

# 7 US Highway 87

COMFORT, TEXAS

FOR SALE

FULLY  
RENOVATED  
HISTORIC  
BUILDINGS

EIGHT, 1 BED,  
1 BATH UNITS  
THAT ARE FULLY  
OCCUPIED

\$765,000

**CHARLIE RIDDLE**

DIRECTOR OF COMMERCIAL SALES

210.383.0007

CHARLIE@LEGACYBROKERGROUP.COM



# OVERVIEW



7 US Highway 87 in Comfort, TX, presents an excellent income-generating investment opportunity. This property features historic buildings that have been renovated into eight 1-bedroom, 1-bathroom units, all of which are fully occupied.

There is potential for rent increases, should the new owner choose, as well as additional space for further rental development. Tenant privacy is a priority, so the listing agent must be present for all showings. The property is located within a flood plain.

Please provide a minimum of 24 hours' notice for showings and contact Charlie Riddle directly at 210-383-0007 for more details.

# LOCATION DETAILS

## ABOUT COMFORT, TEXAS

Imagine owning a piece of the charming and historic town of Comfort, Texas, where the past seamlessly merges with the present to create a thriving business environment. This picturesque community, located in the Texas Hill Country, offers a unique blend of small-town warmth and big-city potential.

First and foremost, Comfort boasts a strategic location. It's ideally situated just a short drive from San Antonio, one of Texas' largest and most dynamic cities, providing your business with easy access to a vast customer base and economic opportunities. Yet, Comfort retains its tranquil, small-town ambiance, making it a welcoming haven for both residents and visitors.

The natural beauty of Comfort is awe-inspiring. Rolling hills, lush landscapes, and the nearby Guadalupe River offer not only a visually pleasing backdrop for your commercial property but also countless recreational activities for potential customers and employees. This serene environment can be a selling point for businesses looking to offer a relaxing and inspiring work atmosphere.

Furthermore, Comfort is steeped in history and culture. Its well-preserved historical buildings and rich heritage attract tourists and locals alike. Owning a commercial property here means being part of a community that values tradition and embraces the arts. The vibrant local art scene, including galleries and studios, can be a source of inspiration and collaboration for your business.

The thriving business climate in Comfort is another reason to invest here. The town is experiencing growth and development, making it an excellent time to establish or expand your commercial presence. With its welcoming community, low crime rates, and strong local support,

## LOCATION DETAILS

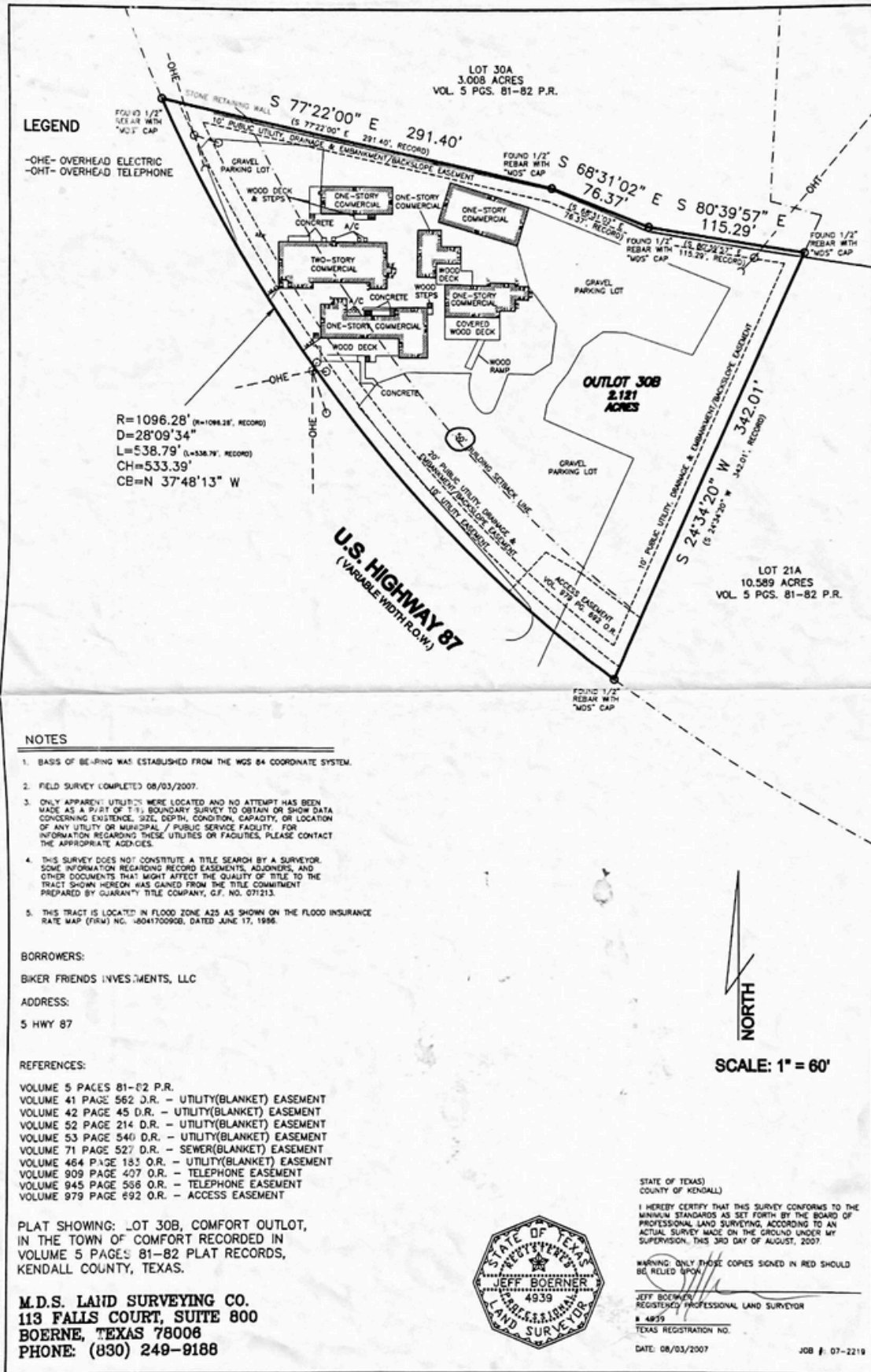
- **San Antonio, Texas:** Approximately 45 miles southeast of Comfort.
- **Austin, Texas:** Approximately 80 miles northeast of Comfort.
- **Houston, Texas:** Approximately 220 miles east of Comfort.
- **Dallas, Texas:** Approximately 265 miles northeast of Comfort.
- **Fort Worth, Texas:** Approximately 270 miles north of Comfort.



# AERIAL



# SURVEY



# 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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# LEGACY

BROKER GROUP



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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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