

108 BOERNE STAGE AIRFIELD

BOERNE, TX 78006



HANGAR PROPERTY FOR SALE

For More Information:

DALE DAVIS

Development

210.338.8000

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DAVIS
EQUITY REALTY

602 Boerne Stage Airfield
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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	4,960 SF
Lot Size:	0.193 Acres
Price / SF:	\$292.34
Year Built:	2012

FROM RUNWAY TO LUXURY LIVING

This property offers a rare combination of a jet-capable hangar along with a fully functional residential and office space, making it ideal for pilots, business owners, or investors seeking a flexible live/work aviation environment in the Texas Hill Country.

The hangar features a 60-foot wide by 16-foot 7" high full hydraulic door, allowing accommodation for a wide range of aircraft including light and many midsize jets, turboprops, and high-performance piston aircraft.

Connected to the hangar is a well-appointed residential and office area that includes a full kitchen, luxurious bathroom, master bedroom, living room, and additional bedroom. The interior has also been prepared for expansion, making it easy to convert additional space into a game room, office suite, lounge, or extended living area. The construction of the living quarters is excellent craftsmanship with solid and quiet construction materials.

Boerne Stage Airfield is widely recognized as one of the most desirable aviation communities in the region, located in the beautiful Texas Hill Country just minutes from Boerne and northwest San Antonio. The airfield offers a strong aviation environment, convenient access, and a unique lifestyle that continues to drive demand for hangar space in the area.

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PROPERTY HIGHLIGHTS

- Jet-capable hangar
- 60' x 16' 7" full hydraulic hangar door
- Hangar with attached residential / office space
- Fully functioning kitchen
- Luxurious bathroom
- Master bedroom
- Spare bedroom or office
- Comfortable living room
- Interior prepared for expansion (game room / office / lounge)
- Living Qtrs is excellent craftsmanship with solid/quiet construction materials
- Live / work aviation property
- Located in the highly desirable Boerne Stage Airfield community
- Beautiful Texas Hill Country setting
- BOERNE STAGE AIRFIELD
- Identifier 5C1
- EPIC 100LL and Jet-A Fuel
- Fuel Truck
- GPU/Power cart
- Aircraft maintenance on site
- Runway 17/35
- 5006' x 60'

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Additional Photos

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[Additional Photos](#)

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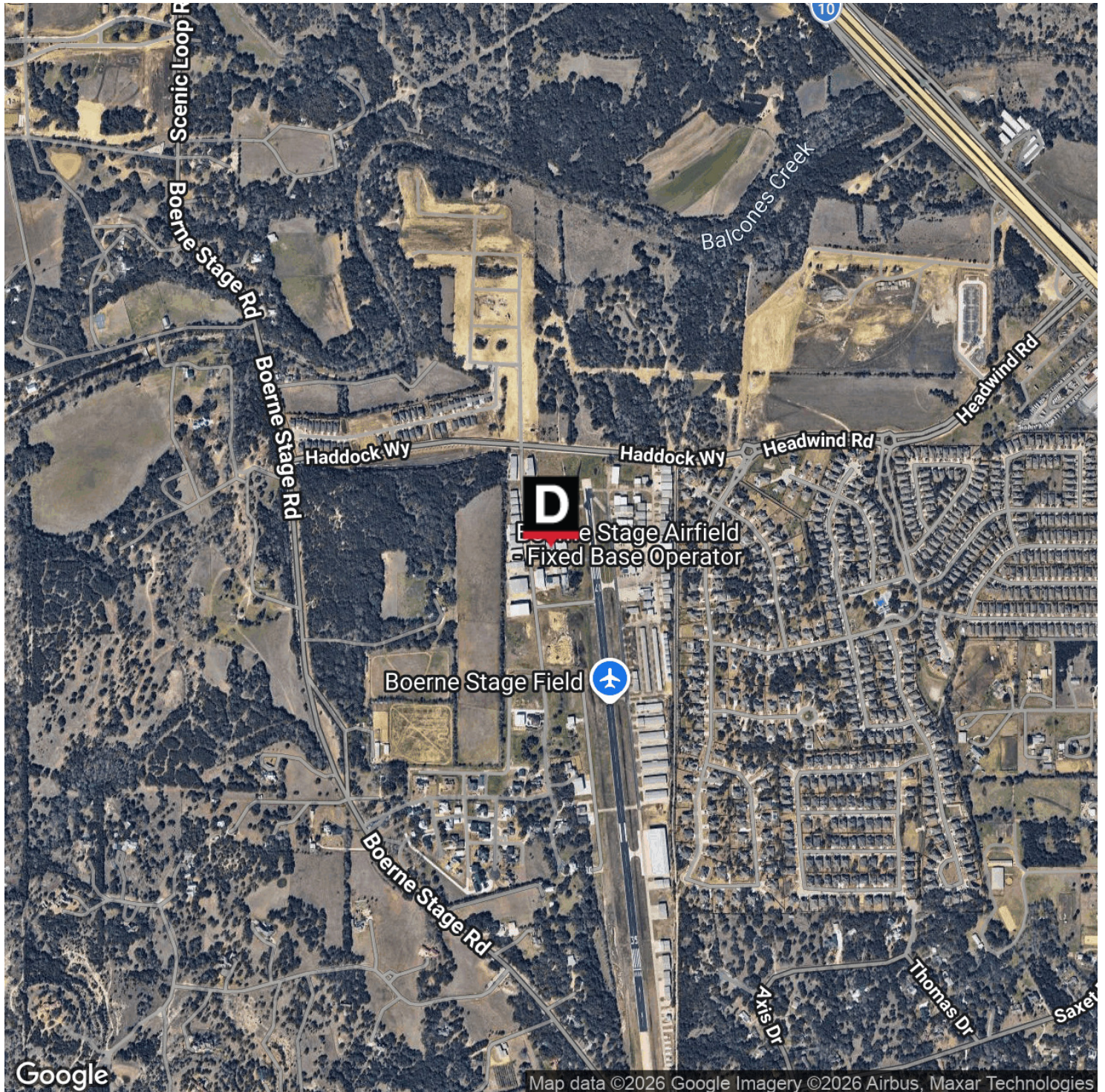
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Location Map



