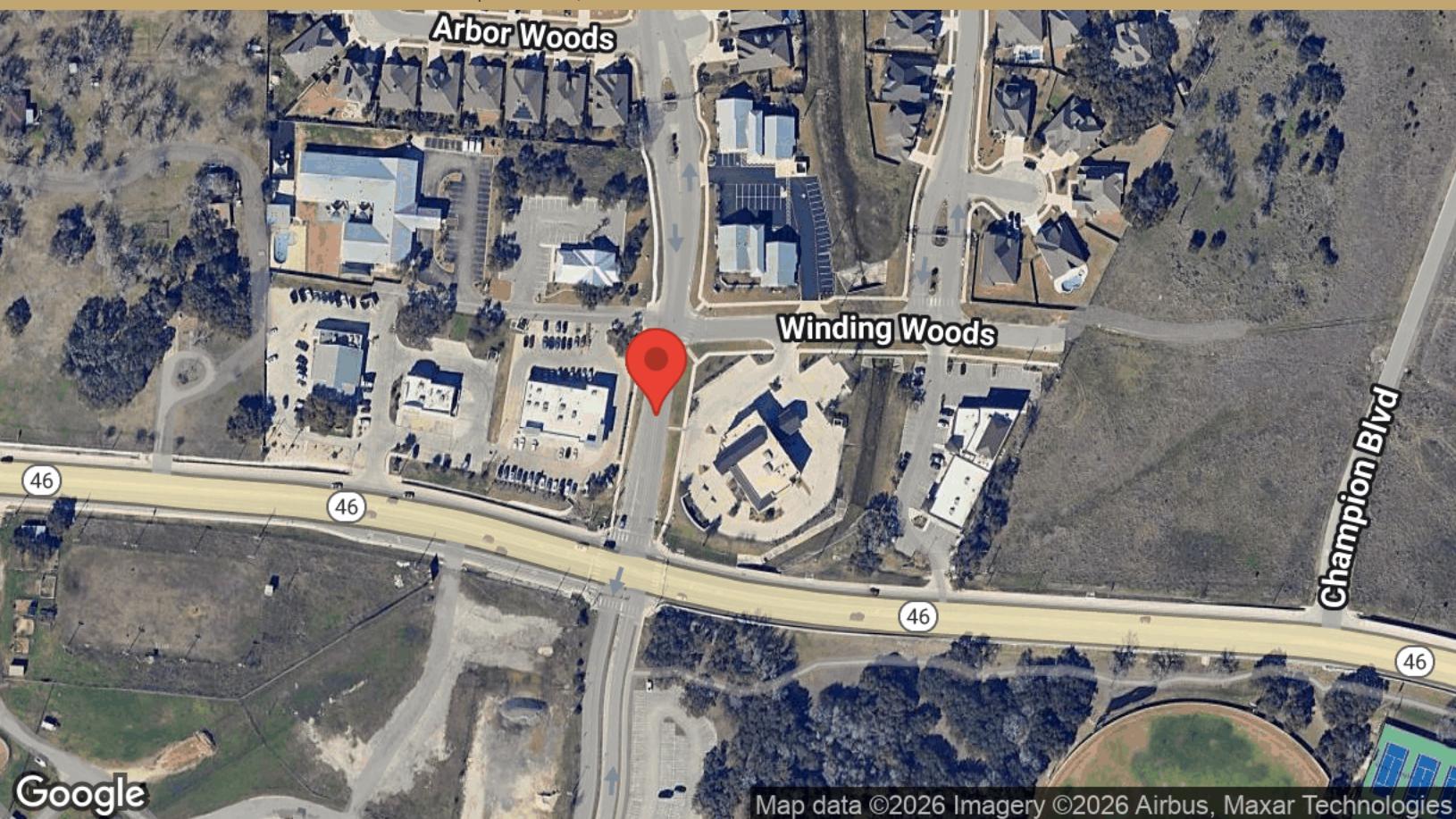


LOCATION MAPS

