

203 US-87

COMFORT, TX

2,080 SF PROFESSIONAL
OR MEDICAL OFFICE
SPACE

MINUTES FROM
DOWNTOWN COMFORT,
15 MINUTES FROM
BOERNE & 25 MINUTES
FROM FREDRICKSBURG

CONTACT BROKER
FOR PRICE



FOR LEASE

CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES

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SURVEY



PROPERTY DETAILS + AERIAL

This 2,080SF second generation professional medical office and rehabilitation clinic will be available for lease soon. The property is exceptionally located at “The Towers of Comfort” on Highway 87 just N of I-10. It is minutes from downtown Comfort, 15 minutes from Boerne and 25 minutes from Fredricksburg. Highway 87 is the direct route to and from Fredricksburg to Boerne and Comfort making traffic and visibility exceptional.



LISTING DETAILS



COUNTY
KENDALL COUNTY

POPULATION + MEDIAN AGE
COMFORT, TX POP: 2,211 AGE: 42.2 yrs

SUBTYPE
COMMERCIAL OFFICE + LAND FOR DEVELOPMENT

SQFT
2,080 SF

MARKETING FACTORS + AREA RESEARCH

COMFORT, TX

Comfort captures the essence of the Texas Hill Country – a charming, historic community known for its remarkable 19th-century German heritage, preserved main street architecture, and peaceful natural surroundings.

Situated along Interstate 10 about 45 miles northwest of San Antonio, Comfort draws visitors and new residents alike with its antique shops, art galleries, and celebrated Cypress Creek waterway.

Its ideal position between San Antonio, Kerrville, and Fredericksburg makes Comfort one of the Hill Country's most desirable small towns for both tourism and quality residential living.



LOCATION DETAILS

COMFORT, TEXAS

Comfort (named by its German settlers for the peace they found here) sits in the heart of the Texas Hill Country along Cypress Creek. It is an unincorporated community with a distinctly beloved character and growing appeal.

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

- 45 min from San Antonio
- 20 min from Kerrville
- 30 min from Fredericksburg
- 25 min from Boerne
- 1 hour 15 min from Austin
- 1 hour 30 min from New Braunfels



MEET YOUR AGENT

CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES, PARTNER

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With a deep-seated enthusiasm inspired by Boerne's distinctive heritage and promising future, Charlie infuses a contemporary allure into his community, all the while paying homage to its rich cultural legacy.

This fervor is prominently displayed in the noteworthy commercial ventures where Charlie serves as the creative visionary, guided by his commitment to fostering sustainable growth of the highest quality in Boerne and the surrounding Texas hill country.

In addition to his aspiration to incorporate the best of Boerne's history into his ongoing projects and commercial listings throughout the state, Charlie's results-oriented business acumen empowers him to adeptly handle intricate deals and projects, all while arming his clients with the knowledge to make well-informed decisions throughout the process.

Ultimately, Charlie's multifaceted drive centers around closing deals and simultaneously enabling his clients to embark on a stress-free, fulfilling journey, allowing them to actively participate in building a legacy for both themselves and their community.

LEGACY BROKER GROUP

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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:
 - 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.

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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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