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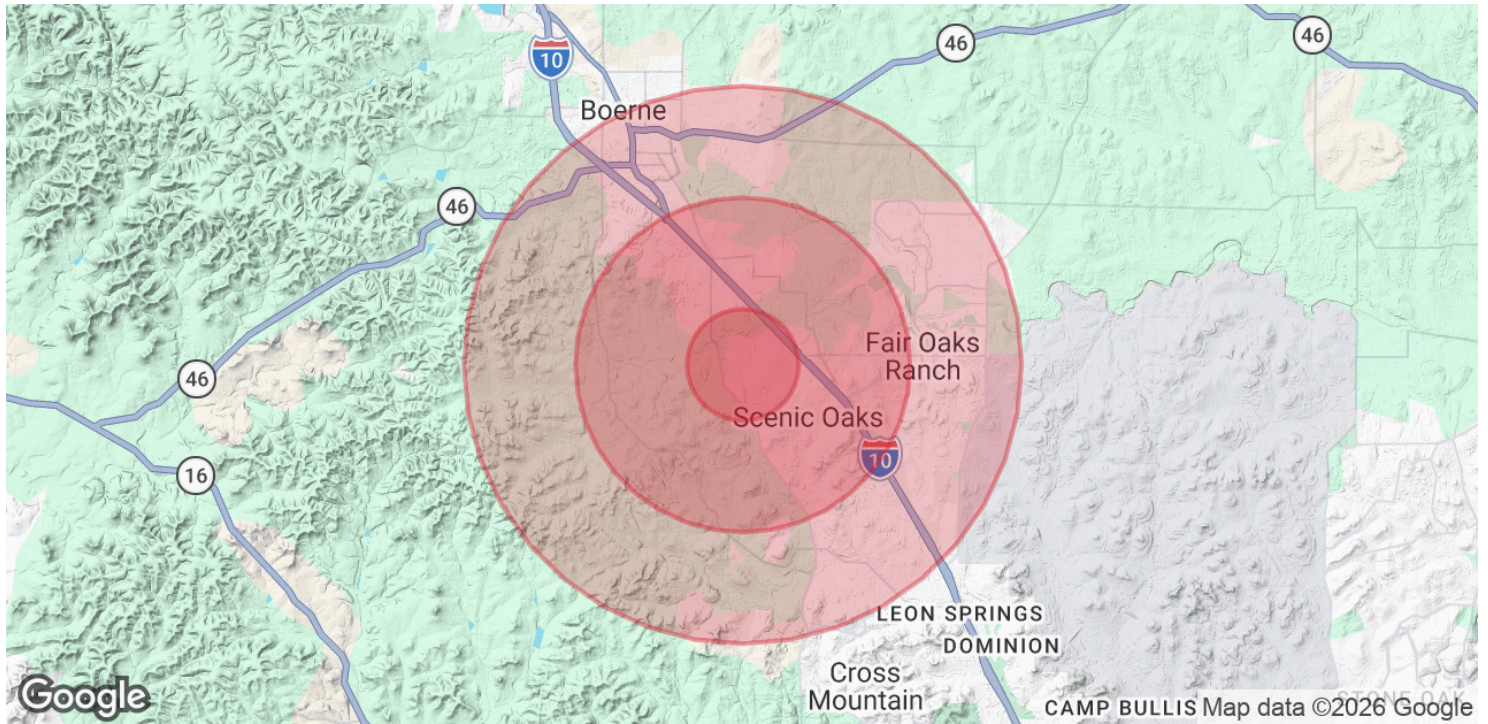
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,102	17,010	46,261
Average Age	42.8	42.3	40.2
Average Age (Male)	43.3	42.2	38.8
Average Age (Female)	42.5	42.5	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	831	6,381	16,333
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$160,136	\$174,746	\$171,829
Average House Value	\$567,349	\$542,307	\$521,768

2023 American Community Survey (ACS)

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Company Disclosure Statement

TEXT HEADLINE

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