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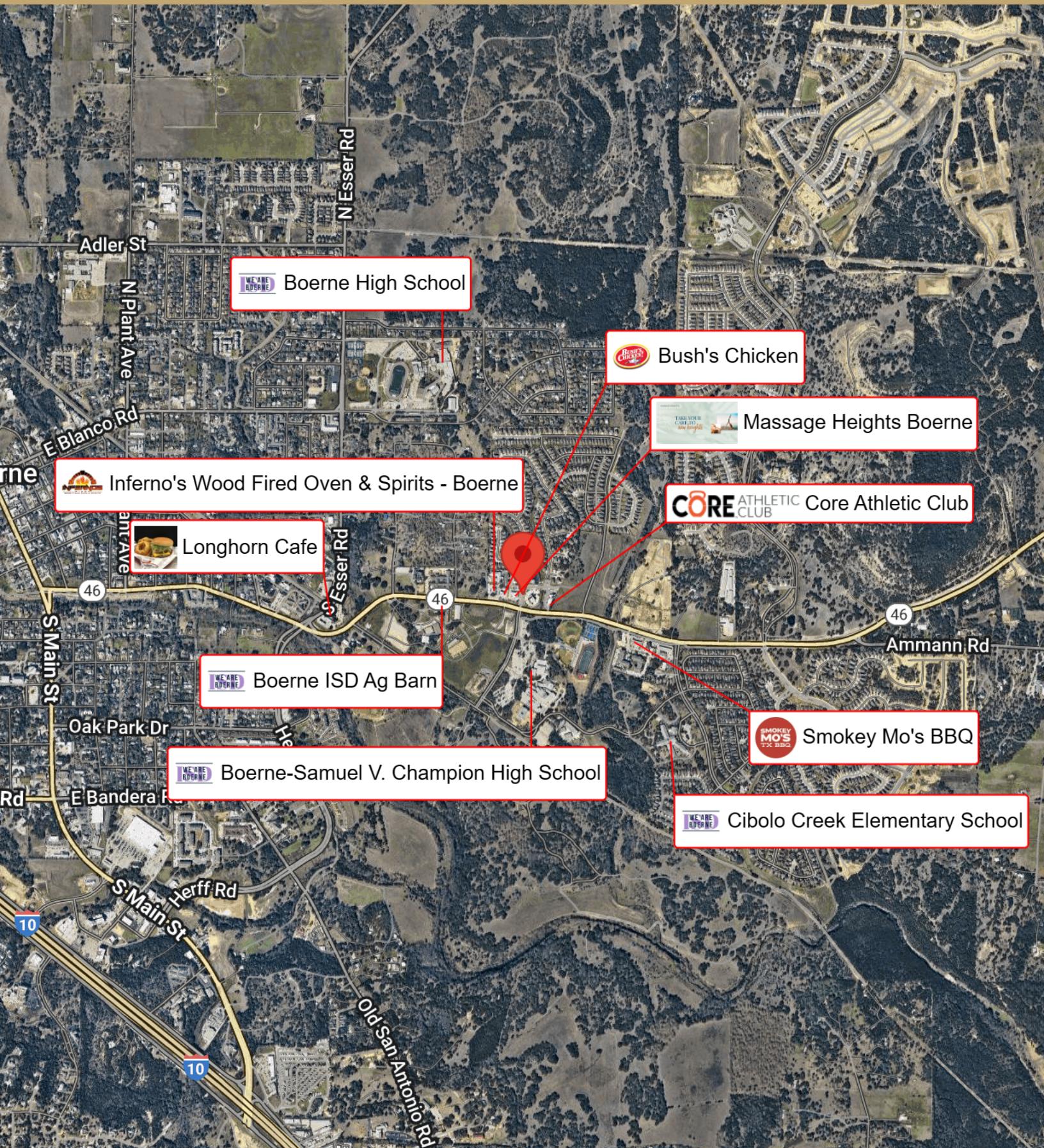


