



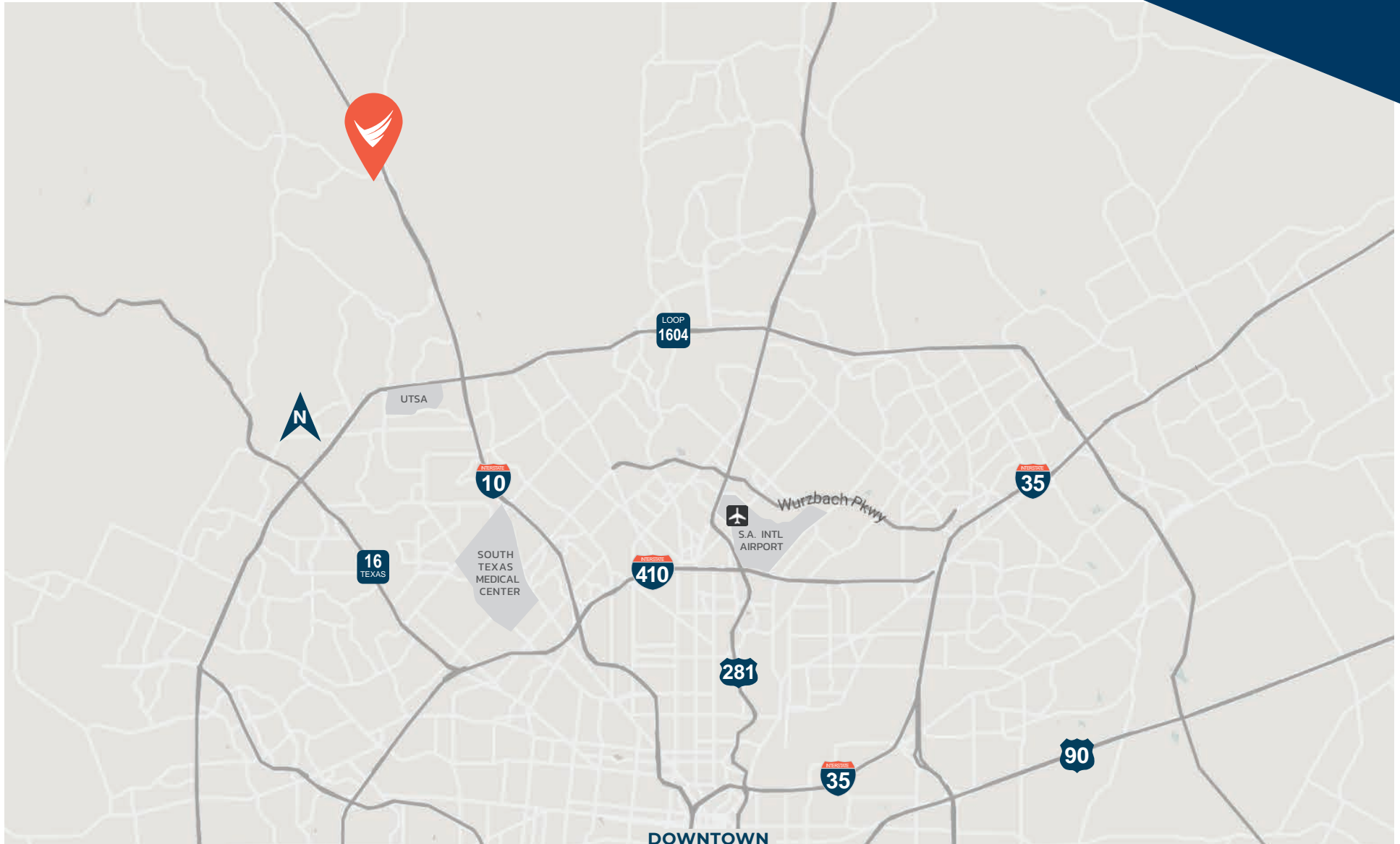
For Lease

# LEON SPRINGS BUSINESS PARK

**LOCATED IN LEON SPRINGS ALONG BOERNE STAGE RD**  
**24123 BOERNE STAGE RD, SAN ANTONIO, TX 78255**

# LEON SPRINGS BUSINESS PARK

## Location Aerial



# LEON SPRINGS BUSINESS PARK

## Property Overview



### RENTAL RATE

Call For Pricing

### LOCATION

24123 Boerne Stage Rd,  
San Antonio, Texas 78255

### RENTABLE SQUARE FEET

23,730 RSF

### BUILDINGS

4

### PARKING

6.17 : 1,000 RSF

### AVAILABILITY

144 - 2,000 RSF

### PROPERTY HIGHLIGHTS

Leon Springs Business Park features four professional office buildings positioned along Boerne Stage Road in the heart of Leon Springs. The property offers exceptional accessibility on one of the area's busiest thoroughfares, with quick and convenient access to IH-10, making it an ideal location for a wide range of businesses.



# LEON SPRINGS BUSINESS PARK

## Site Map



### **Building 100**

| <b>SUITE</b> | <b>AVAILABLE SPACE</b> |
