

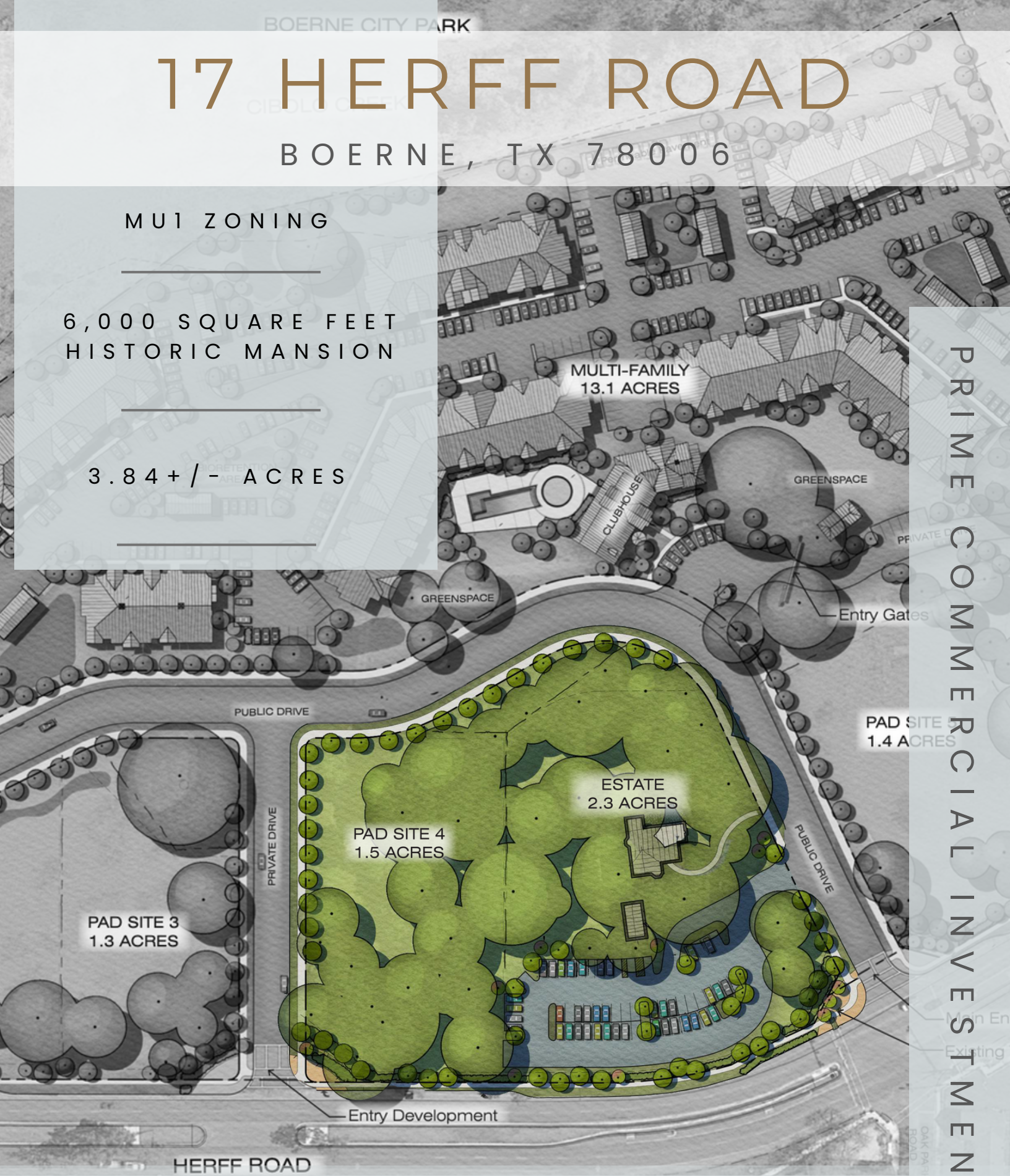
# 17 HERFF ROAD

BOERNE, TX 78006

MUI ZONING

6,000 SQUARE FEET  
HISTORIC MANSION

3.84+/- ACRES



PRIME COMMERCIAL INVESTMENT



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# OVERVIEW



Situated in the thriving town of Boerne, the Historic Herff Mansion occupies a prime location on a parcel of land spanning just under 4 acres.

