



117 ROSEWOOD

Boerne, Texas 78006

STREAM®



Available For Sale

Move-In Ready Historic Office/Retail Space
in Downtown Boerne

Michael T. Kent | 210.298.8514
michael.kent@streamrealty.com

Harry Adams | 210.298.8548
harry.adams@streamrealty.com

Andrew Katzfey | 210.298.8537
andrew.katzfey@streamrealty.com



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Boerne, Texas 78006



Location

117 Rosewood is located about 30 miles northwest of San Antonio in Boerne, Texas. Boerne is one of the most charming towns in the Texas Hill Country. The area is definitely a destination known for boutique shopping, restaurants, breweries, art galleries, and outdoor recreation.

The centerpiece of downtown is the Hill Country Mile, a walkable along historic Main Street and River Road. It combines restored 19th-century buildings with modern retail, dining, and public spaces, making it one of Texas' premier Main Streets.



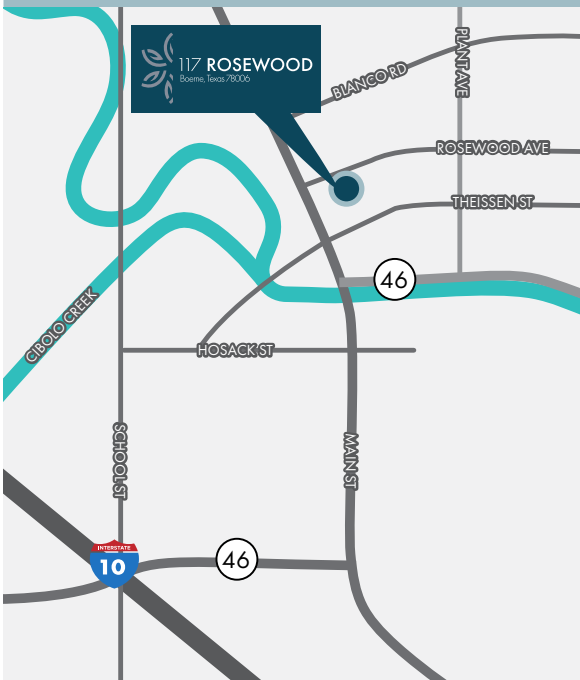
117 ROSEWOOD
Boerne, Texas 78006

113 ROSEWOOD
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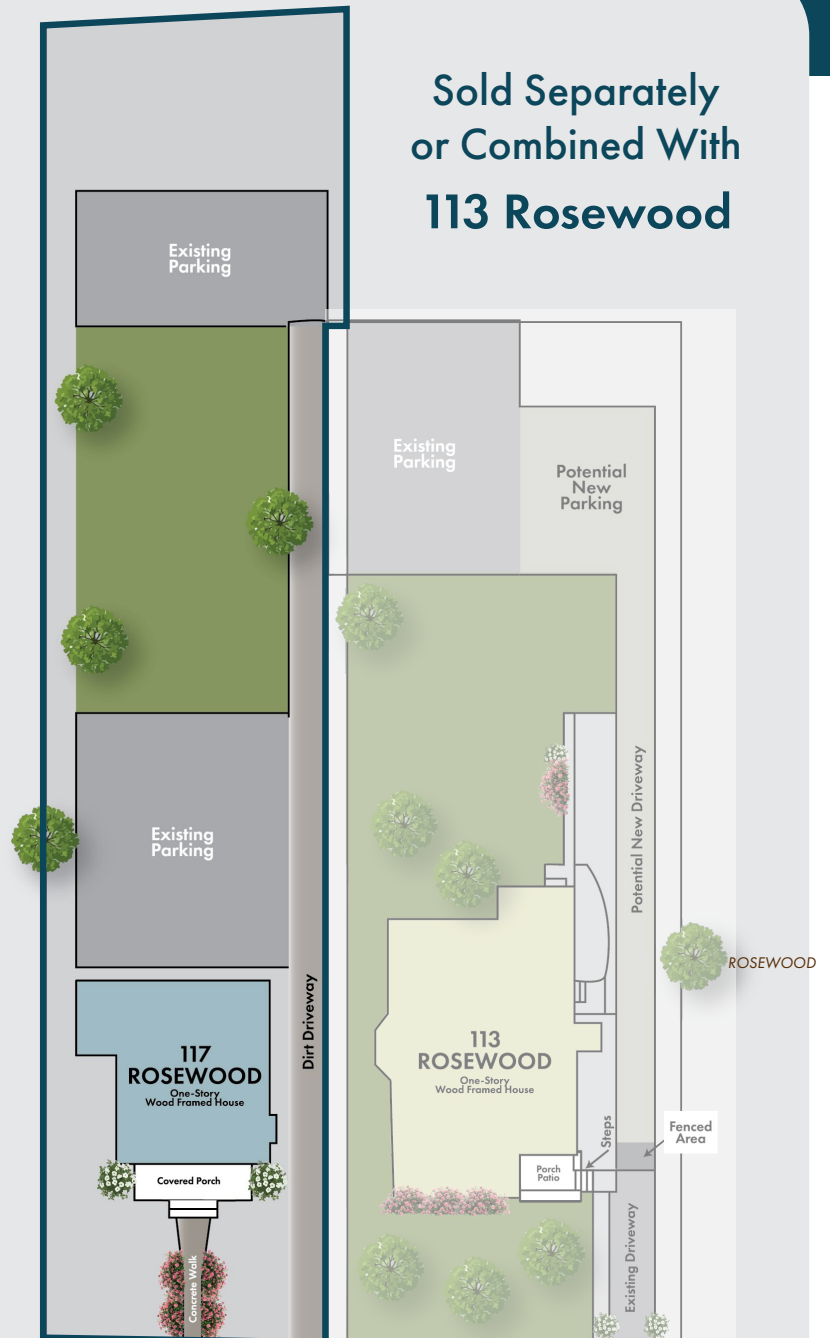
Building Details

