

OFFICE/RETAIL PROPERTY AVAILABLE FOR LEASE



OFFERING SUMMARY

Available:	1,536 - 2,108 SF
Lease Rate:	Call for Pricing
Lot Size:	1.32 Acres
Building Size:	18,000 SF
Market:	Boerne
Traffic Count 1:	9,280
Street Name 1:	Main Street
Traffic Count 2:	30,097
Street Name 2:	Interstate 10

PROPERTY OVERVIEW

Office/Retail on Main Street in Boerne Texas

PROPERTY HIGHLIGHTS

- Great exposure and access
- Great for medical/office service and traditional retail
- Tilt Wall Construction
- Monument Sign
- Ample Parking
- Quality Property at Affordable Rental Rates

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	468	4,982	14,587
Total Population	1,094	12,337	39,536
Average HH Income	\$69,481	\$85,584	\$109,202

RICHARD MCCALED

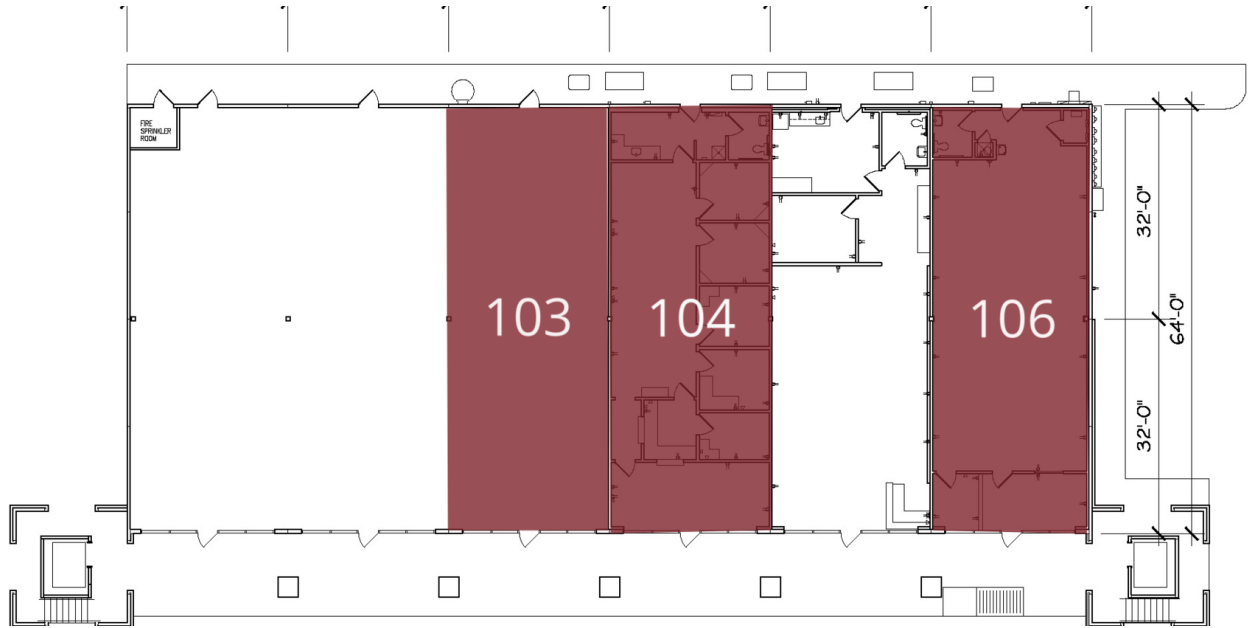
Broker

210.826.0036 x230

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AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 103	Available	1,536 SF	NNN	Call for Pricing	Tenant can be relocated and the space can be combined with Suite 104 for 3,072 SF
Suite 104	Available	1,536 SF	NNN	Call for Pricing	Former Physical Therapy Office. Space can be combined with Suite 103 for 3,072 SF
Suite 106	Available	1,536 SF	NNN	Call for Pricing	Former Dance Studio