BUSINESS MAP

Woods of Boerne Garden Buildings

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Google

Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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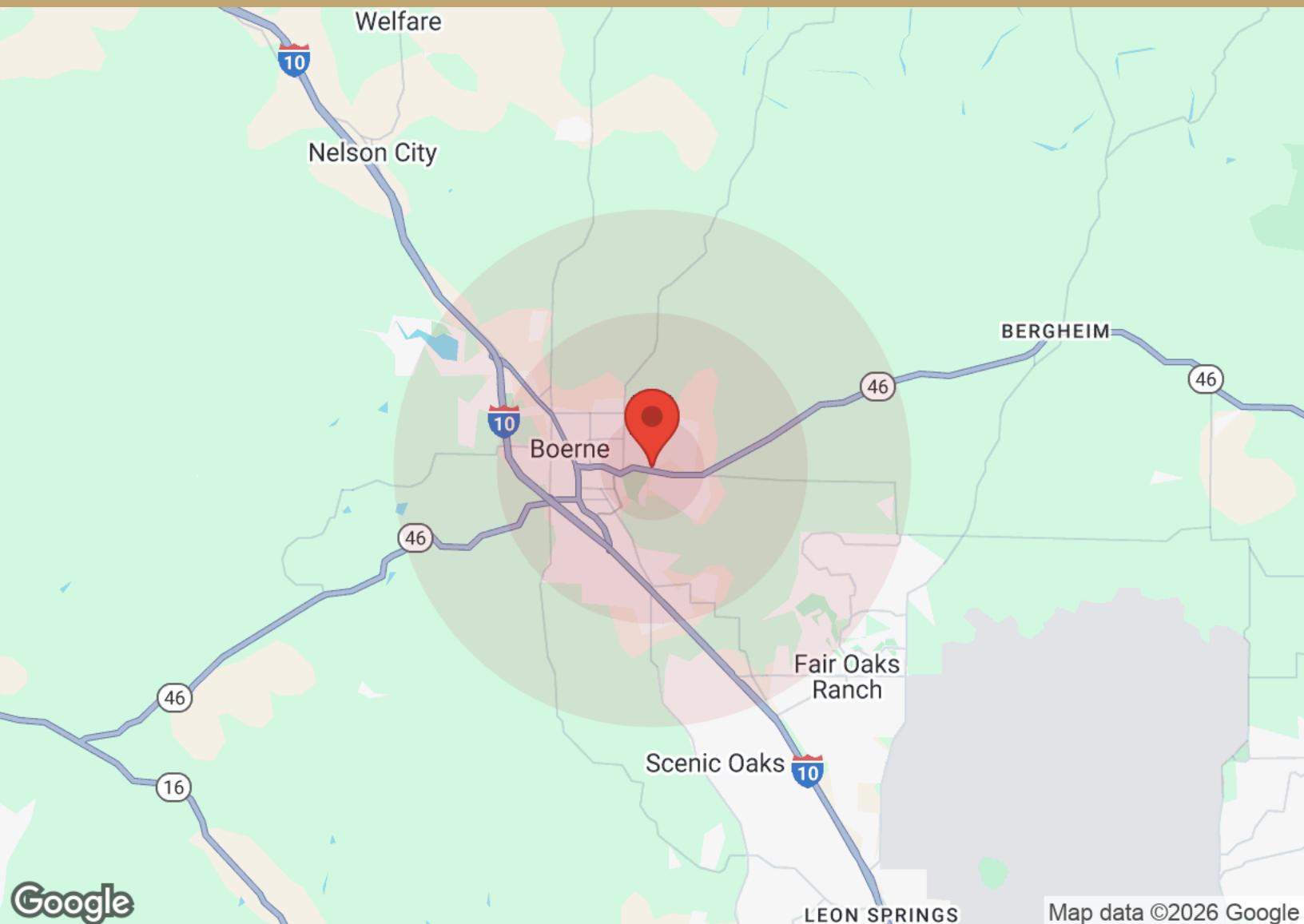


DEMOCRAPHICS

Woods of Boerne Garden Buildings

101 Woods of Boerne Boulevard | Boerne, TX 78006

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Population	1 Mile	3 Miles	5 Miles
Male	3,785	12,257	18,893
Female	3,893	12,521	19,386
Total Population	7,678	24,778	38,278

Income	1 Mile	3 Miles	5 Miles
Median	\$128,575	\$99,512	\$113,715
< \$15,000	98	590	763
\$15,000-\$24,999	78	486	612
\$25,000-\$34,999	109	418	578
\$35,000-\$49,999	242	1,014	1,587
\$50,000-\$74,999	274	915	1,276
\$75,000-\$99,999	317	1,122	1,388
\$100,000-\$149,999	533	1,415	2,269
\$150,000-\$199,999	303	1,057	1,656
> \$200,000	723	2,030	3,497