This remarkable property presents a rare and exceptional opportunity for various entertainment ventures.

17 Herff holds the coveted MU1 zoning designation, accompanied by valuable development rights that have been preserved since the original plat agreement. This status allows for diverse entertainment-oriented projects to be undertaken.

The mansion itself boasts an expansive area of nearly 6,000 square feet and is equipped with parking facilities, utilities, and proper zoning regulations. Additionally, a curb cut has been established for convenient access.

Adjacent to the mansion is an additional 1.48 acre lot combining for a total of 3.84 acres. These lots are adorned with majestic, sprawling legacy oak trees and possess an unparalleled sense of character and charm. Noteworthy features such as handcrafted tile, artisanal wrought ironwork, and magnificent limestone contribute to the property's distinctive appeal.

The potential for this property knows no bounds, offering a canvas upon which to create a lasting legacy.

# HISTORY



Constructed in 1928, this magnificent two-story mansion showcases an exquisite design featuring multiple wings and levels.

Crafted from coarse limestone, the residence became the cherished abode of Dr. Adolph Herff upon his retirement from medical practice in San Antonio.

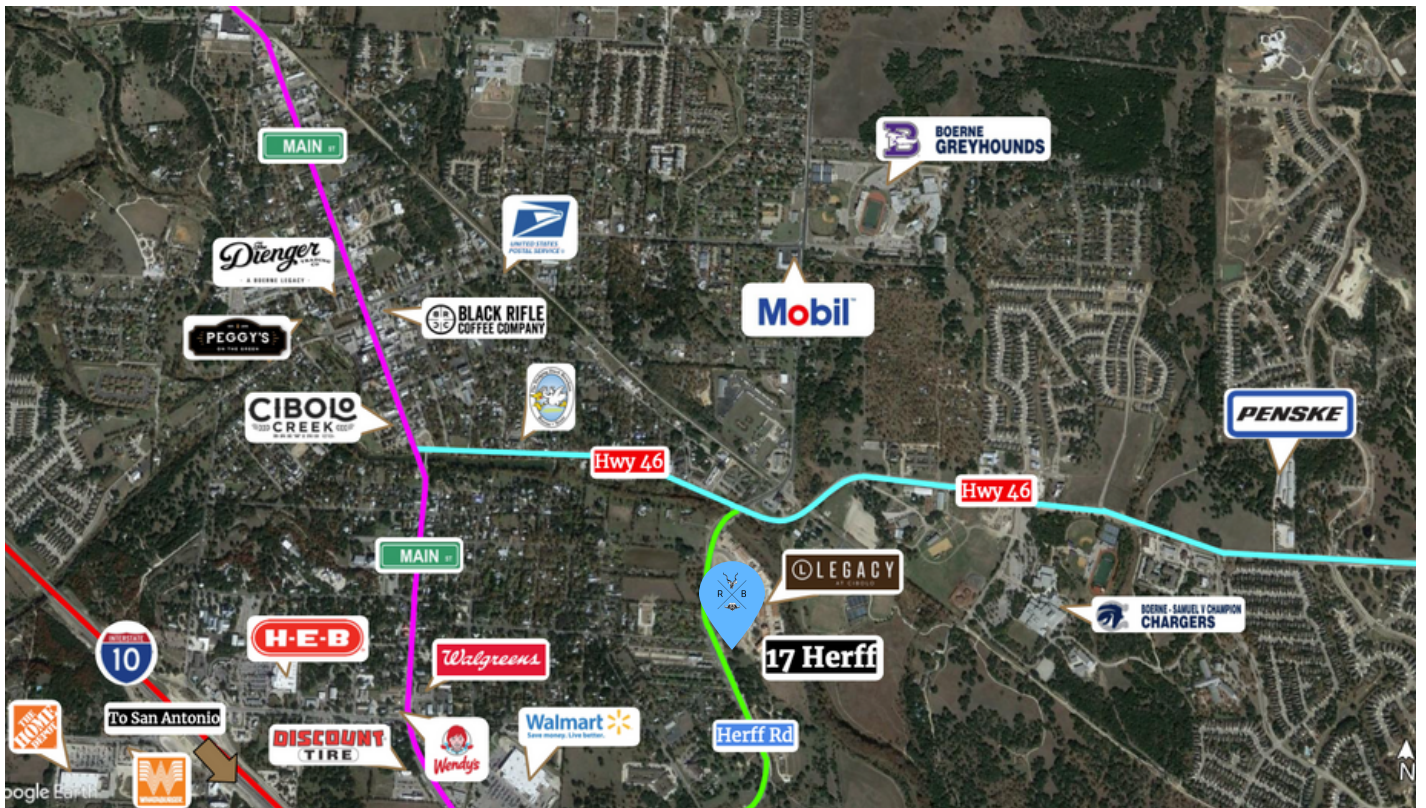
Passing through generations, the house remained under the ownership of the esteemed Herff family until Susan and Dennis Strauch acquired it in the 1980s. Dr. Adolph Herff, one of the six sons of Ferdinand Ludwig von Herff, migrated from Germany to Texas.

