

OFFICE + FLEX WAREHOUSE



117 COMMERCE AVE
BOERNE, TX 78006



SALE APPROACHES



Located on a 1.02-acre commercial site in Boerne, this property offers a turnkey owner-user opportunity featuring a fully remodeled 2,034-square-foot office and a newly constructed 5,000-square-foot flex warehouse. The office includes five private suites, a conference room, open bullpen workspace, and reception area. Recent renovations include a new roof, updated finish-outs, fresh paint, and modern interior finishes. The warehouse is equipped with 3-phase power, water, and sewer, making it well suited for manufacturing, fabrication, distribution, contractor operations, service businesses, or light industrial users. The site provides ample parking for employees, customers, and company vehicles, with a functional layout that supports both administrative and operational needs. This is a well-improved commercial property offering the infrastructure and flexibility to accommodate a wide range of business operations.



PHOTOS



PHOTOS



PHOTOS



PHOTOS



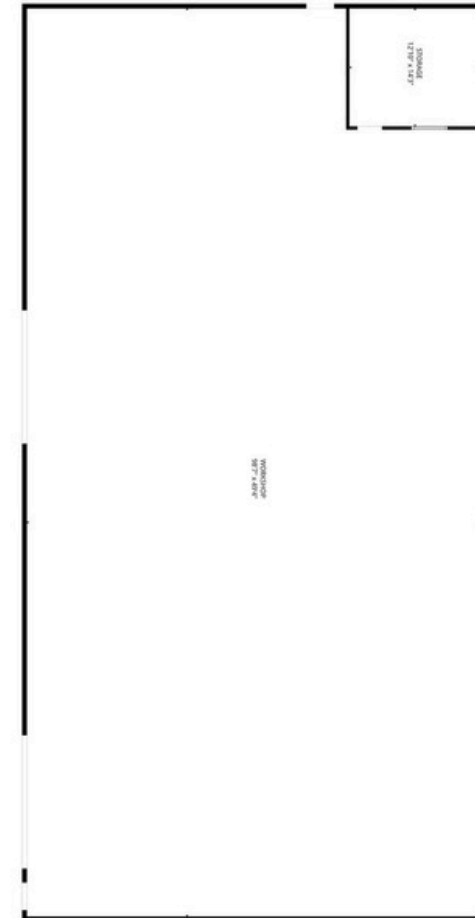
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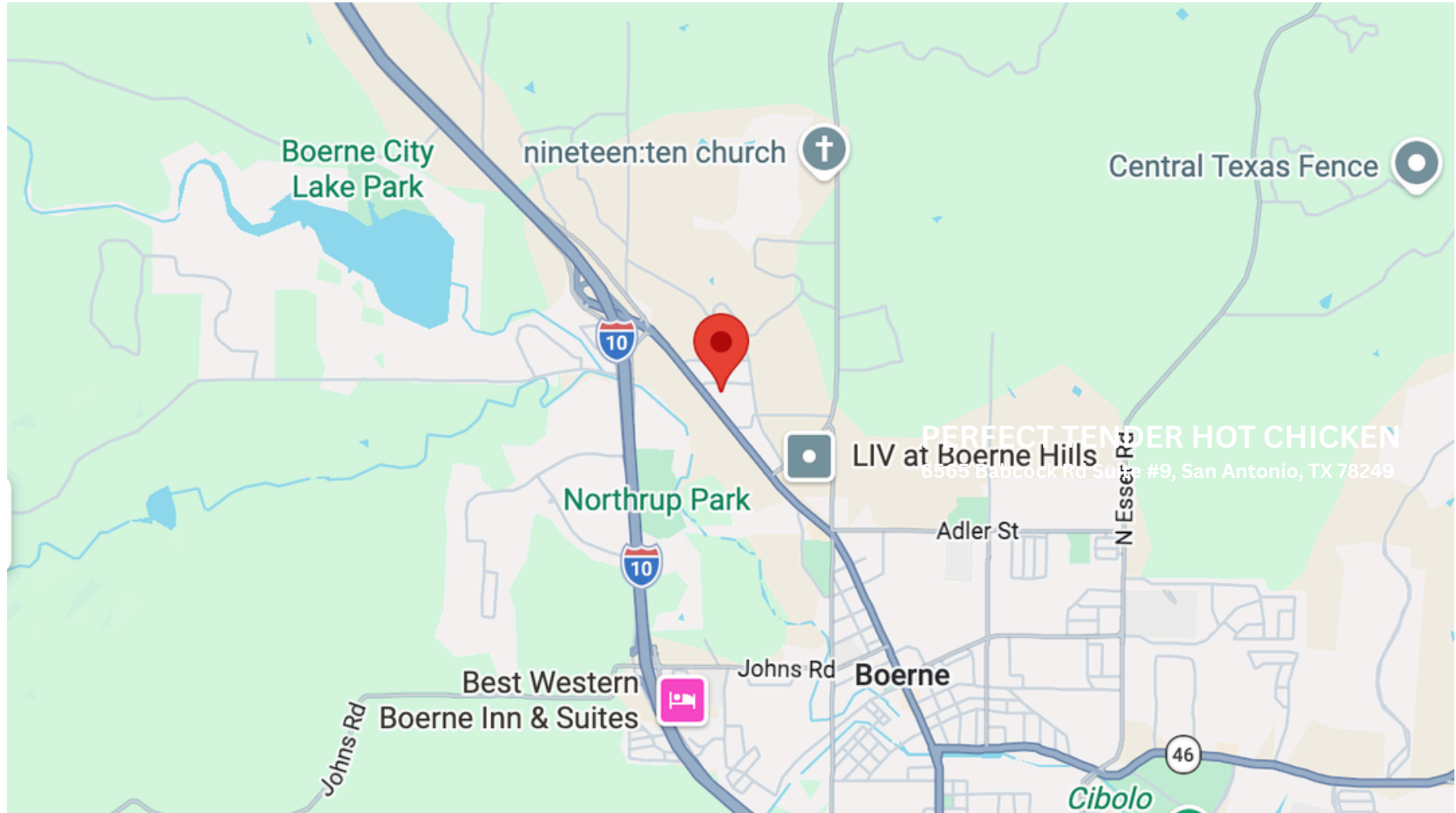
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FLOOR PLAN