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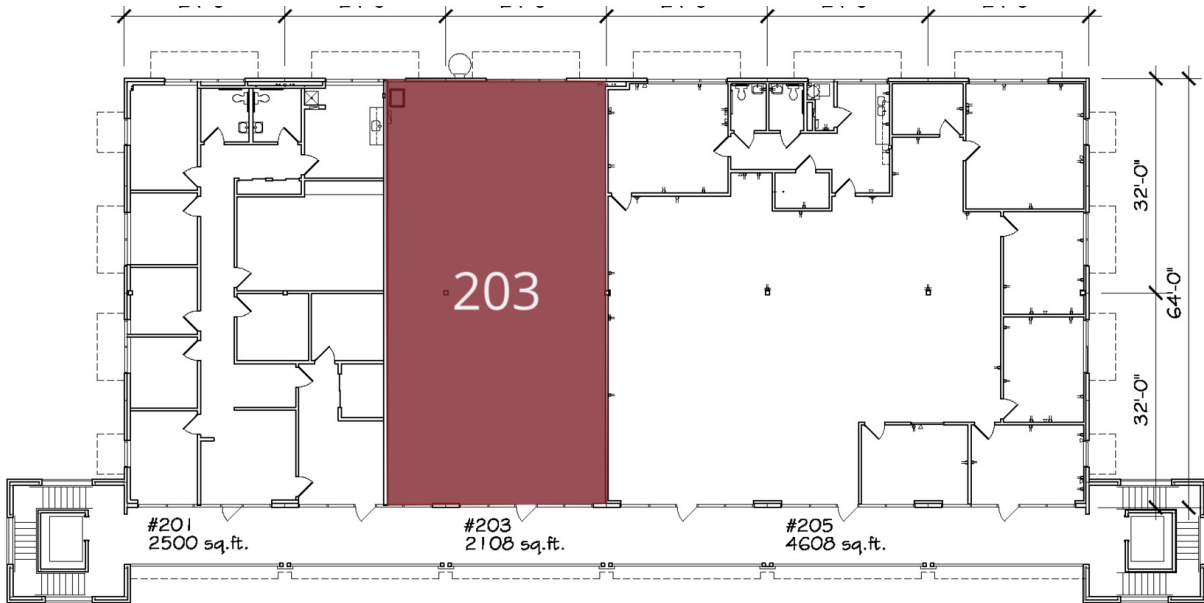
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AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 203	Available	2,108 SF	NNN	Call for Pricing	Shell Space

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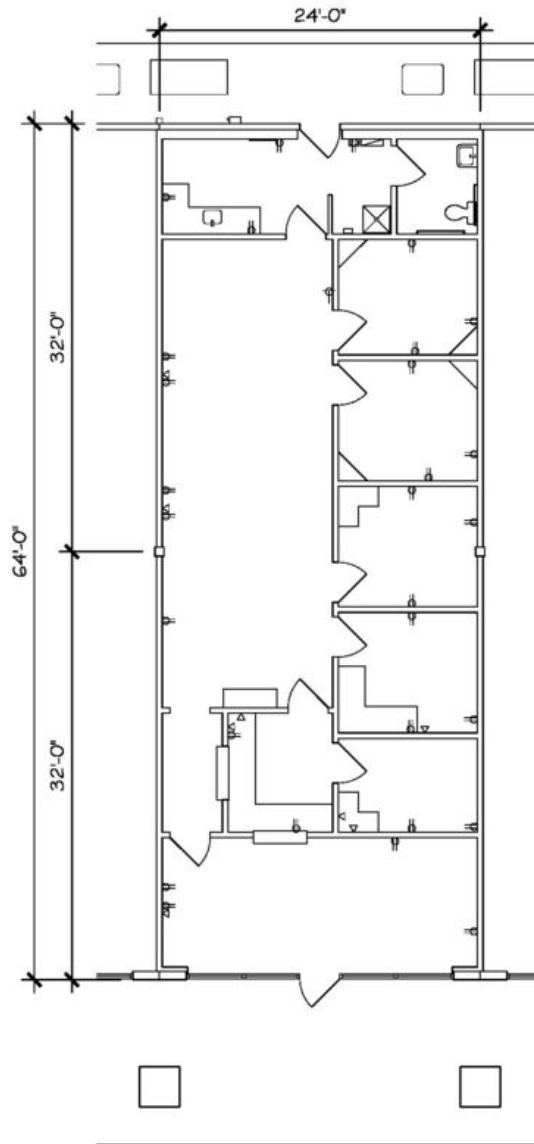
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FLOOR PLAN 1536 SQ.FT.
STONE CREEK PLAZA #104
1100 Main Street, Boerne TEXAS

