UPPER CIBOLO CREEK WAREHOUSE

Warehouse / Office Flex Space

5 Upper Cibolo Creek Rd.
Boerne, TX 78006





WAREHOUSE UNITS STARTING AT 1,000 SF

Property Highlights

- North Boerne off IH 10 W @ Boerne Lake exit
- Easy IH-10 access
- Fenced yard w/ automatic gate
- Tenant monument signage on Upper Cibolo Creek Road
- Shared conference room, break area, mail and package delivery
- Individual office suites available separately for lease
- CALL Elize - 210.416.3491
- EMAIL epruske@epcommercial realestate.com

EP COMMERCIAL REAL ESTATE

Elize Pruske, CCIM
Broker / Principal
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Property Summary

PROJECT SF:	28,101
TYPE:	Warehouse
SUITE SIZES:	1,000 SF & UP
ANNUAL LEASE RATE:	$12.00 - $13.50
2026 EST. NNN COSTS:	$3.16
ELECTRICITY:	Separately Metered

Property Overview

28,101 sf Office Warehouse facility located in north Boerne with space availabilities starting at 1,000 SF. Fenced yard space w/ automatic gate, outdoor cameras.

Separate executive office building with shared conference room, break area, mail and package delivery, with individual office suites available separately for lease.

Tenant monument signage on Upper Cibolo Creek Road. Gate entry signage and building suite signage.

Location Overview

Located in North Boerne off IH 10 W access road at gateway to Boerne Lake.

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5 UPPER
CIBOLO CREEK RD
Quality Gutter Systems
YoungLife
Master Spa
TSVS
Coldfire Safety Services
MM&I
Hillco Trucking
Sandoberg Creations
Vitesse Dry Ice
Boerne Screenmobile
Cuadron
RCS Custom Screen Printing
For Leasing Info:
210-602-5929




