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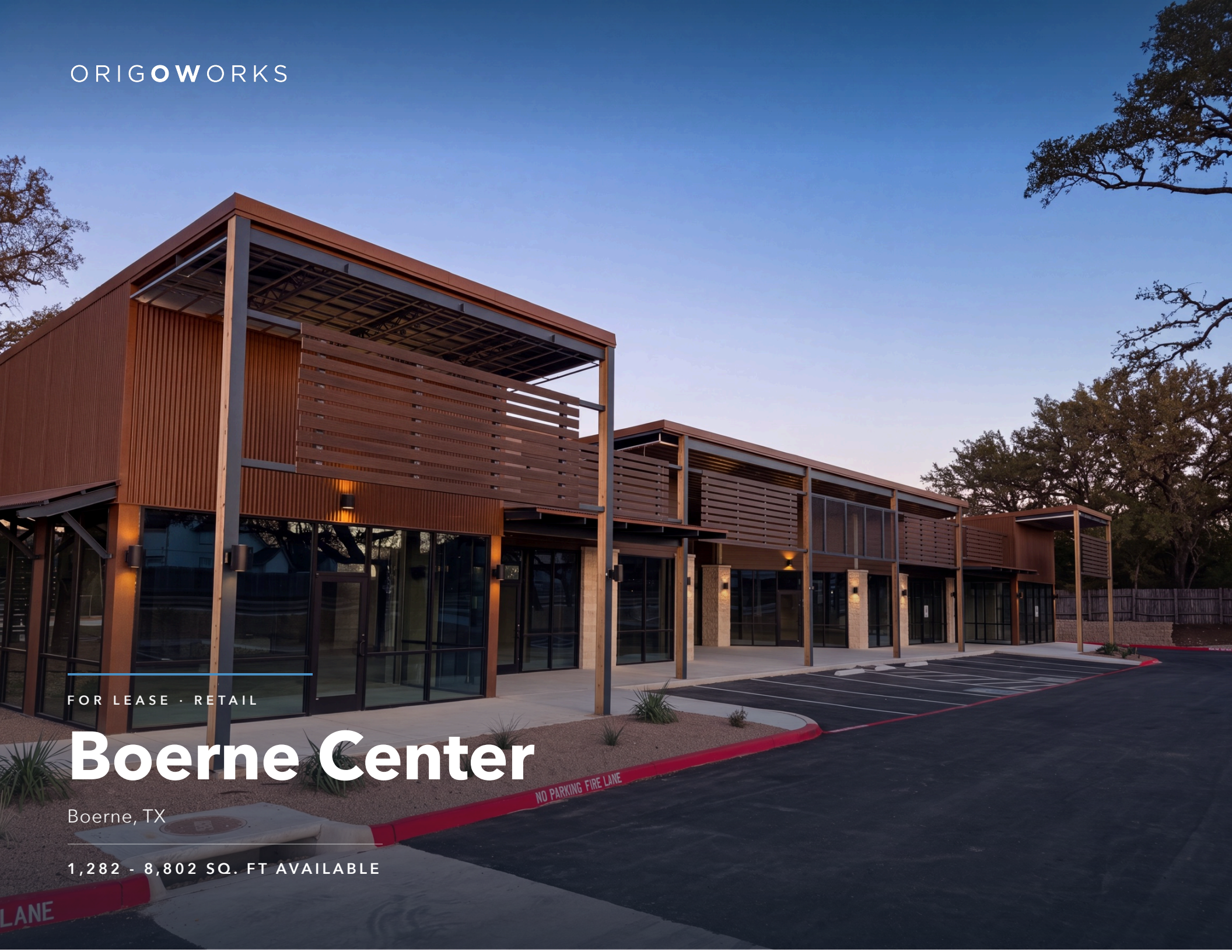

FOR LEASE · RETAIL

Boerne Center

Boerne, TX

1,282 - 8,802 SQ. FT AVAILABLE

Site Plan

AVAILABLE SPACE

SUITE	SQ. FT.
101	1,560 SF
102	1,304 SF
103	1,428 SF
104	1,428 SF
105	1,282 SF
106	1,800 SF

Location & Market

FOR LEASE · RETAIL

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Boerne Center

21 Herff Road, Boerne, TX 78006

SIZE	AVAILABLE	TRAFFIC COUNT	PRICE
8,802 SQ. FT	1,282 - 8,802 SQ. FT	15,412 VPD	Call for pricing

Boerne Center is a newly built retail strip in one of the fastest-growing, most affluent submarkets north of San Antonio, where households average over $106,000 within five miles. All six suites are available — from 1,282 SF up to 8,802 SF contiguous — beside a Methodist Emergency Center and minutes from H-E-B plus! and Walmart Supercenter on Herff Road.

- New construction with six available suites, 1,282 to 8,802 SF contiguous
- Adjacent to Methodist Boerne Emergency Center; near H-E-B plus! and Walmart Supercenter
- Affluent trade area — $106,000+ average household income within five miles
- Fast-growing Boerne / Hill Country market with strong Herff Road frontage

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