1" = 10'
9-26-16

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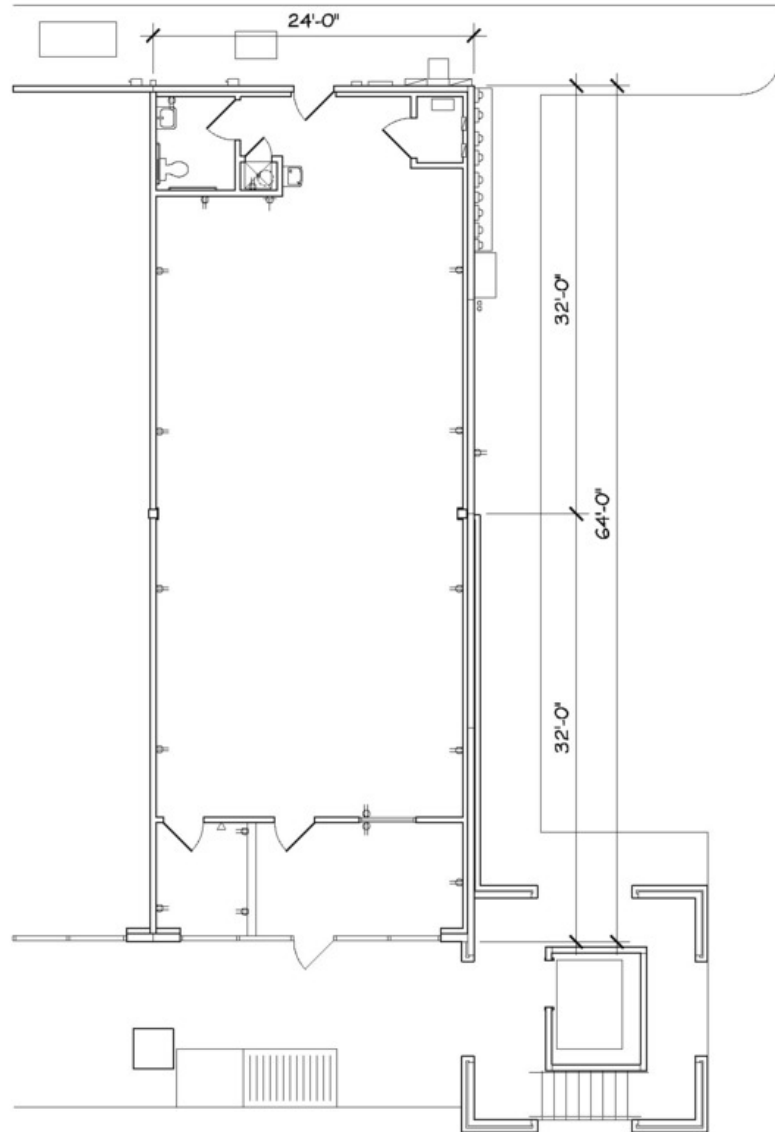
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FLOOR PLAN 1536 SQ.FT.

1" = 10'

