

INCOME PRODUCING PROPERTY FOR SALE



624 N Main St.

Boerne, TX 78006



The Offering

Transwestern is pleased to present the opportunity to acquire 624 N Main St. in Boerne, Texas.

Ideally situated just off the highly desirable Main Street corridor, the property benefits from exceptional visibility, convenient access, and proximity to Boerne's thriving mix of retail, dining, and local attractions.

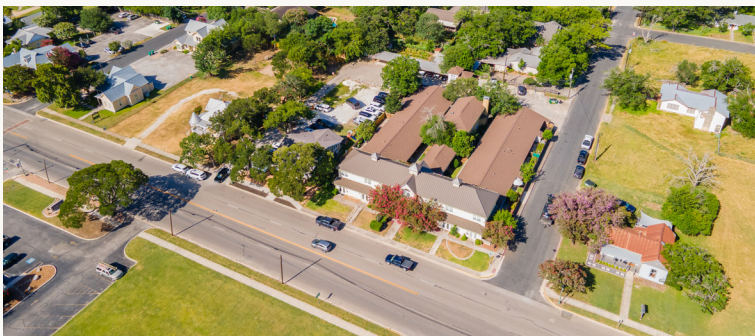
This well-located asset offers investors stable in-place income with the advantage of being positioned in one of the Texas Hill Country's fastest-growing markets. Its prime location and established tenancy make 624 N Main Street an attractive opportunity for investors seeking both current cash flow and long-term appreciation.

Located less than a mile from Historic Downtown Boerne and with convenient access to Interstate 10, the property is surrounded by strong demographics, continued residential growth, and a vibrant business community. As Boerne continues to experience sustained population and economic expansion, 624 N Main Street is well positioned to benefit from increasing demand and long-term investment fundamentals.



Property Summary

Address	624 N Main St. Boerne, TX 78006
County	Kendall County
Property Type	Office - 11 units / Apartments -12 units
Size	±33,743 SF
Size	0.9129 ACRES
Year Built	1970
Parking	Ample on-site and street parking
Zoning	C2
Projected NOI	\$153,847.50





Investment Highlights



STRATEGIC LOCATION

Boerne is experiencing renewed growth on North Main Street which started with City Hall, Patrick Heath Public Library, and continues with a new medical office building, a Boerne Independent School District campus and multiple restaurants and cafes. 624 N Main is positioned to be part of that continued vibrancy.



NICHE PROPERTY

Both the apartment and office components of the property fill a need in the Boerne market that is currently unmet thereby creating a strategic advantage.



BOERNE MARKET

Boerne is one of the Texas Hill Country's most dynamic communities resulting in a positive long-term outlook.



TENANT DIVERSITY

Return risk is minimized due to the mix of apartment and office tenants.