In 1854, Ferdinand Ludwig von Herff secured land in the picturesque Boerne valley, marking the beginning of their family's deep-rooted connection to the region.





# AERIAL IMAGES



# LISTING DETAILS



KENDALL

COUNTY

19,109

POPULATION

37.1

MEDIAN AGE

## MARKETING FACTORS + AREA RESEARCH

### BOERNE, TX

Boerne mixes its historic past and small-town ambiance for those seeking an area where natural beauty abounds and quality of life is valued. Once called the key to the hills, Boerne has become a major tourist destination.

Situated along Interstate 10 about 25 miles northwest of San Antonio, the city's popularity is based on the establishment of many quaint shops offering antique and eclectic shopping in the historic downtown section.

Its proximity to the amenities and conveniences of the seventh-largest city in the nation make Boerne a wonderful place to live, work and play.

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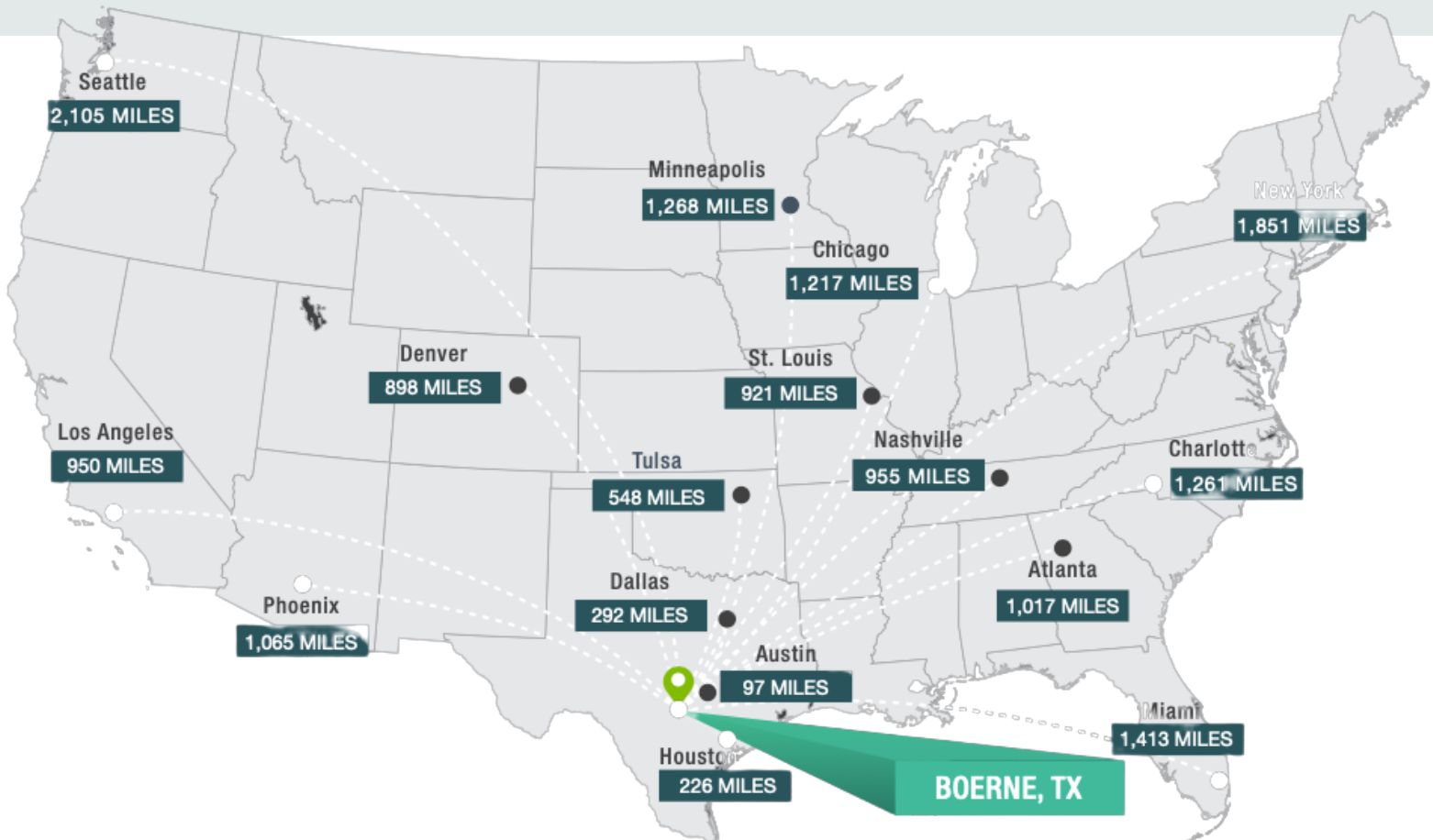
# LOCATION DETAILS