|--------------|------------------------|
| 107          | 347 RSF                |
| 108          | 327 RSF                |
| 110          | 276 RSF                |
| 112          | 251 RSF                |

### **Building 200**

| <b>SUITE</b> | <b>AVAILABLE SPACE</b> |
|--------------|------------------------|
| 201A         | 690 SF                 |
| 204          | 643 SF                 |
| 208          | 481 SF                 |

### **Building 300**

| <b>SUITE</b> | <b>AVAILABLE SPACE</b> |
|--------------|------------------------|
| 300          | 2,000 SF               |

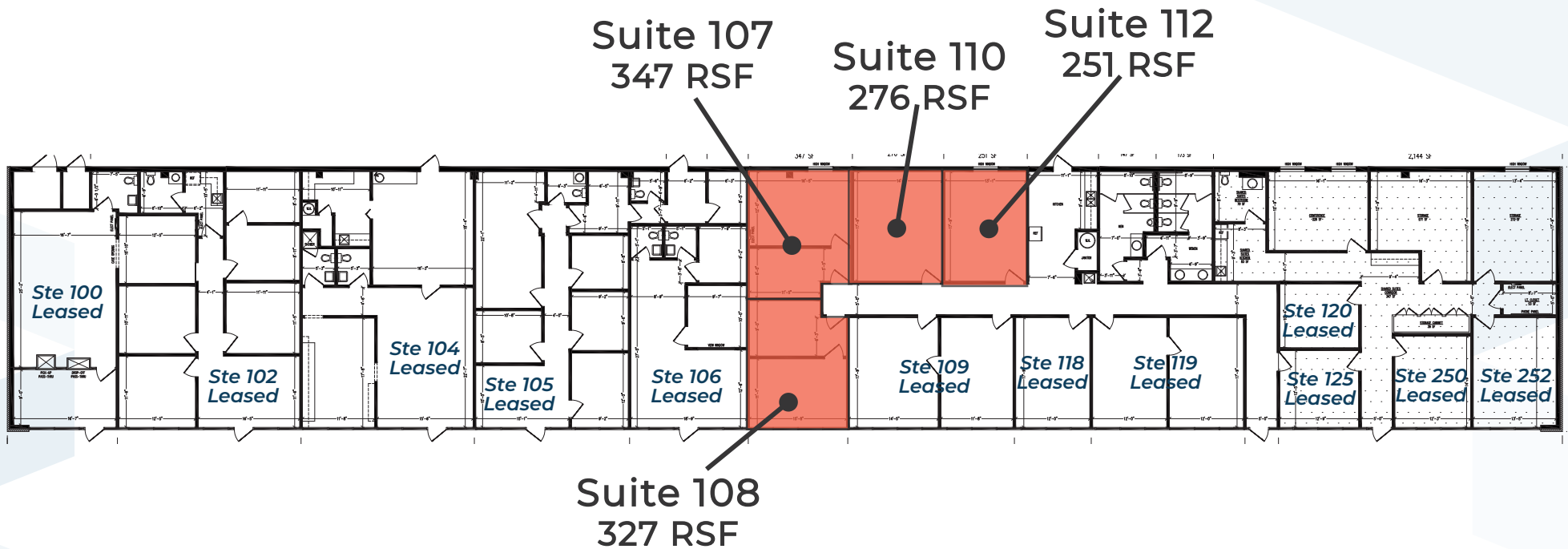
### **Building 400**

| <b>SUITE</b> | <b>AVAILABLE SPACE</b> |
|--------------|------------------------|
| 410          | 620 SF                 |
| 430          | 676 SF                 |
| 435          | 238 SF                 |
| 450          | 144 SF                 |
| 455          | 144 SF                 |
| 480          | 818 SF                 |