Race	1 Mile	3 Miles	5 Miles
White	5,163	16,738	24,632
Black	187	585	1,041
Am In/AK Nat	12	42	57
Hawaiian	5	17	27
Hispanic	1,985	6,370	10,859
Asian	173	580	942
Multi-Racial	137	401	643
Other	16	47	73

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,773	9,413	14,228
Occupied	2,674	9,047	13,625
Owner Occupied	1,941	5,782	9,347
Renter Occupied	733	3,265	4,278
Vacant	99	366	602

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LOT 7C, BLOCK 3, THE WOODS OF BOERNE, COMMERCIAL 1, CITY OF BOERNE, KENDALL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7, PAGE 229, KENDALL COUNTY PLAT RECORDS.

ADDRESS: 101 Woods of Boerne Blvd.
Boerne, TX 78006

Notes:

- Indicates 1/2" steel rod found.
- KCPR = Kendall County Plat Records.
- KODR = Kendall County Official Records.
- This Survey was based on the bearing books for this survey, was not surveyed by GPS.
- Woods of Boerne Residential and Wholesome Woods established by subdivision plat recorded in Vol. 7, Pg. 229, KODR.
- Indicates 10' utility easement or shown on plat recorded in Vol. 7, Pg. 229, KODR.
- Indicates 10' right-of-way easement as shown on plat recorded in Vol. 7, Pg. 229, KODR.
- Indicates 8' driveway easement as shown on plat recorded in Vol. 7, Pg. 229, KODR.
- Indicates 6' driveway easement as shown on plat recorded in Vol. 7, Pg. 229, KODR.
- Indicates 10' utility easement or shown on plat recorded in Vol. 7, Pg. 229, KODR.
- Indicates wrought iron fence on or near this line.
- Indicates underground gas line.
- Indicates underground water line.
- Indicates underground communication line.
- Indicates sewer line.
- Indicates underground sewer line.
- Underground utility easements are from markings placed by utility companies from a utility route request or from plans provided to surveyor by client.
- Indicates concrete.
- Indicates covered concrete.
- Indicates asphalt.
- Indicates electric transformer on concrete pad.
- Indicates telephone junction box.
- Indicates electric meter.
- Indicates water valve.
- Indicates utility pole.
- Indicates utility pole with a drop line.
- Indicates utility pole with a drop line.
- This tract is within Zone X (an area determined to be outside the 0.25 annual chance floodplain (500 Year Flood)) as shown on the 2015 National Flood Insurance Rate Map (NFRM) and as shown on location map.
- This tract is subject to all covenants, conditions and restrictions as derived in Declaration recorded in Vol. 1485, Pg. 1068, KODR.

Course	Bearing	Distance	Record
L1	Rad: 2547.00'	Arc: 111.65'	Arc: 111.65'
	Tan: 55.83°	Chd: S 89°05'33" W	111.64'
L2	S 87°50'12" W	69.08'	S 87°41'08" W 69.08'
L3	N 47°09'05" W	14.56'	N 47°16'09" W 14.56'
L4	Rad: 800.00'	Arc: 193.92'	Arc: 193.93'
	Tan: 97.44°	Chd: N 02°23'54" E	193.45'
L5	Rad: 23.00'	Arc: 10.24'	Arc: 10.24'
	Tan: 5.21°	Chd: N 08°12'41" E	10.16'
L6	Rad: 52.00'	Arc: 49.81'	Arc: 49.81'
	Tan: 27.00°	Chd: N 06°28'20" W	47.93'
L7	Rad: 23.00'	Arc: 10.72'	Arc: 10.72'
	Tan: 5.46°	Chd: N 20°33'39" W	10.62'
L8	N 07°12'31" W	27.60'	N 07°21'35" W 27.60'
L9	N 82°28'29" E	41.70'	N 82°38'25" E 41.70'

