

# BOERNE OFFICE SPACE

## 801 N MAIN STREET

Boerne, Texas 78006



Investment or Owner Use  
Multiple Tenants  
Retail/Multiple Use Property  
B-2/Commercial Office Space  
Freestanding Class C Building  
10,680 Square Feet  
2 Exterior Loading Docks  
22 Parking Spaces (10 Gated Available)  
186' Frontage on Frederick St  
.55 Acre Lot  
Built in 1999

**Offered at \$2,539,285**  
**(\$237.76/SF)**



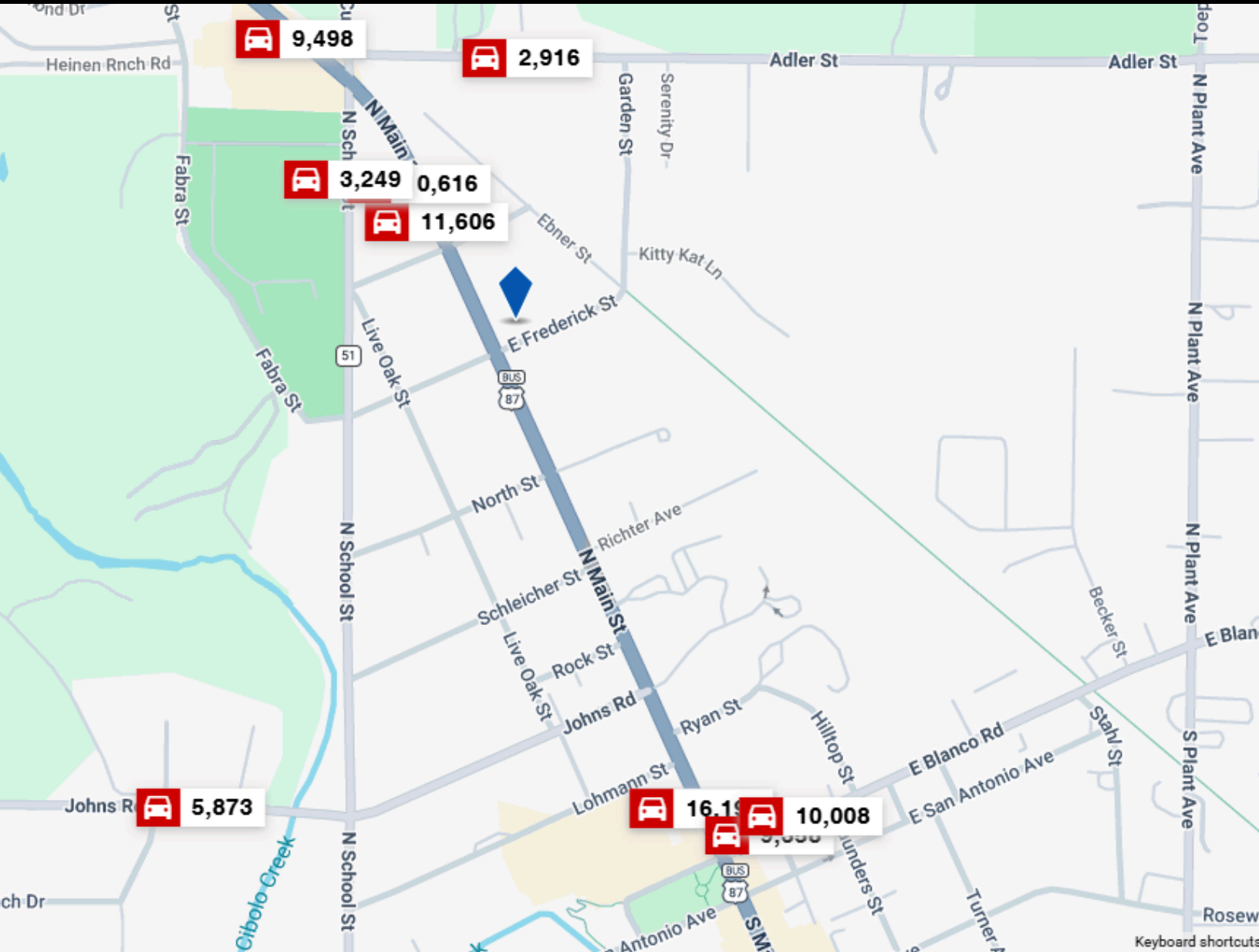
**Tony Mangus**  
**Managing Partner**

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www.mangusrealtygroup.com

The information contained in this property brief has been obtained by various sources which include personal observations of the property, data from the owner & other responsible sources such as Google Maps. Our best efforts have been utilized to verify & document all outside information; however, owner & agent does not assume responsibility for omissions or inaccuracies in this information.

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## TRAFFIC COUNTS

N Main St / NW N School St: **11606 VPD**

N School St / S W Advogt St: **3249 VPD**

Adler Rd / E Garden St: **2916 VPD**

N Main St / SE N School St: **9498 VPD**