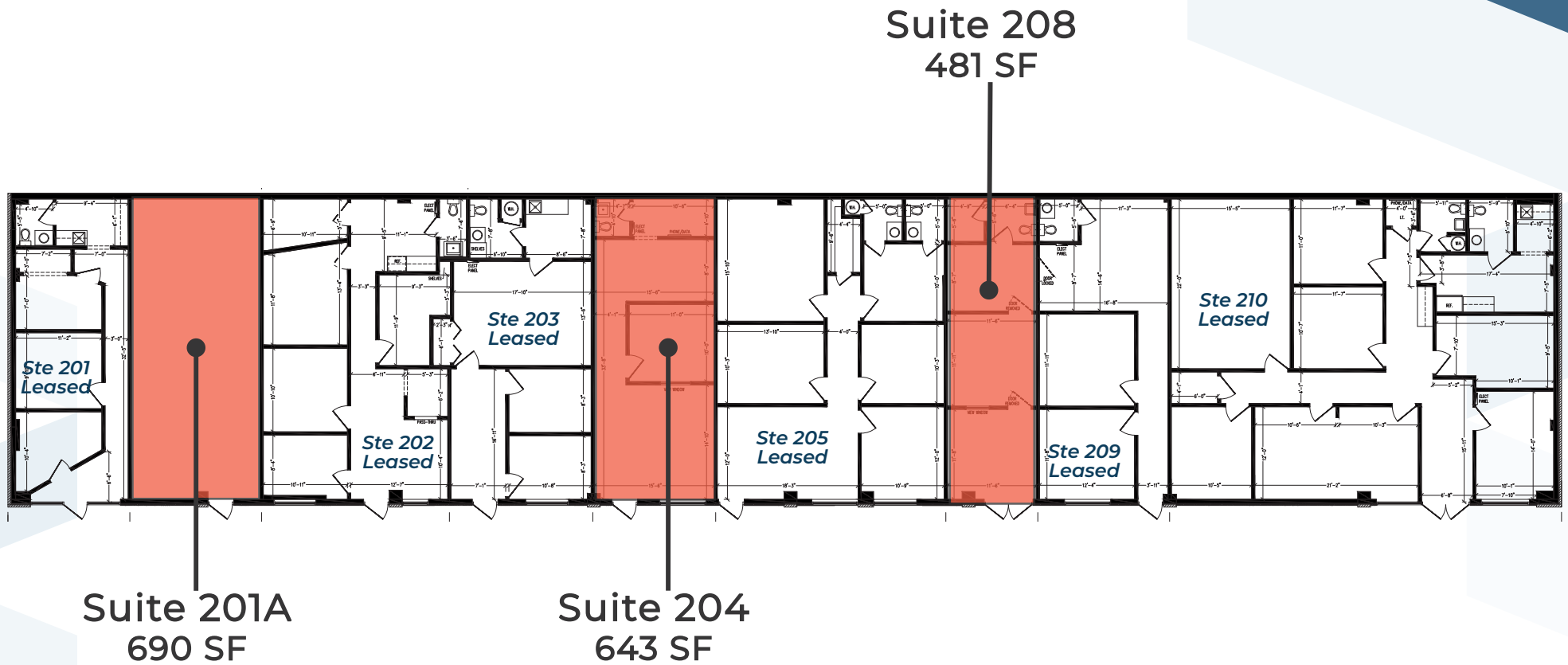
# LEON SPRINGS BUSINESS PARK

Building 100 | 251 – 347 RSF



# LEON SPRINGS BUSINESS PARK

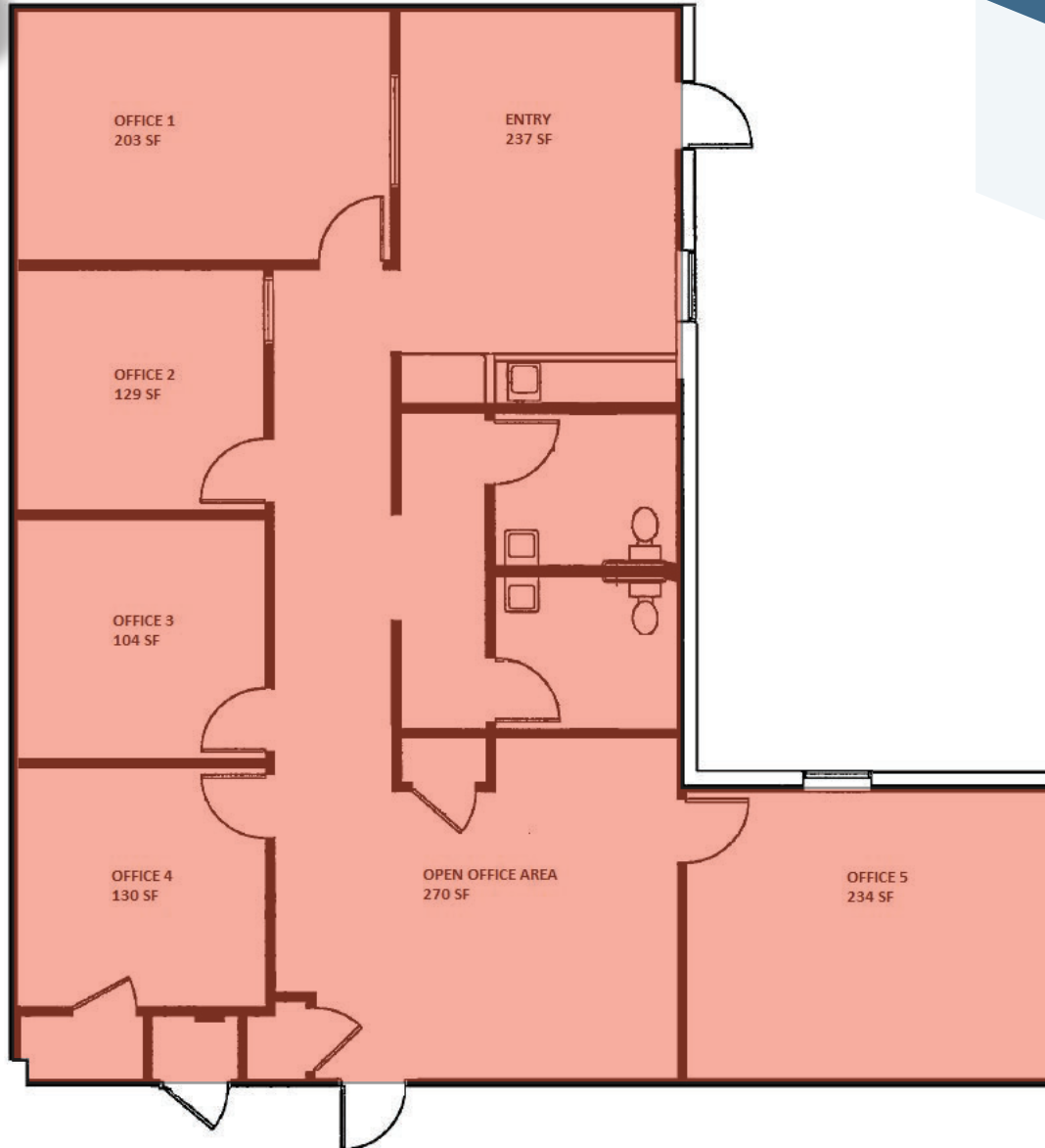
Building 200 | 481 - 643 SF



# LEON SPRINGS BUSINESS PARK

Building 300 | 2,000 SF

 View Suite 300 Virtual Tour



ADAM SCHILLER / 210.232.4409 / adam@valcorcre.com

JARED DAVIS / 830.431.2636 / jared@valcorcre.com

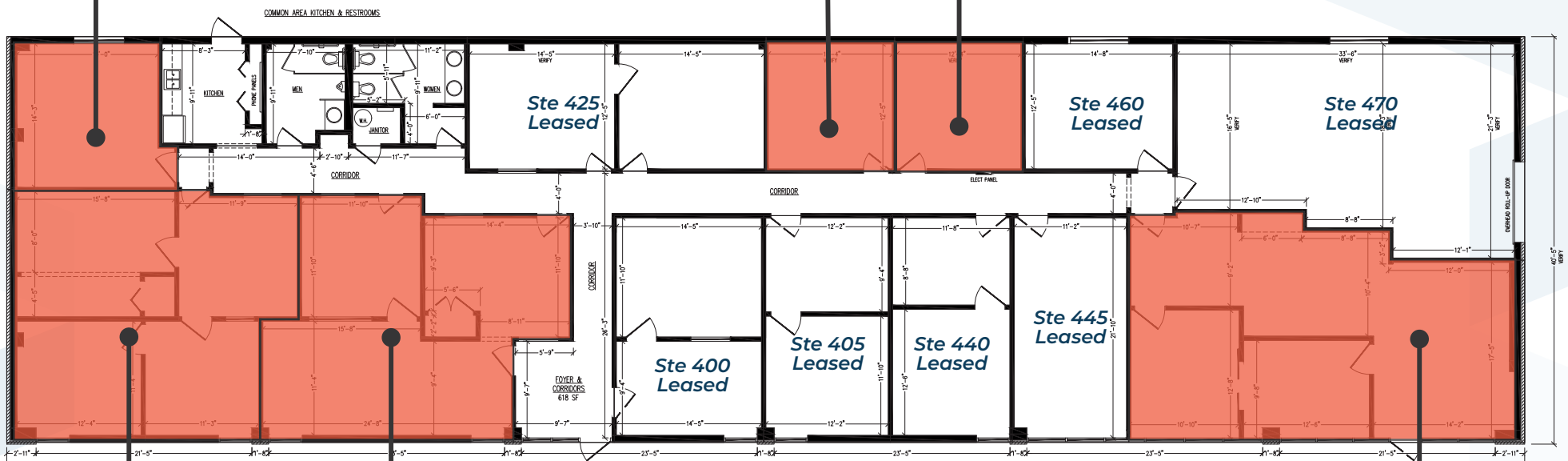
# LEON SPRINGS BUSINESS PARK

Building 400 | 144 – 818 SF

Suite 435  
238 SF

Suite 455  
144 SF

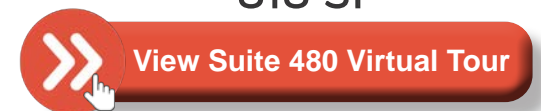
Suite 450  
144 SF



Suite 430  
676 SF

Suite 410  
620 SF

Suite 480  
818 SF





# 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.

**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.

|  |                    |                               |                     |