Nearby Amenities

1

Main Street Restaurants

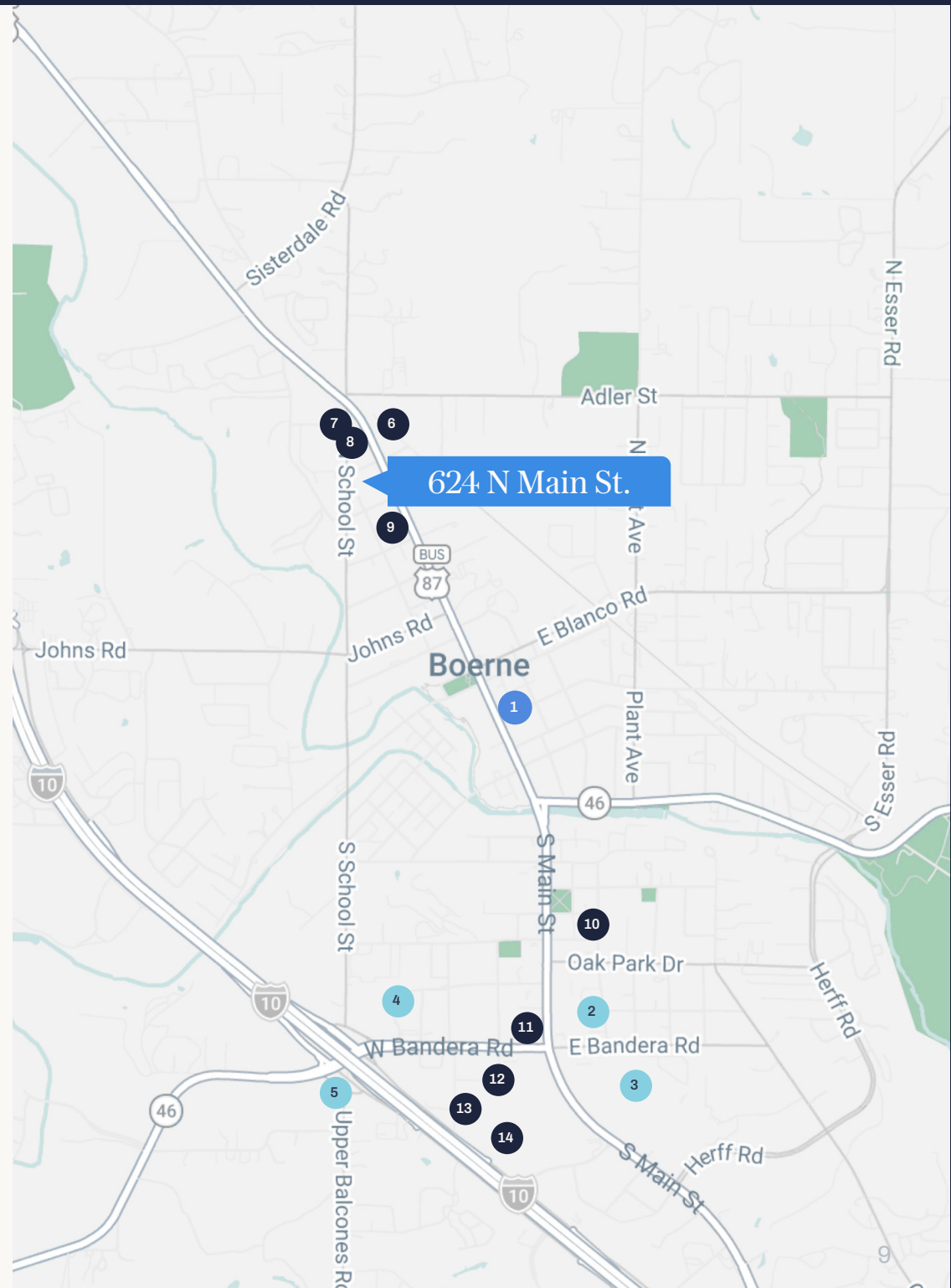
Dienger Trading Co.
The Kendall
Boerne Grill
Cypress Grille
Hungry Horse
Cibolo Creek
The Dodging Duck
Sunny's
Bear Moon Bakery Cafe
Tre Pizzeria