STONE CREEK PLAZA #106

10-29-20

1100 Main Street, Boerne TEXAS

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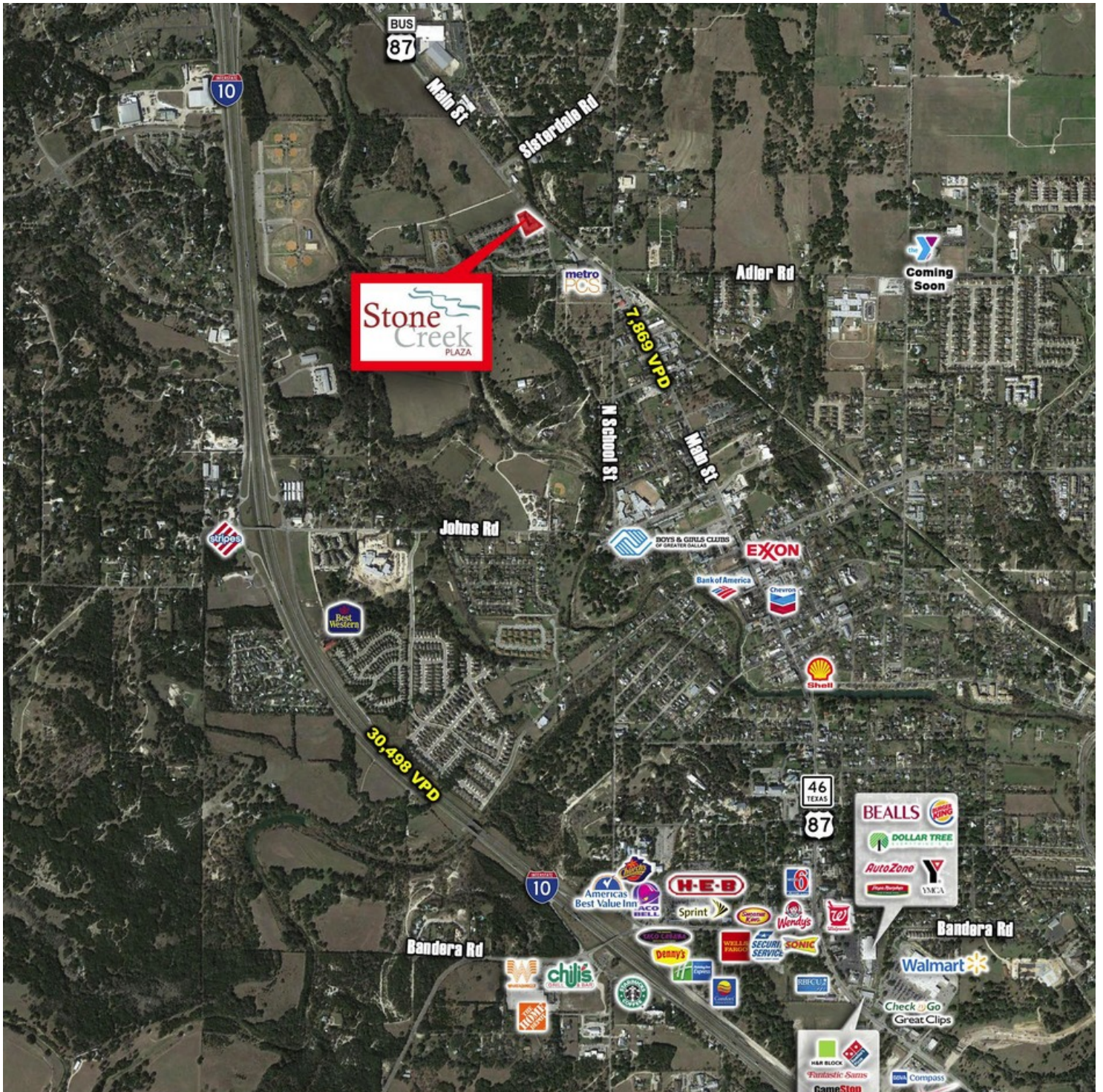
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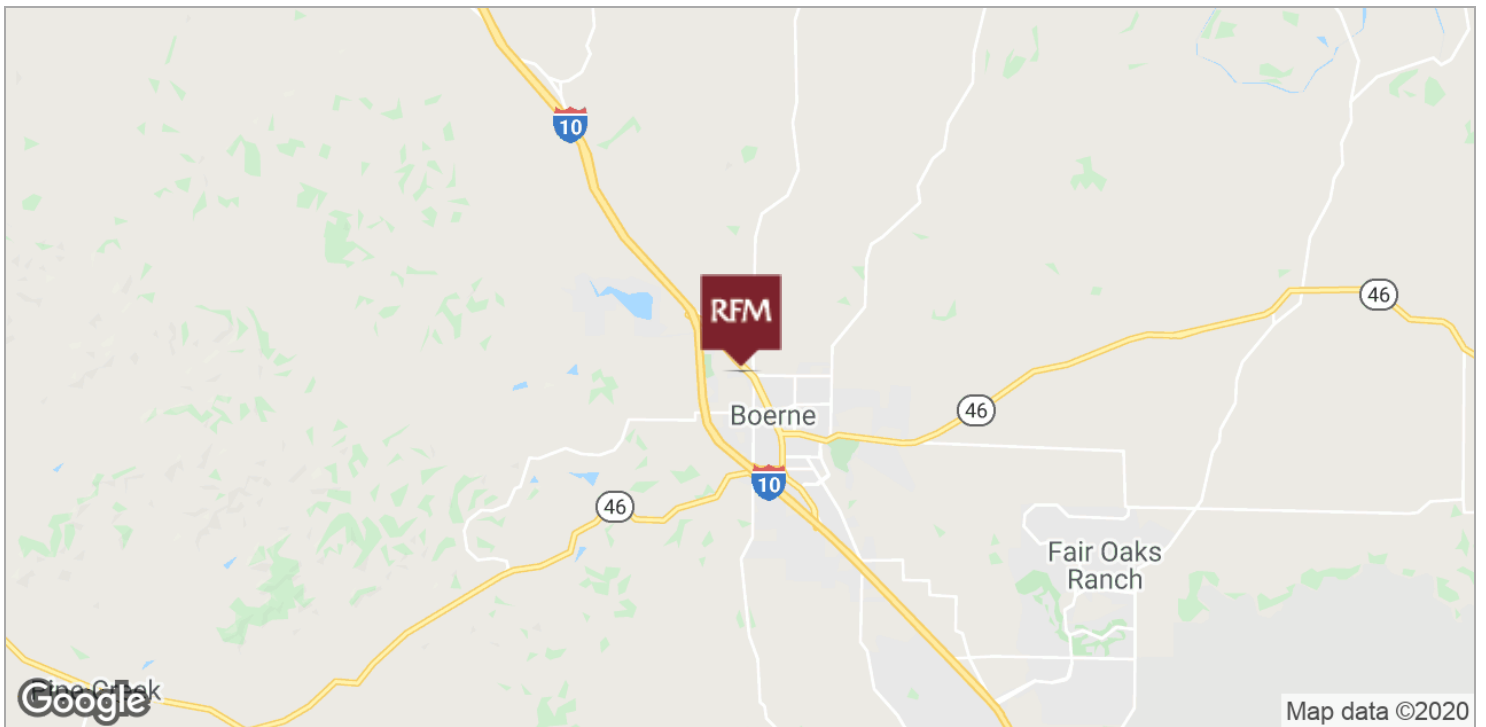
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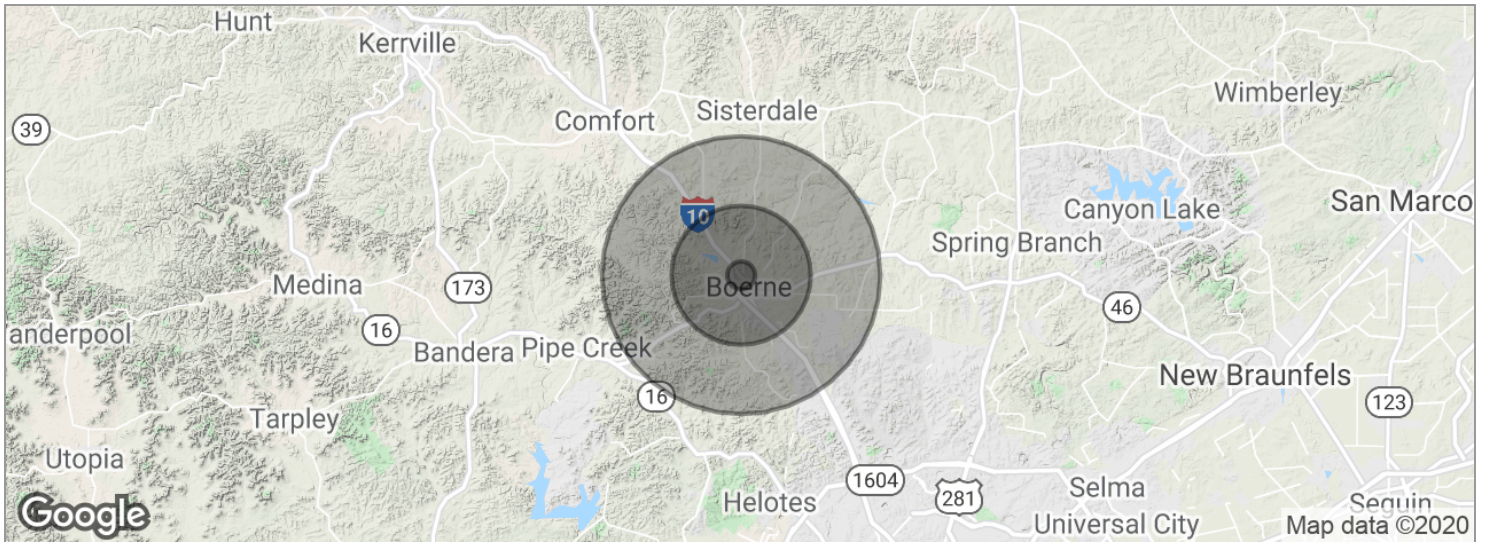
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Total population	1,094	12,337	39,536
Median age	42.1	42.1	42.1
Median age (Male)	38.7	39.2	40.6
Median age (Female)	45.2	44.7	43.3
Total households	468	4,982	14,587
# of persons per HH	2.3	2.5	2.7
Average HH income	\$69,481	\$85,584	\$109,202
Average house value	\$492,631	\$427,413	\$388,647

* Demographic data derived from 2010 US Census

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard F. McCaleb	336252	dick@rfmcommercial.com	2108260036
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date