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## EXECUTIVE SUMMARY

Prime commercial opportunity in the rapidly growing Boerne market.

This versatile property features a highly visible corner retail location, complemented by multiple office spaces on both the first and second floors.

In addition, the rear of the property includes a dedicated office/warehouse space-ideal for automotive use, detailing, auto glass services or trade businesses such as plumbing and electrical.

The property offers approximately 9,000 square feet of office and retail space, along with an additional 2,850 square feet of warehouse/office area.

Ample parking is available, with 22+ standard spaces and 10 additional secured spaces within a gated area.

Serviced by city utilities, the building is currently occupied by 10 tenants on short-term leases, providing flexibility and strong investment potential.

Located in one of the fastest-growing cities in the region, this property presents an excellent opportunity for investors or owner-users seeking income and upside.



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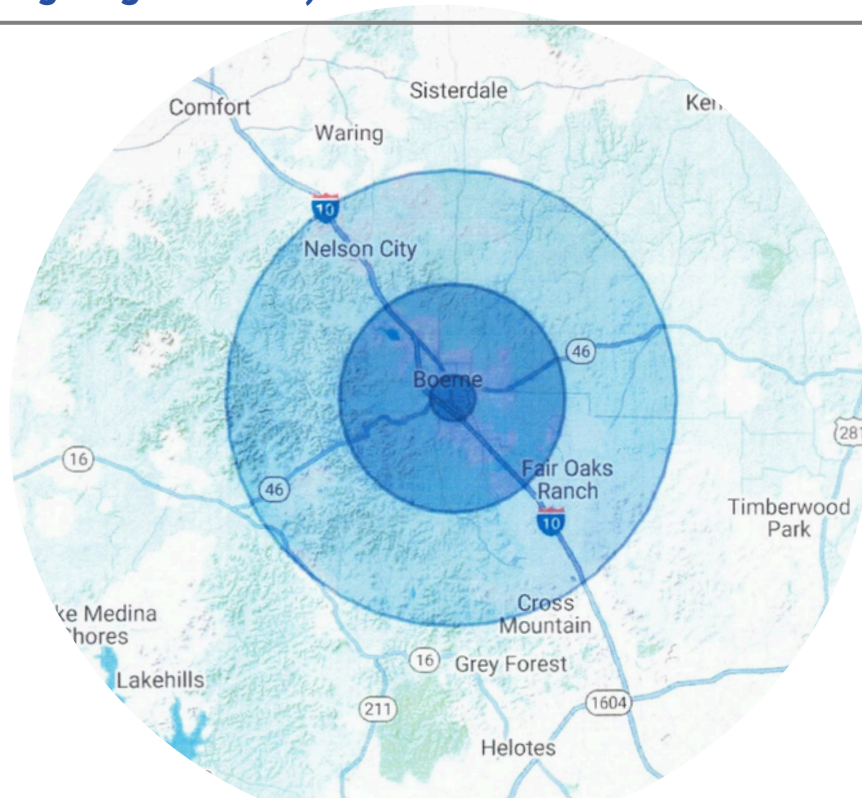
Boerne, Texas 78006