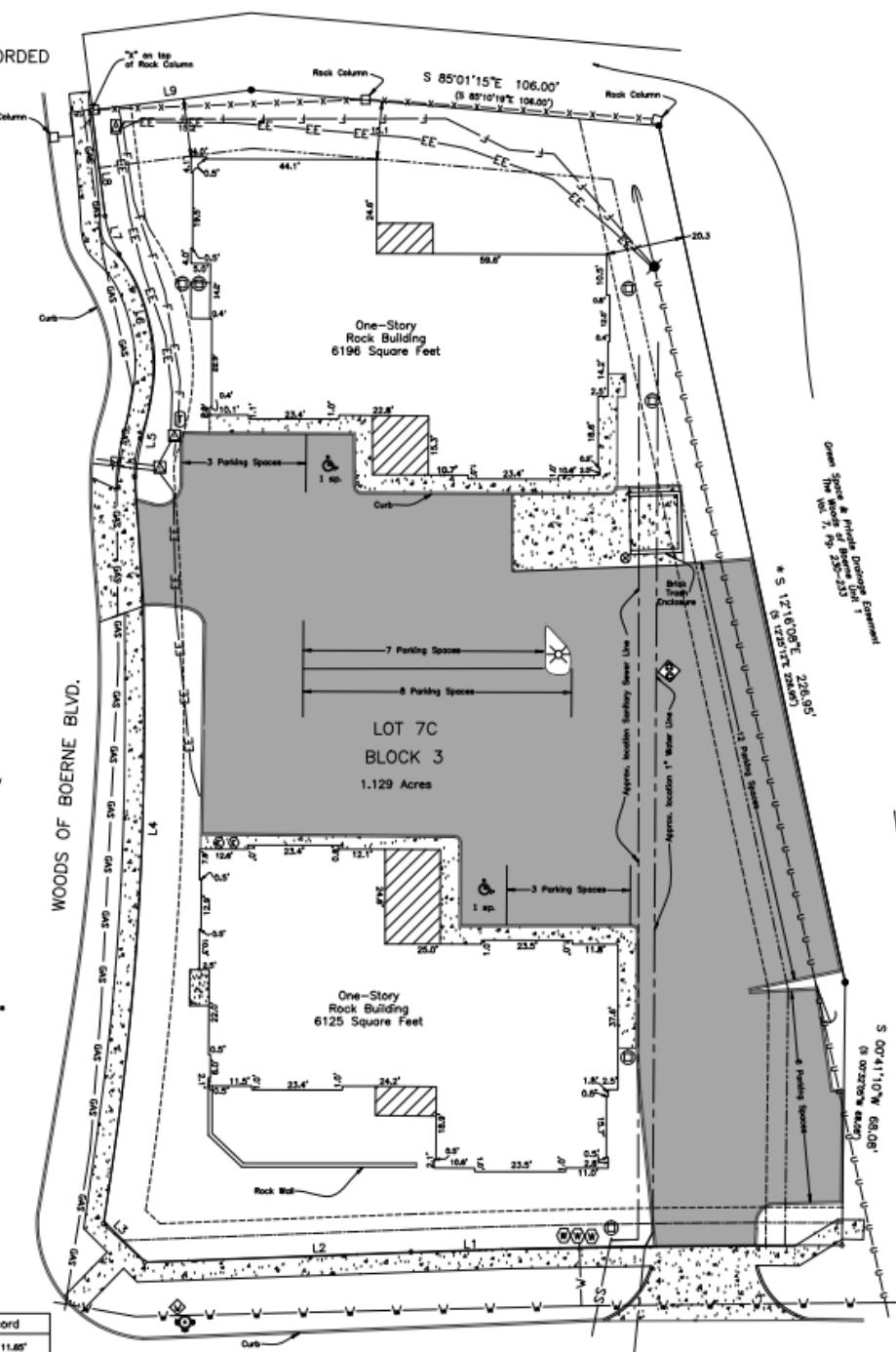


THE NORTH MAINE, BOERNE, TEXAS, TRACT
PHONE: (800) 360-0070 FAX: (800) 364-0445
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To Sohara Properties, LLC, Centennial Bank, and Texas Investors Title.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1-4, 7(a), 7(b,1), 8, 9, 11, 13, 19, and 20 of Table A thereof. The fieldwork was completed on September 22, 2017.