|--|--------------------|-------------------------------|---------------------|
| <b>Valcor Properties, LLC</b>  | <b>602931</b>      |                               | <b>210.824.4242</b> |
| <i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i> | <i>License No.</i> | <i>Email</i>                  | <i>Phone</i>        |
| <b>Jonathan Collins</b>  | <b>552564</b>      | <b>jonathan@valcorcre.com</b> | <b>210.824.4242</b> |
| <i>Designated Broker of Firm</i>   | <i>License No.</i> | <i>Email</i>                  | <i>Phone</i>        |
|  |                    |                               |                     |
| <i>Licensed Supervisor of Sales Agent / Associate</i>                      | <i>License No.</i> | <i>Email</i>                  | <i>Phone</i>        |
| <b>Adam Schiller</b>   | <b>534038</b>      | <b>adam@valcorcre.com</b>     | <b>210.824.4242</b> |
| <i>Sales Agent/Associate's Name</i>  | <i>License No.</i> | <i>Email</i>                  | <i>Phone</i>        |
| <b>Jared Davis</b>   | <b>687518</b>      | <b>jared@valcorcre.com</b>    | <b>210.824.4242</b> |
| <i>Sales Agent/Associate's Name</i>  | <i>License No.</i> | <i>Email</i>                  | <i>Phone</i>        |
|  |                    |                               |                     |
| <i>Buyer / Tenant / Seller / Landlord Initials</i>                         |                    | <i>Date</i>                   |                     |

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)