

# 129 OLD SAN ANTONIO RD

BOERNE, TX

NNN LEASE THROUGH  
JUNE 2029

6,600 SF ON 1 ACRE,  
PRIME ROAD FRONTAGE

SURROUNDED BY NEW  
COMMERCIAL  
DEVELOPMENT

FOR SALE



**CHARLIE RIDDLE**

DIRECTOR OF COMMERCIAL SALES

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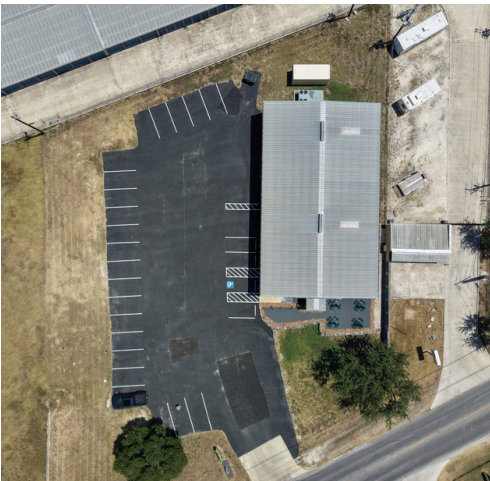
# OVERVIEW



New to market: a rare single-tenant NNN investment on Old San Antonio Rd, one of the area's fastest-growing commercial corridors. The 6,600 SF building sits on a full acre with premium, heavily trafficked road frontage and is leased through June 2029, giving investors secured, long-term income with no near-term vacancy risk.

The surrounding corridor is in the heart of new commercial development, including entertainment, office, retail, restaurant, and school projects — positioning this asset to benefit from continued growth in the area. Opportunities of this size, in this location, with a tenant already secured through 2029, rarely come to market.

Listed at a 5.7% cap rate, \$1,800,000.



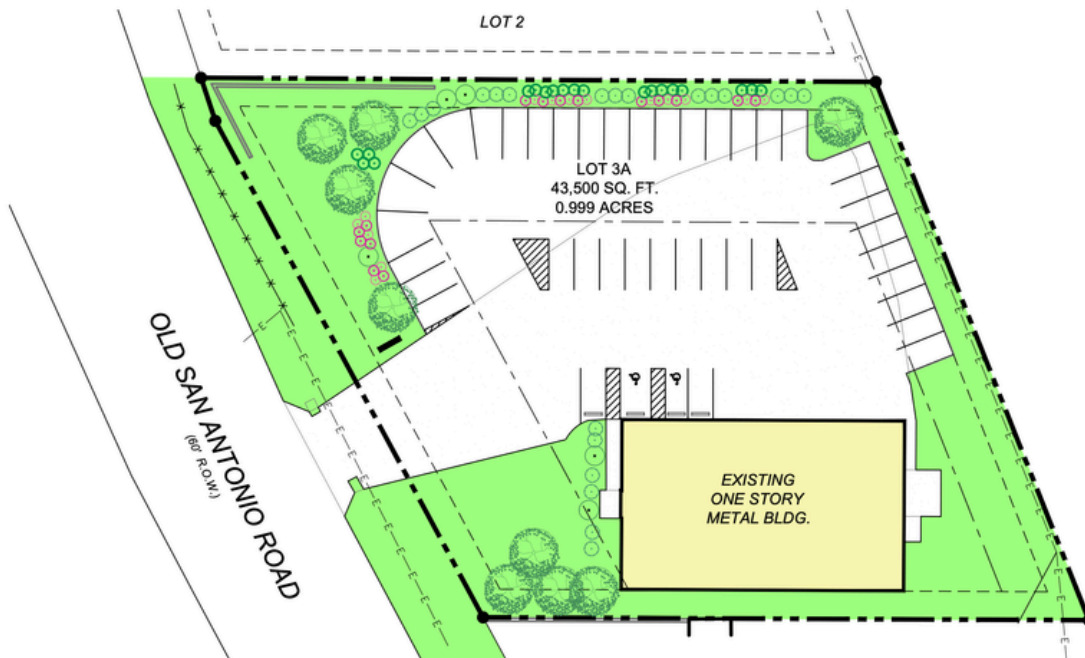


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SCALE: 1"=30'

MARK A. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5005

# SITE PLAN



\*\*\*SITE PLAN FOR REFERENCE ONLY\*\*\*



**Open**  
studio  
architecture

This drawing is conceptual only  
and for the convenience of  
reference. All shown  
dimensions, utility easements,  
lot property lines, grading, and  
site requirements pertaining to  
the property should be verified  
by surveyor and/or civil  
engineer before actual  
construction.

**BOERNE LOT 3A**  
129 OLD SAN ANTONIO ROAD  
BOERNE, TX 78006

**SCHEMATIC SITE PLAN**

project #: 17.280

11/13/2017

**EXHIBIT 1.0**



# AERIEL + LOCATION





# AERIAL + LOCATION





# AREA DETAILS



**KENDALL**

COUNTY

**20,707**

POPULATION

**38.3**

MEDIAN  
AGE

**RETAIL**

PROPERTY  
SUBTYPE

**0.999**

ACRES

## MARKETING FACTORS + AREA RESEARCH

### BOERNE, TX

Boerne mixes its historic past and small-town ambiance for those seeking an area where natural beauty abounds and quality of life is valued. Once called the key to the hills, Boerne has become a major tourist destination.