Grocery & Retail

- 2 Walgreens
- 3 Walmart Supercenter
- 4 H-E-B plus!
- 5 The Home Depot

Surrounding Restaurants

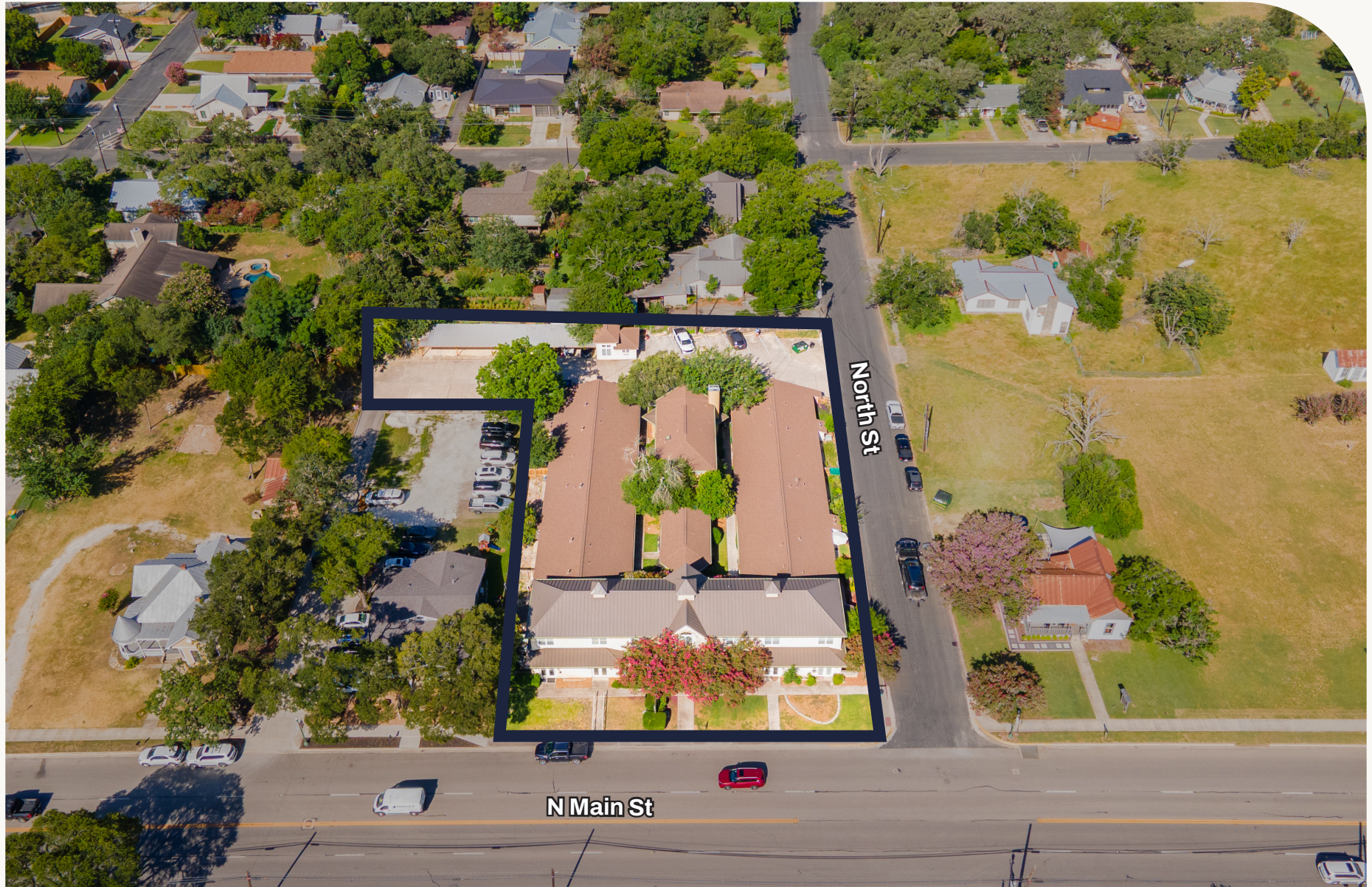
- 6 Bumdoodlers Lunch
- 7 Mague's Cafe
- 8 Fritze's BBQ
- 9 Selah Cafe
- 10 Las Guitarras Cocina
- 11 Wendy's
- 12 Sauced Wing Bar
- 13 Chicken Salad Chick
- 14 Chiptole



