

BOERNE OFFICE BUILDING

31134 INTERSTATE 10 W

Boerne, Texas 78006



Interstate 10 Frontage
Investment or Owner Use
Freestanding Class B Building
Single Tenancy
1-Story
1,800 Square Feet
10 Parking Spaces
.33 Acre Lot
Built in 1972

Offered at \$850,000
(\$472.22/SF)



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The information contained in this property brief has been obtained by various sources which include personal observations of the property, data from the owner & other responsible sources such as Google Maps. Our best efforts have been utilized to verify & document all outside information; however, owner & agent does not assume responsibility for omissions or inaccuracies in this information.

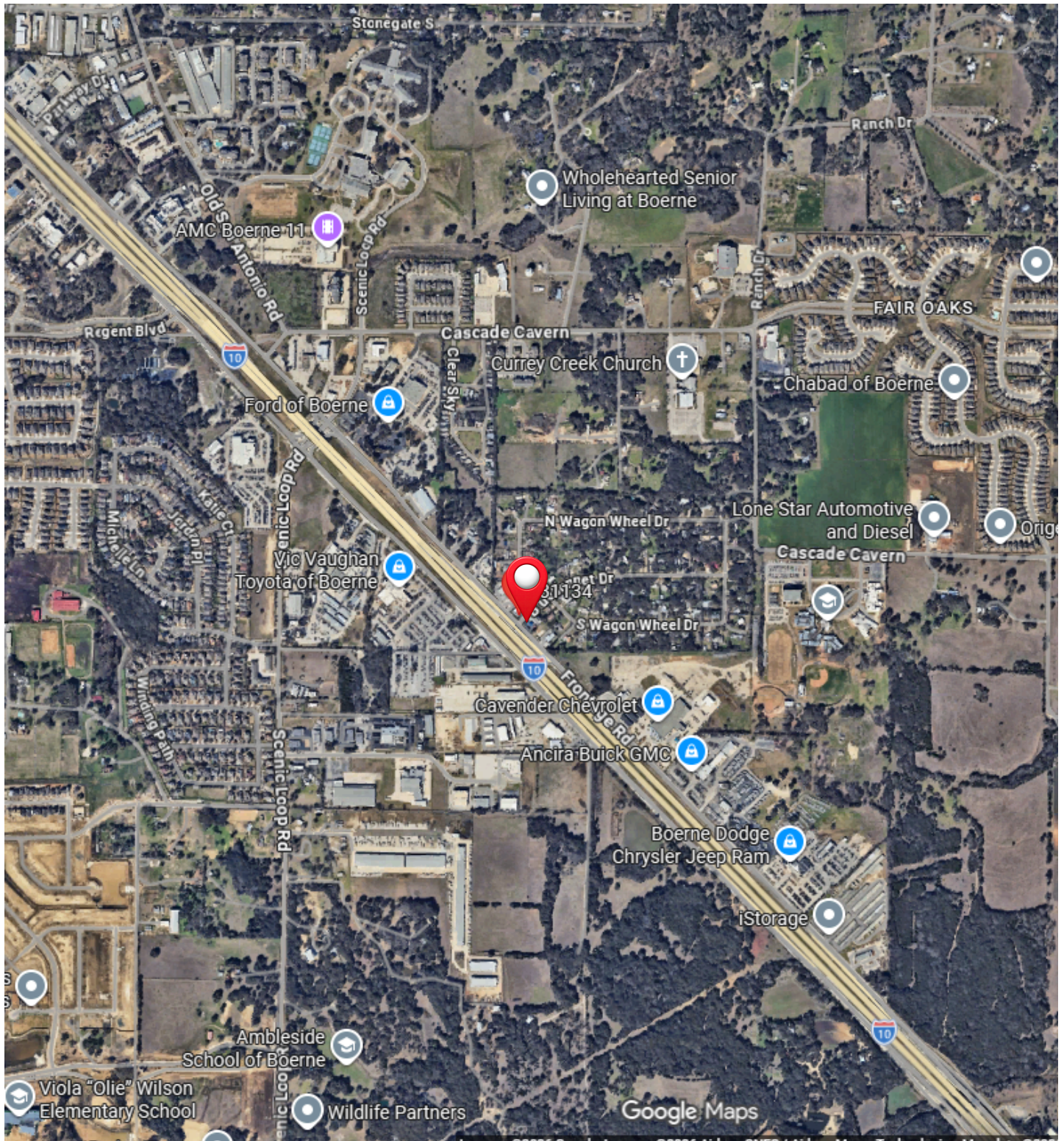
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LOCATION MAP