- 1,252 SF building
- C3 Zoning
- Off street parking
- Just 1 block from Main Street Boerne



Boerne

Sold Separately
or Combined With
113 Rosewood



Rosewood

Boerne: Hill Country Mile

Demographics
Within 5 Miles

32,361
Total Population

3.87%
Expected Annual
Growth Rate

\$158,567
Average HH Income

42.6
Median Age

\$609,485
Average Home Value

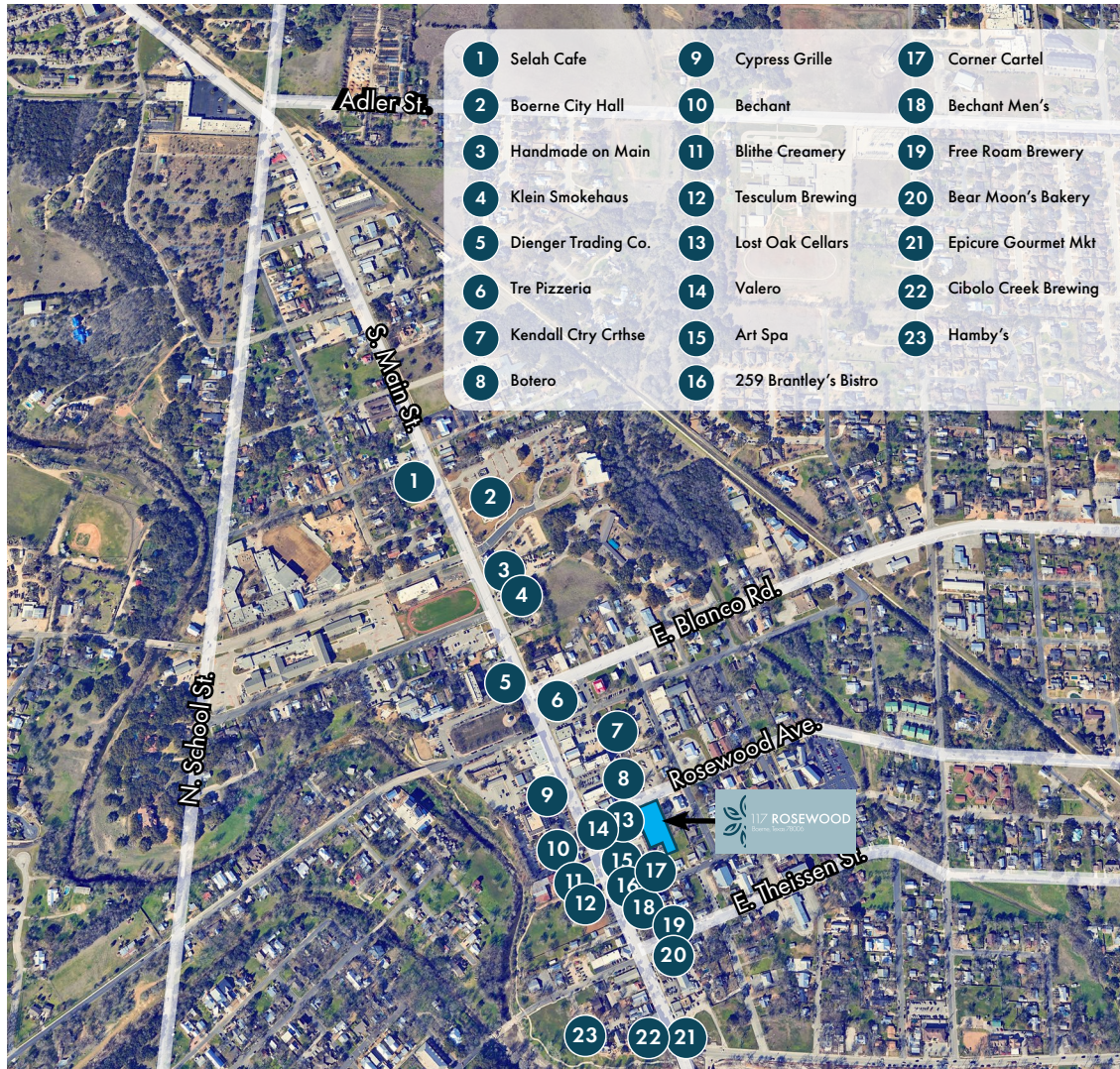
Distance

5
MINUTES
To IH-10

19
MINUTES
To Loop 1604

30
MINUTES
To Hwy 281

35
MINUTES
To
Interstate 35



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