Date of Plat or Map: October 1, 2017



James E. Schwarz
Registered Professional
Land Surveyor No. 4760

Job No. 17-150



BUILDING B PROPOSED SPEC PLAN

Woods of Boerne Garden Buildings

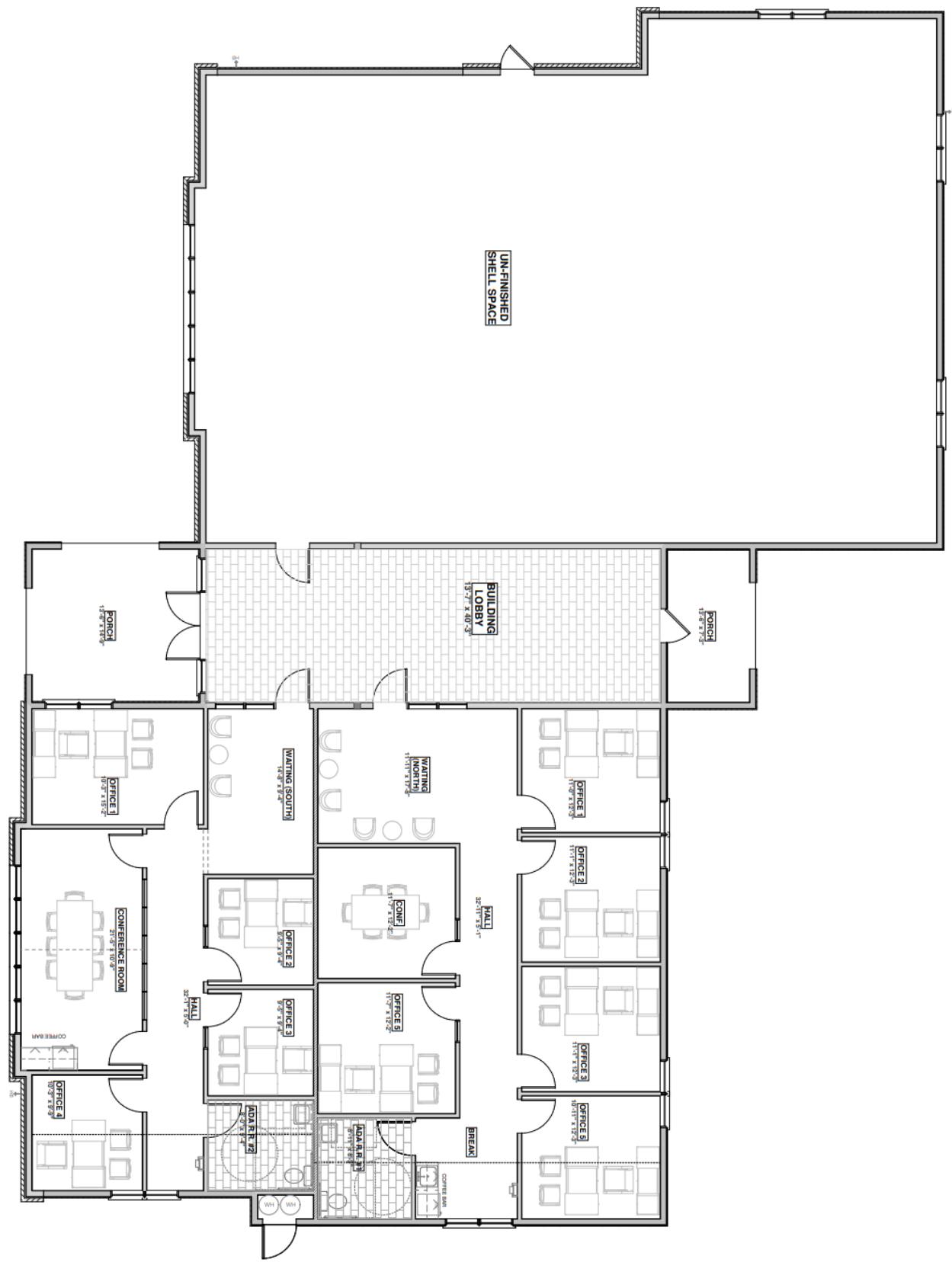
101 Woods of Boerne Boulevard | Boerne, TX 78006

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FLOOR PLAN - POTENTIAL FURNITURE LAYOUT

SCALE: 1/4" = 1'-0"