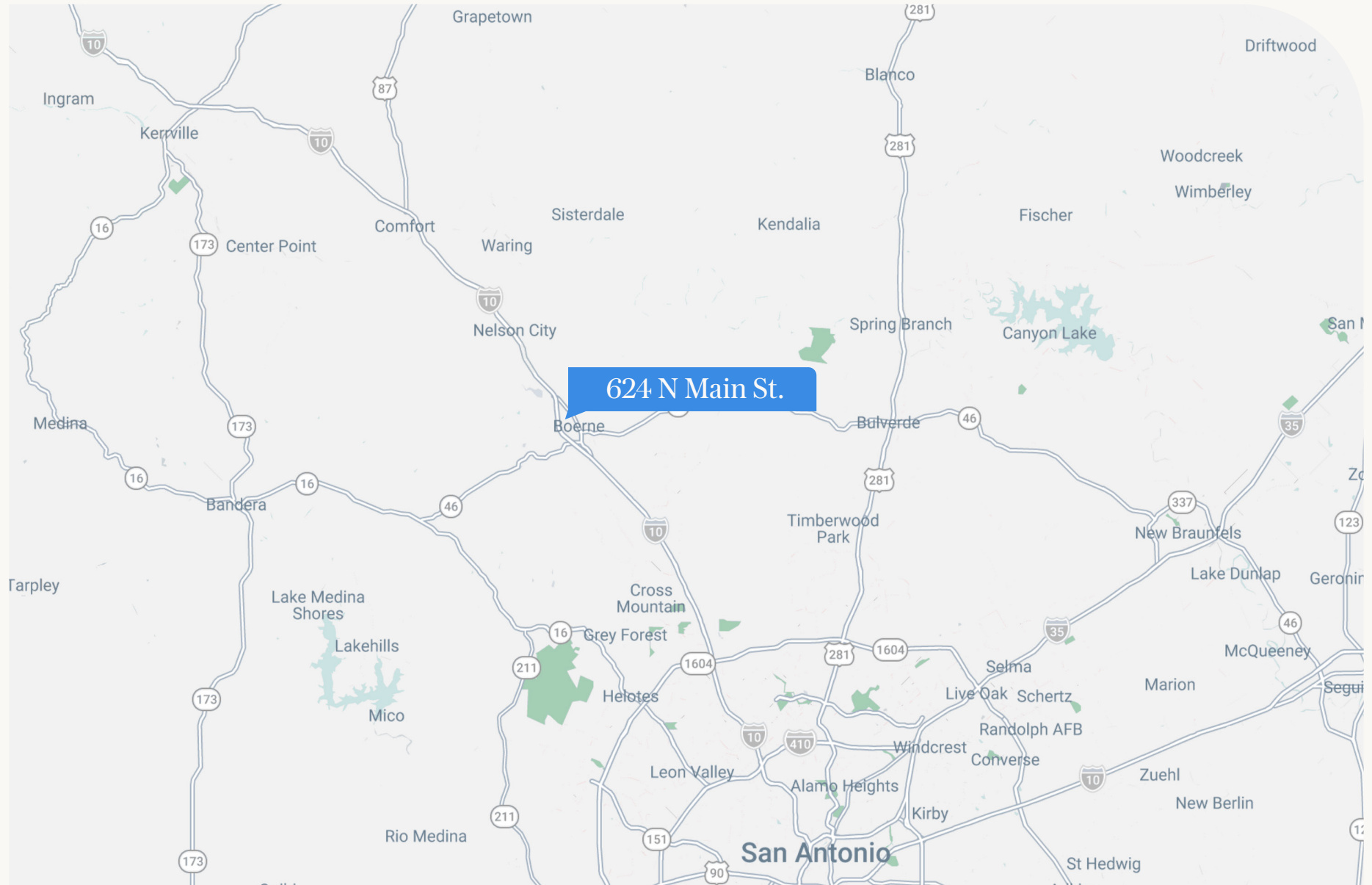
Aerial



Site



Location Map



Market Overview

Boerne is one of the Texas Hill Country's most desirable and fastest-growing communities, known for its strong economy, exceptional quality of life, and strategic location within the Greater San Antonio region.

Located approximately 30 miles northwest of Downtown San Antonio along Interstate 10, Boerne has grown from a historic German settlement into a thriving residential and commercial hub. Its prime location provides convenient access to San Antonio while maintaining the charm and character of the Texas Hill Country.

Today, Boerne is home to approximately 24,000 residents in the city limits and 53,289 in the county and continues to benefit from steady population growth, top-rated schools, a vibrant historic downtown, and abundant parks and outdoor recreation. The city attracts residents and businesses seeking a high quality of life and a business-friendly environment.

Supported by a diverse economy that includes healthcare, professional services, retail, and tourism, Boerne continues to see strong residential and commercial investment. With ongoing development, a highly educated workforce, and excellent regional connectivity, Boerne remains one of the most attractive markets in Central Texas for business, investment, and long-term growth.

Source: U.S. Census Bureau; City of Boerne; Kendall County Economic Development Corporation; Texas Demographic Center.

6.1%

POPULATION GROWTH

47.6%

BACHELOR'S DEGREE
OR HIGHER

95.7%

EMPLOYMENT RATE

24.05K

TOTAL POPULATION IN 2026

Demographics

3 MILES

26,470

POPULATION

9,848

HOUSEHOLDS

\$93,226

MEDIAN HOUSEHOLD INCOME

\$128,542

AVERAGE HOUSEHOLD INCOME

42.7

MEDIAN AGE

5 MILES

33,643

POPULATION

12,476

HOUSEHOLDS

\$101,143

MEDIAN HOUSEHOLD INCOME

\$135,261

AVERAGE HOUSEHOLD INCOME

43.3

MEDIAN AGE

10 MILES

81,489

POPULATION

29,137

HOUSEHOLDS

\$130,244

MEDIAN HOUSEHOLD INCOME

\$156,534

AVERAGE HOUSEHOLD INCOME

42.7

MEDIAN AGE

Disclaimer

Transwestern (including their affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “Transwestern” or “Agent”) is offering for sale 624 N Main St., Boerne, TX 78006.

The Property is being offered for sale in an “as-is, where-is” condition and Agent makes no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

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The seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the seller.

The seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the seller and any conditions to the seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Transwestern.

Each prospective purchaser will be responsible for any claims for commissions by any broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Agent must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.



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