1B
Radiant Roofing and Remediation

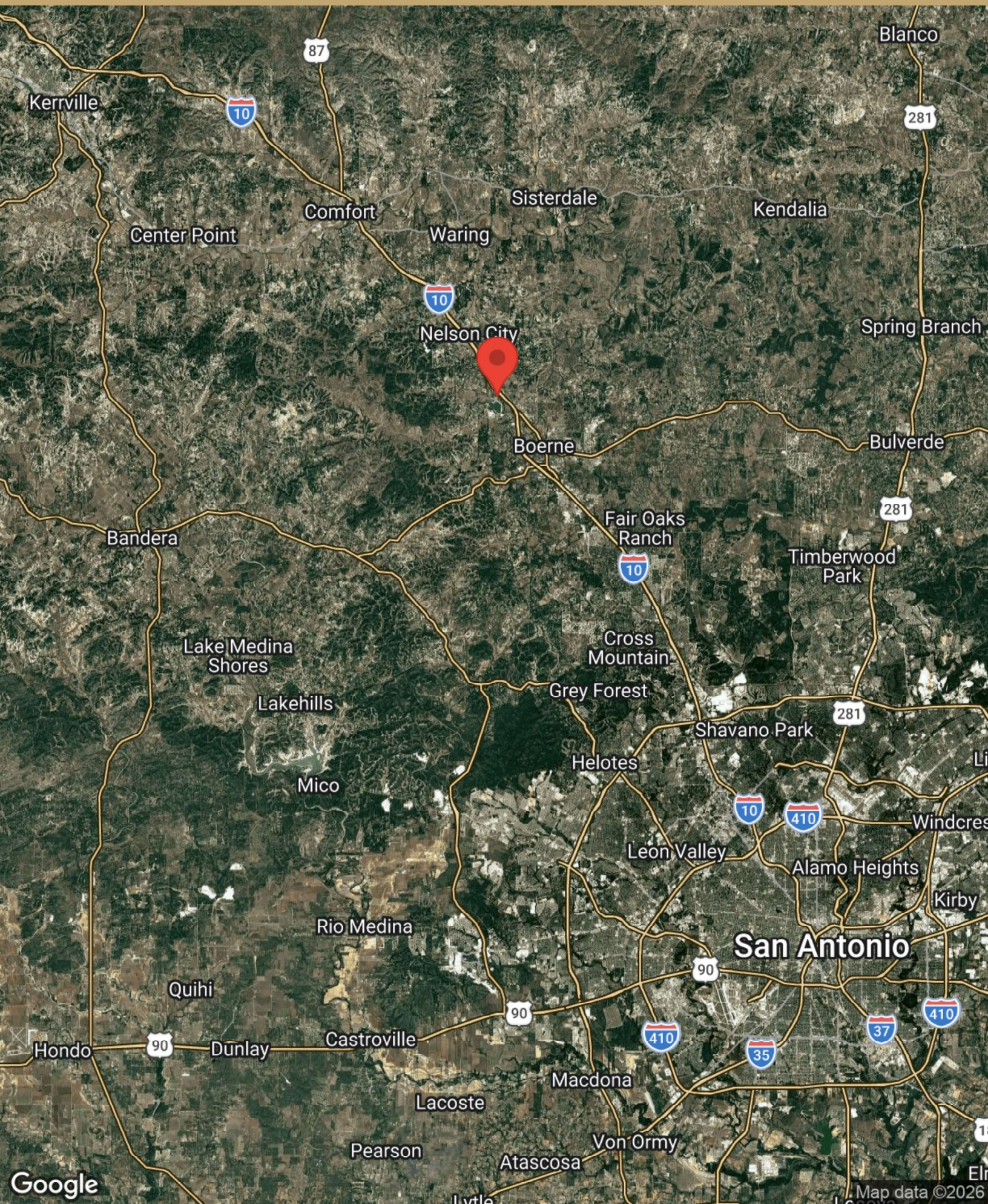


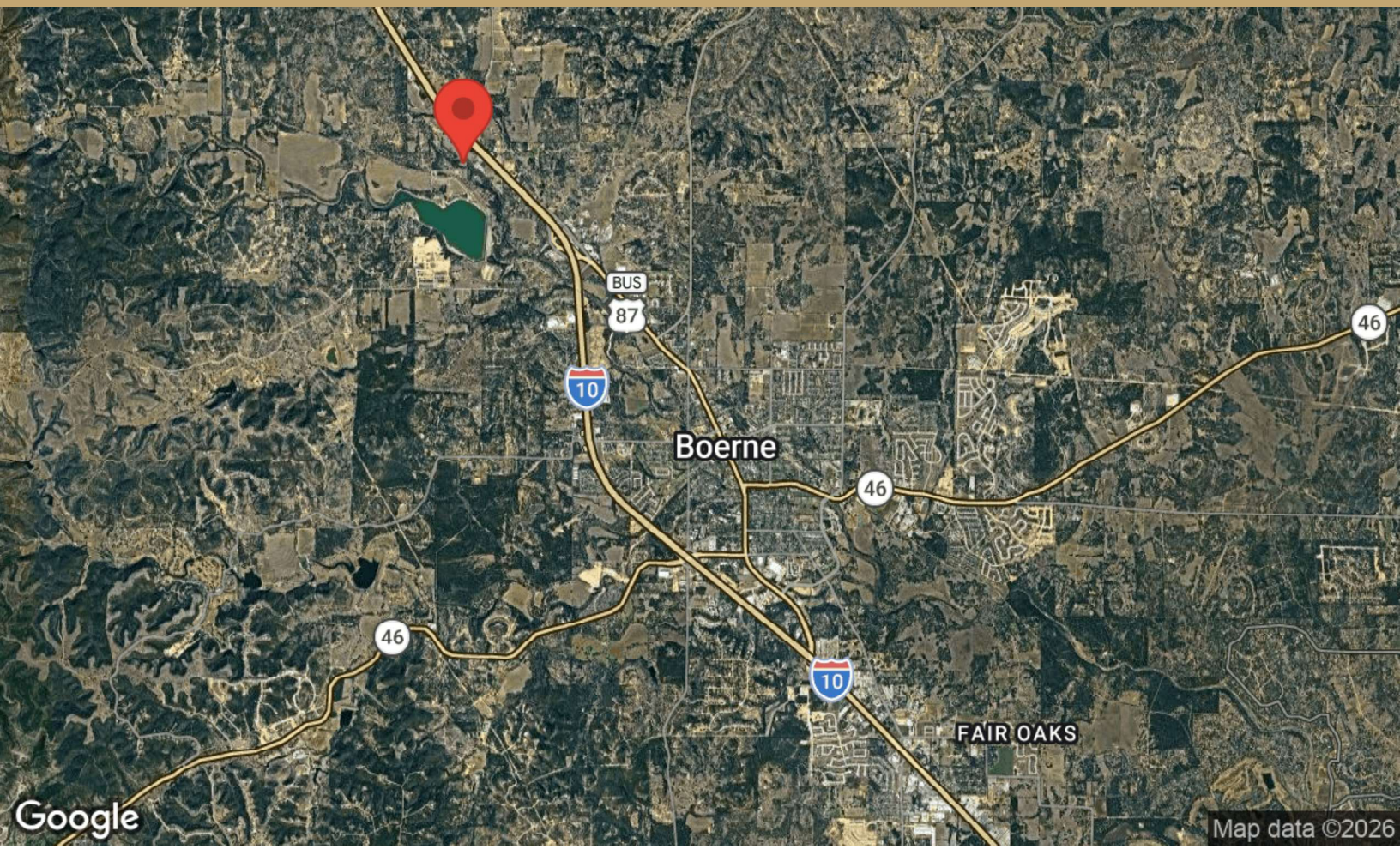


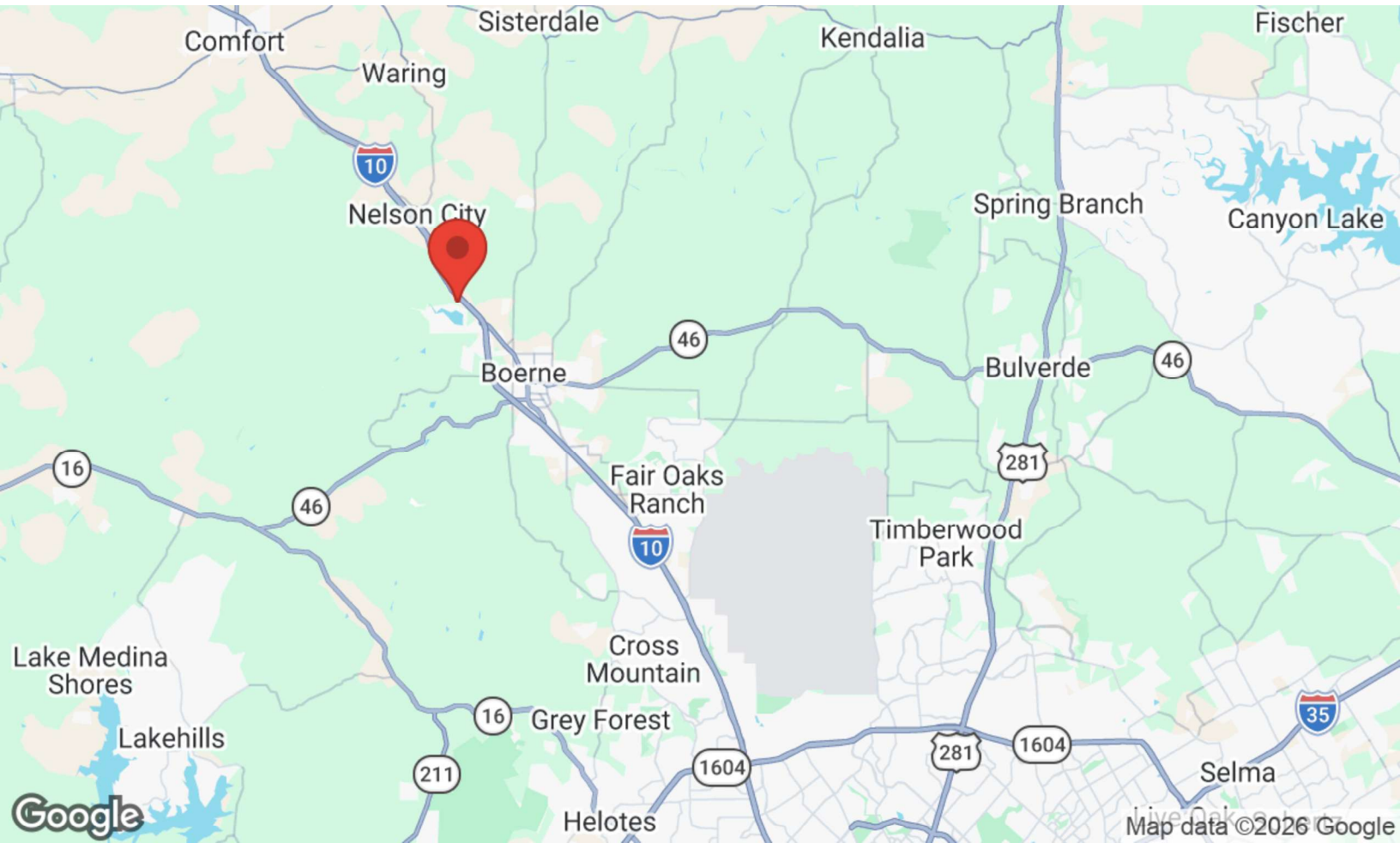

Naturals
Smart Choices

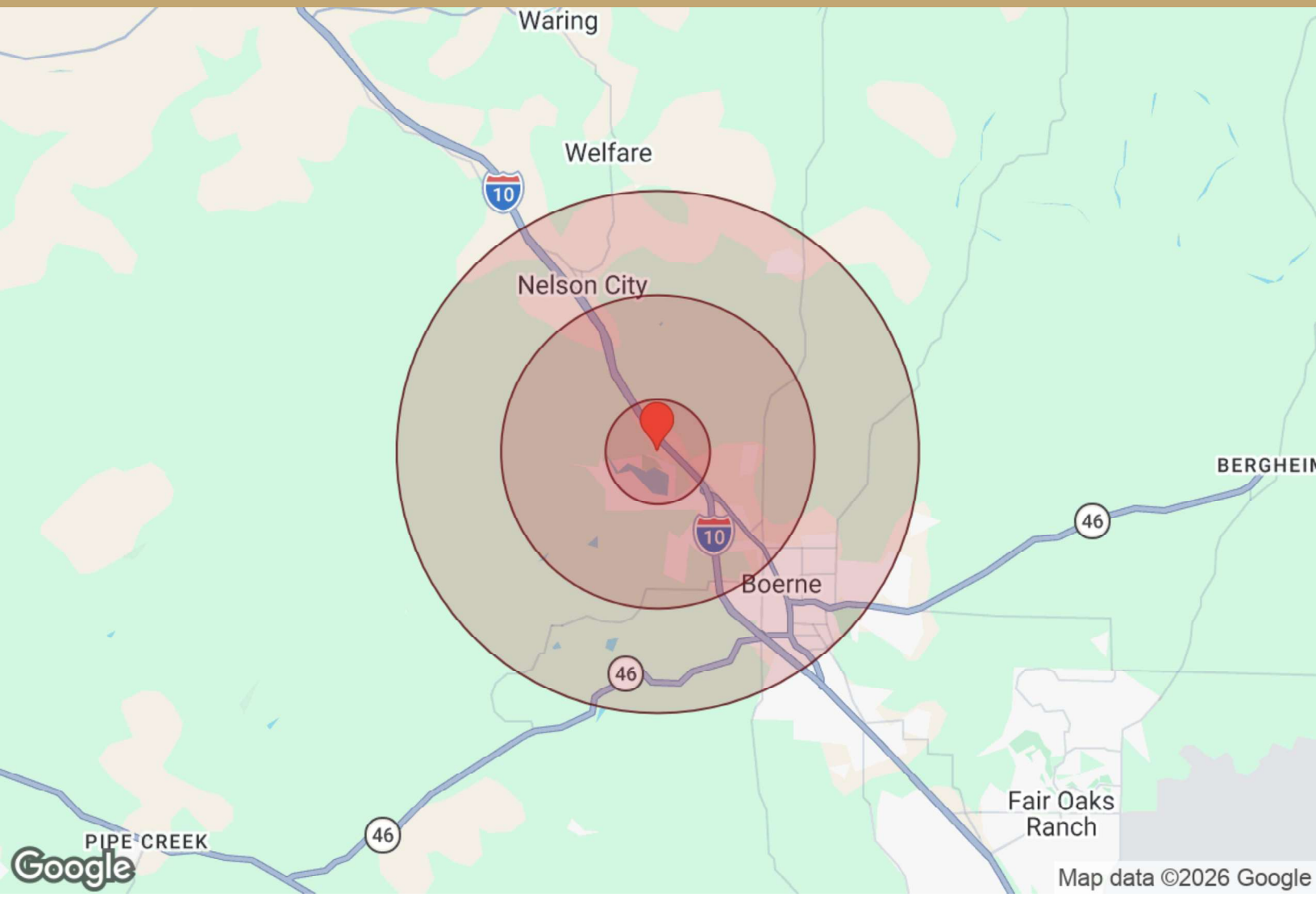



Packages


Blanco
87
Kerrville
10
281
Sisterdale
Comfort
Kendalia
Center Point
Waring
10
Nelson City
Spring Branch
Boerne
Bulverde
281
Fair Oaks Ranch
Bandera
10
Timberwood Park
Cross Mountain
Lake Medina Shores
Grey Forest
Lakehills
281
Shavano Park
Helotes
Mico
10
410
Windcres
Leon Valley
Alamo Heights
Kirby
Rio Medina
San Antonio
90
Quihi
90
410
37
Hondo
90