## BOERNE, TEXAS

Boerne (pronounced “Bernie”) is only a few minutes north of San Antonio, off Interstate 10. The delightful small-town ambiance enlivens the spirit and warms the heart.

Boerne is centrally located to some of the most sought-after destinations in the Texas Hill Country.

- 25 min from San Antonio
- 20 min from Comfort
- 45 min from Fredericksburg
- 35 min from Kerrville
- 1 hour to New Braunfels
- 1 hour and 20 min to San Marcos





# Riddle & Bukowski



## MARK BUKOWSKI

*PARTNER | DIRECTOR OF LAND AND RANCH SALES*

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Mark's years of experience working within his family's 100 year-old construction business, managing multi-million dollar projects from design to completion, inspires his appreciation for integrity-based business relationships and fuels his dedication to equip and guide his clients in navigating complex real estate transactions.

Mark maintains licenses for real estate both in Colorado and Texas. As a leader in water rights issues and other land-specific issues in both states, Mark brings a nuanced understanding of matters affecting the purchase and stewardship of land, ranch, and other types of properties.



## CHARLIE RIDDLE

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Along with a desire to bring the best of Boerne's history into his ongoing projects, Charlie's results-driven business savvy empowers him to negotiate and navigate highly complex deals and projects while equipping his clients to make informed process decisions.

Ultimately, Charlie is driven by a multifaceted desire to get the deal done while equipping his clients for a stress-free, fulfilling journey that allows them to participate in legacy creation for themselves and their community.





# 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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**NOTABLE TRANSACTIONS/PROJECTS**

- The Boerne Mercantile: Acquisition/Buyer
- The William "Crescent Quarters": Acquisition/Buyer
- Historic Bergmann Lumber Property: Master Lease/Owners
- 17 Herff: 26 Acre Master Planned Mixed Use Development
- 470 Main Street "The Historic Sach's Garage"
- Historic 325 S Main Street/110 Theissen: multi prop acquisition for renovation
- 134 Oak Park- Harz Gas Station: off market/owners/buyers
- Historic 35 Old San Antonio Rd: Sale/Owner
- The Dienger Trading Co.
- Wheeler's Outfitters & Feed

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