### DEMOGRAPHICS

Source: 2020 American Community Survey (ACS)

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Population</b>	4685	26339	63548
<b>Average Age</b>	37.1	40.3	40.8
<b>Average Age (Male)</b>	35.6	38	39
<b>Average Age Female)</b>	41.6	42.4	41.5



<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Households</b>	1672	9473	22504
<b>Avg Persons per HH</b>	2.8	2.8	2.8
<b>Avg HH Income</b>	\$74995	\$115514	\$135912
<b>Avg House Value</b>	\$314682	\$381010	\$416693

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### AERIAL LOT VIEWS



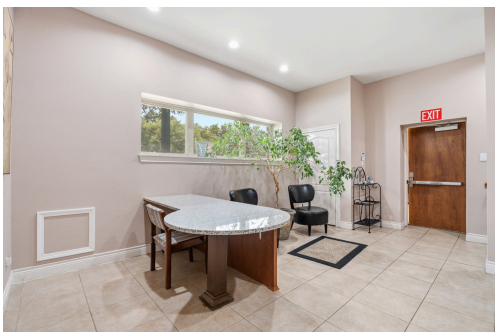
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### INTERIOR PHOTOS



# BOERNE OFFICE SPACE

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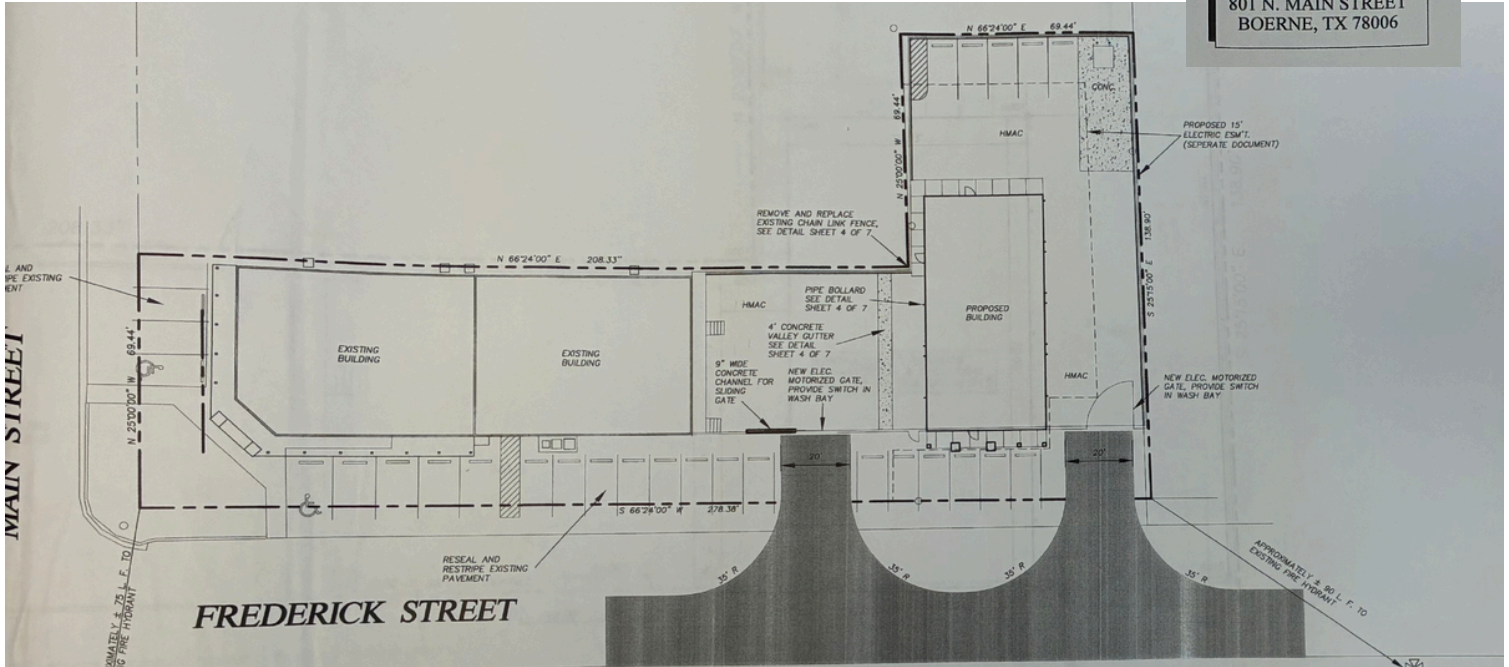
Boerne, Texas 78006