MAPS



SAN ANTONIO METROPOLITAN AREA



SAN ANTONIO STATISTICS

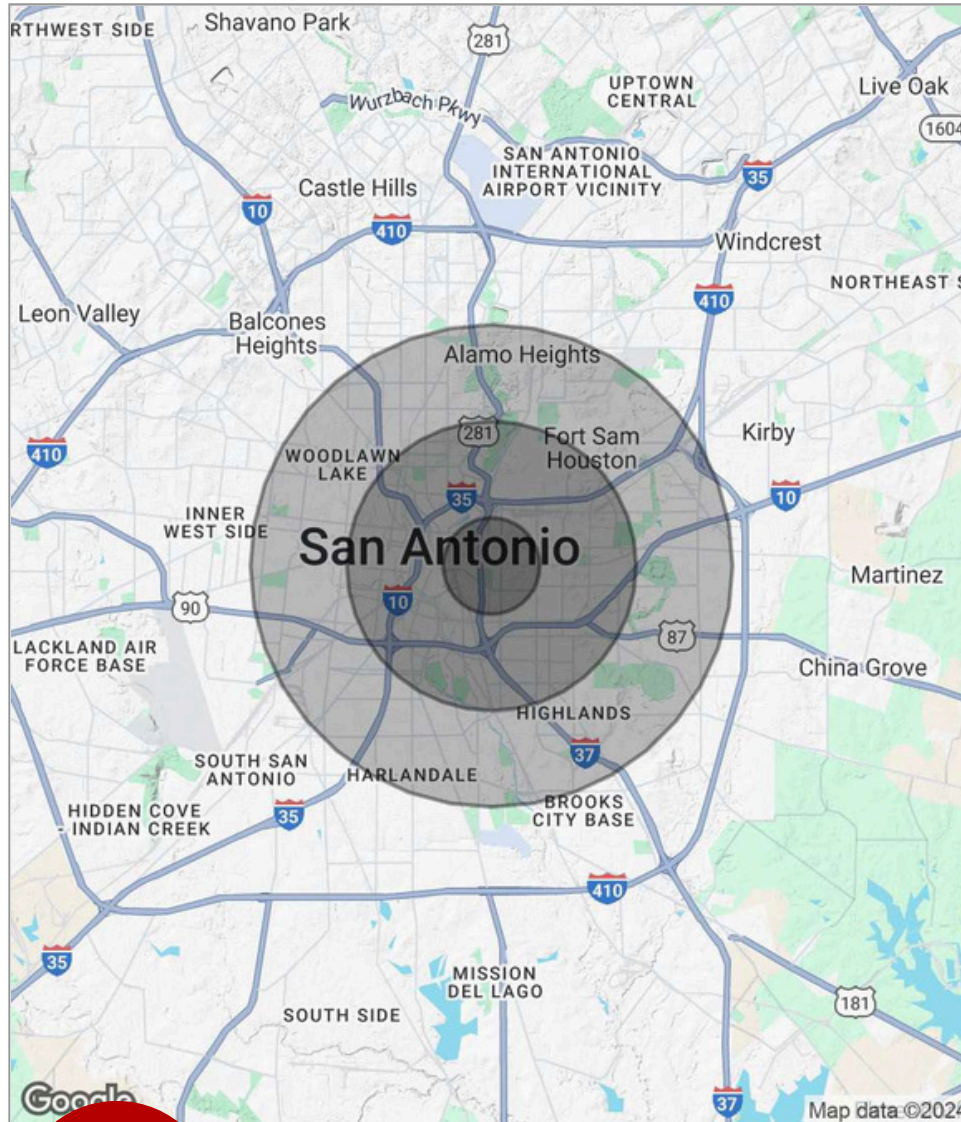
- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.

SAN ANTONIO RANKINGS

- #1 America's Next Boom Town - Forbes
- 120 New Residents Added Daily
- 2nd Fastest Growing City In the U.S.
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,099	122,815	338,668
Median age	36.2	33.7	33.6
Median age (Male)	34.9	32.3	31.9
Median age (Female)	39.0	36.2	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,515	41,500	113,682
# of persons per HH	2.7	3.0	3.0
Average HH income	\$38,714	\$40,478	\$47,362
Average house value	\$65,568	\$98,743	\$106,343

* Demographic data derived from 2020 ACS - US Census

BROKERS INFO



TIMOTHY WARLOW JR.

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PROFESSIONAL BACKGROUND

Timothy Warlow Jr. is a versatile real estate professional with deep ties to the Hill Country, strong experience in both residential and commercial markets, and a reputation for client-focused service. Whether you're a first-time homebuyer or an investor, he offers valuable local insight, responsive communication, and a forward-looking vision.