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PROPERTY PHOTOS

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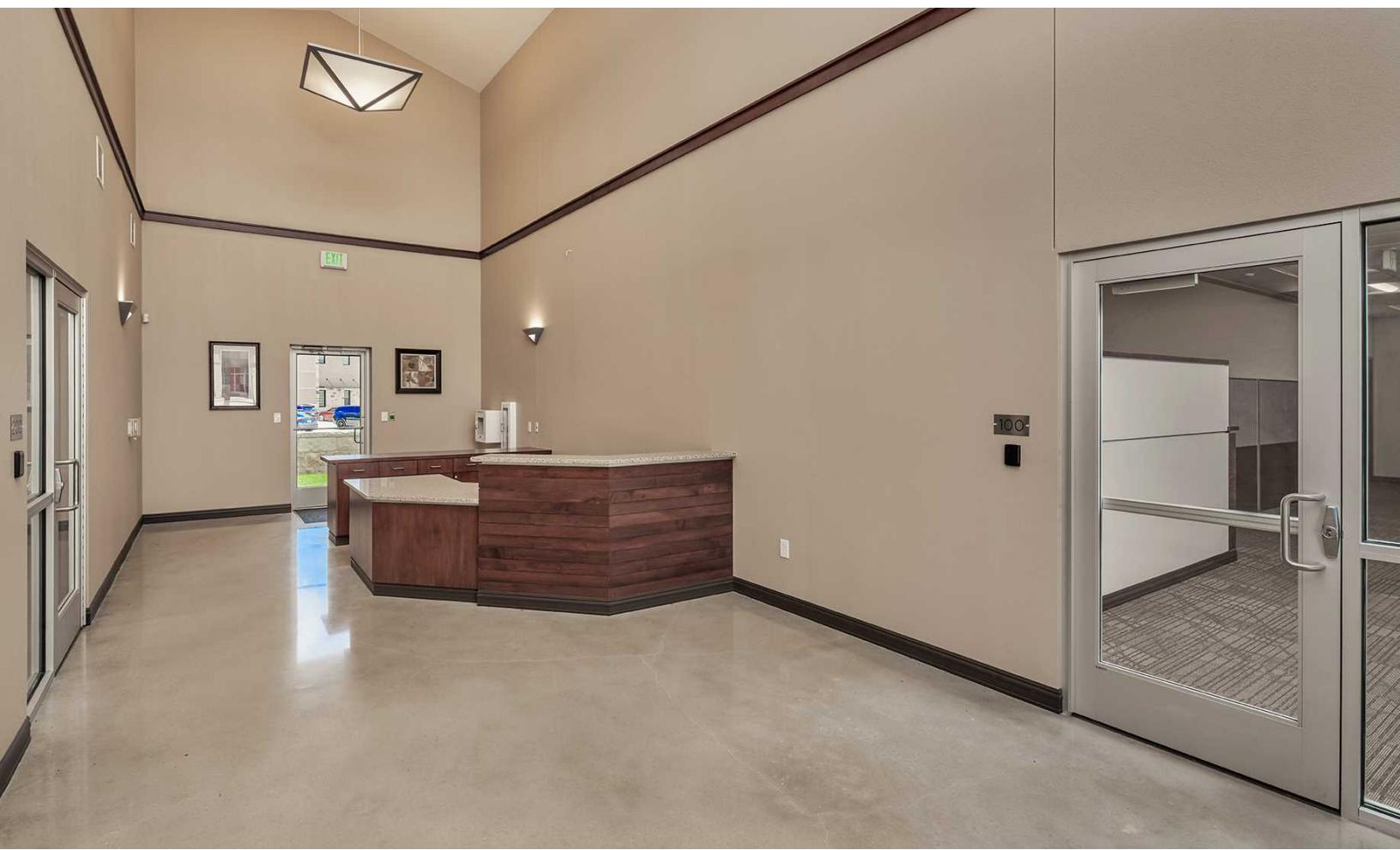


PROPERTY PHOTOS

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PROPERTY PHOTOS

Woods of Boerne Garden Buildings

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PROPERTY PHOTOS

Woods of Boerne Garden Buildings

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Elize Pruske

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www.lwolf.com

Information available at www.trec.texas.gov

IABS 1-0 Date

Woods of Boerne



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11/2/2015

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IABS 1-0 Date

Woods of Boerne

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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

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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.