### SURVEY

#### SITE ADDRESS

801 N. MAIN STREET  
BOERNE, TX 78006



#### GENERAL NOTES

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION
2. SITE CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR
3. ALL EXISTING ITEMS WITHIN PROJECT AREA TO BE REMOVED UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED AND REVEGETATED AFTER CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING VEGETATION IN ALL DISTURBED AREAS BY PERIODIC WATERING OR OTHER ACCEPTABLE MEANS. (SEE LANDSCAPE PLANS)
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING CONSTRUCTION.
7. FIRE LANE TO BE STRIPED AS LISTED BELOW OR AS APPROVED BY THE CITY OF BOERNE FIRE CHIEF.

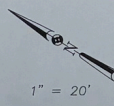
FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES WHICH ADJOIN A FIRE LANE, SHALL BE MARKED WITH ONE CONTINUOUS RED STRIPE, BOTH SIDES, HAVING A MINIMUM WIDTH OF AT LEAST SIX INCHES (6") PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORDING "NO PARKING-FIRE LANE", PAINTED IN FOUR INCH (4") WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN THIRTY FEET (30') APART.

CONTRACTOR TO VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. STARTING ANY WORK CONSTITUTES THE APPROVAL OF THE EXISTING CONDITIONS SHOWN.

CONTRACTOR TO SCHEDULE A PRECONSTRUCTION MEETING ON-SITE PRIOR TO COMMENCING ANY WORK TO DISCUSS ANY COMMENTS AND OR QUESTIONS FROM THE CITY APPROVED PLAN SET. FAILURE TO SCHEDULE SUCH MEETING CONSTITUTES THE CONTRACTORS APPROVAL OF THE APPROVED PERMIT SET.

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES (LOCATION, DEPTH & SIZE) AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.

**ENGINEER INSPECTION NOTE:**  
CONTRACTOR TO NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING CONSTRUCTION ACTIVITY. FAILURE TO NOTIFY ENGINEER COULD RESULT IN DISAPPROVAL OF WORK PERFORMED.  
-FLEXIBLE BASE PAVEMENT INSTALLATION  
-CONCRETE CURB PLACEMENT  
-CONCRETE DRIVE & WALL PLACEMENT  
-HOT MIX ASPHALT PLACEMENT



#### LEGEND



<p>DATE: 10/10/2018                  TIME: 10:00 AM                  DRAWN BY: [Signature]                  CHECKED BY: [Signature]                  SCALE: AS SHOWN</p>	<p>OVERALL SITE PLAN                  DETAIL MASTERS - NEW BLDG.                  801 N MAIN STREET                  BOERNE, TX</p>		<p><b>MATKIN-HOOVER ENGINEERING</b>                  CIVIL ENGINEERS                  LAND PLANNERS                  CONSULTANTS</p> <p>P.O. BOX 54                  8 SPENCER ROAD, SUITE 100                  BOERNE, TEXAS 78006                  PH: 832-449-0900</p>
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