Situated along Interstate 10 about 25 miles northwest of San Antonio, the city's popularity is based on the establishment of many quaint shops offering antique and eclectic shopping in the historic downtown section.

Its proximity to the amenities and conveniences of the seventh-largest city in the nation make Boerne a wonderful place to live, work and play.



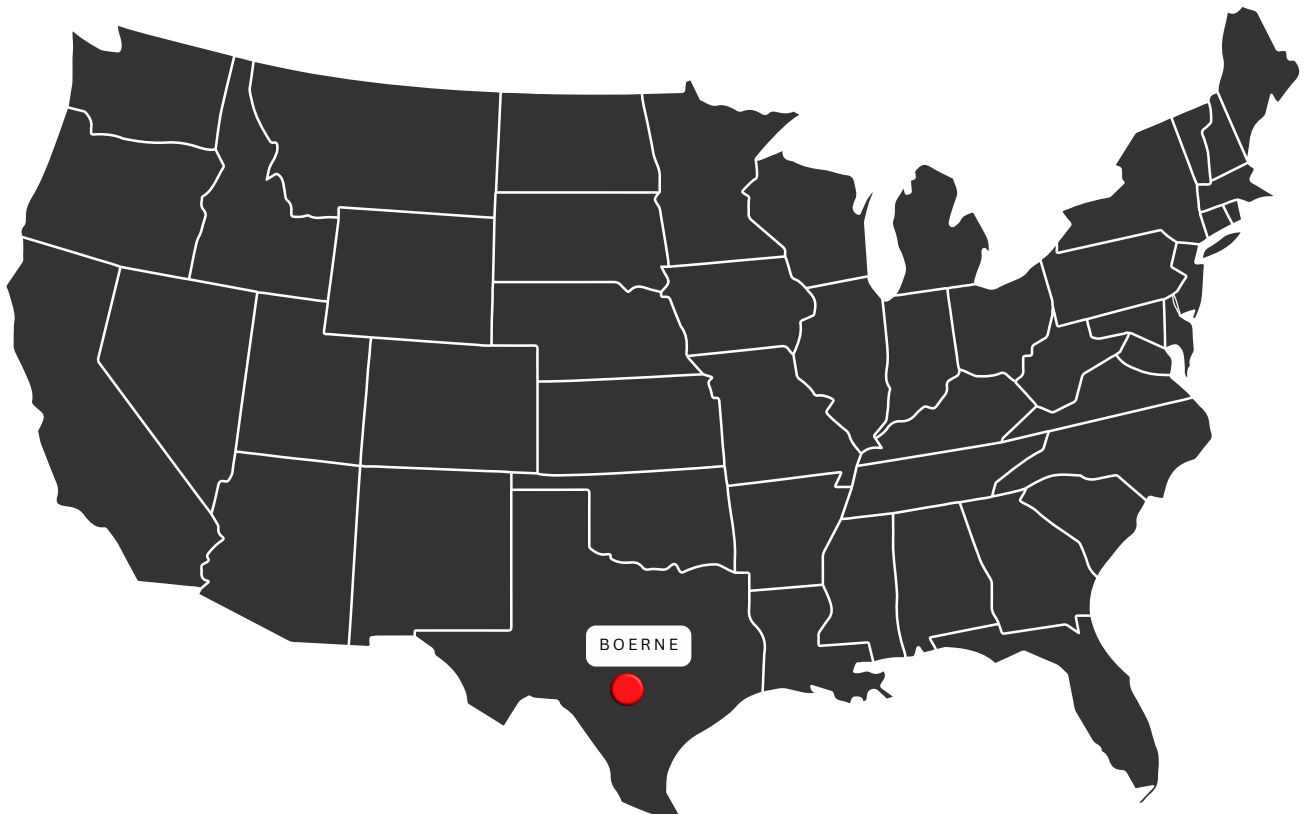
# LOCATION DETAILS

## BOERNE, TEXAS

Boerne (pronounced “Bernie”) is only a few minutes north of San Antonio, off Interstate 10. The delightful small-town ambiance enlivens the spirit and warms the heart.

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

- 25 min from San Antonio
- 20 min from Comfort
- 45 min from Fredericksburg
- 35 min from Kerrville
- 1 hour to New Braunfels
- 1 hour and 20 min to San Marcos





# MEET YOUR AGENT

## CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES, PARTNER

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- 🌐 [www.legacybrokergroup.com](http://www.legacybrokergroup.com)



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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- 📍 710 E BLANCO RD, BOERNE, TX 78006
- 🌐 [www.legacybrokergroup.com](http://www.legacybrokergroup.com)





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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

COMMERCIAL | LAND | RANCH | RESIDENTIAL | INVESTMENT

WWW.LEGACYBROKERGROUP.COM



## 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.*

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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| Richmond Frasier<br>Name of Designated Broker of Licensed Business Entity, if applicable                | 559072<br>License No.  | richmond@legacybrokergroup.com<br>Email | 830-446-3378<br>Phone |
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| Caitlyn Upham<br>Name of Sales Agent/Associate                                                          | 812953<br>License No.  | caitlyn@legacybrokergroup.com<br>Email  | 210-999-0291<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date