Dunlay
Castroville
410
35
Macdona
Lacoste
Von Ormy
Pearson
Atascosa
Google
Map data ©2026


BUS
87
10
Boerne
46
46
10
FAIR OAKS
Google
Map data ©2026


Comfort
Sisterdale
Waring
Kendalia
Fischer
10
Nelson City
Spring Branch
Canyon Lake
46
Boerne
Bulverde
46
16
46
281
Fair Oaks
Ranch
10
Timberwood
Park
Lake Medina
Shores
Cross
Mountain
16
Grey Forest
35
Lakehills
211
1604
281
1604
Selma
Google
Helotes
Map data ©2026 Google



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	372	3,149	10,889
Female	336	3,308	11,712
Total Population	708	6,457	22,601

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	500	4,464	15,448
Black	6	82	409
Am In/AK Nat	1	12	45
Hawaiian	N/A	4	11
Hispanic	182	1,659	5,838
Asian	3	116	438
Multiracial	13	108	366
Other	2	12	47

Housing	1 Mile	3 Miles	5 Miles
Total Units	275	2,638	9,220
Occupied	259	2,523	8,846
Owner Occupied	223	1,870	5,876
Renter Occupied	36	653	2,970
Vacant	16	115	374

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	122	1,091	3,889
Ages 15 - 24	93	829	2,834
Ages 25 - 54	233	2,189	8,245
Ages 55 - 64	118	955	2,867
Ages 65+	144	1,395	4,767

Income	1 Mile	3 Miles	5 Miles
Median	$180,397	$114,991	$107,797
Under $15k	4	117	665
$15k - $25k	1	113	238
$25k - $35k	6	138	578
$35k - $50k	2	217	710
$50k - $75k	22	281	1,093
$75k - $100k	13	228	918
$100k - $150k	60	498	1,699
$150k - $200k	33	224	826
Over $200k	117	710	2,117

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2-10-2025

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.

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.

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

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 INFORMAITON 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”), to determine the potential flood risk of their Property.