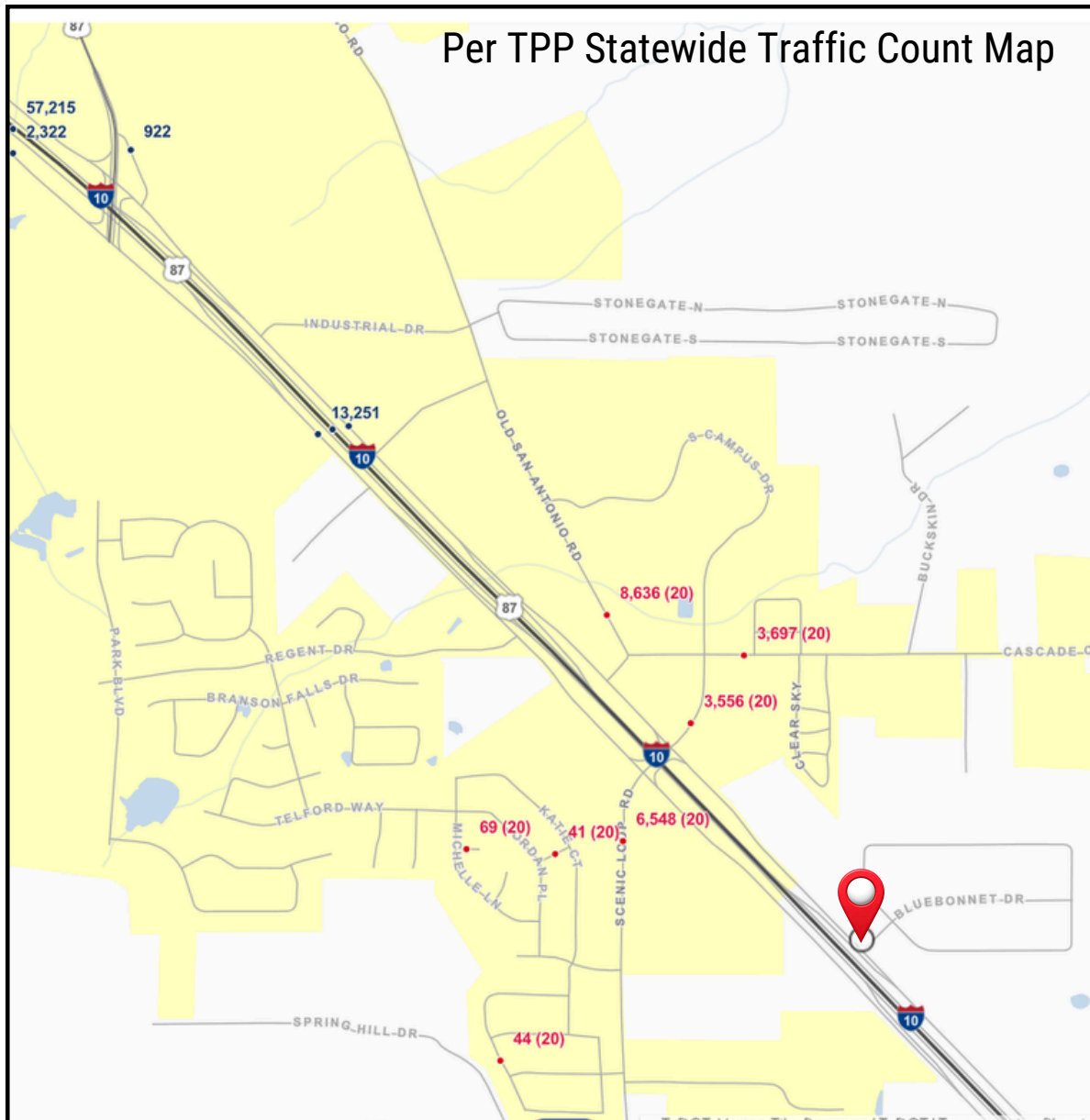


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TRAFFIC COUNTS



- The I-10 West/Boerne corridor is one of the heaviest-growth transportation corridors northwest of San Antonio
- Traffic volumes on western I-10 segments approaching Boerne & Fair Oaks have historically ranged from high tens of thousands into well over 100K vehicles/day depending on exact station location

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EXECUTIVE SUMMARY

Prime Boerne office space with exceptional highly visible location along IH-10 W, with traffic counts exceeding 50,000 vehicles per day.

This well-appointed office suite offers both functionality and a strong professional presence.

The space features two front entrances leading into a spacious and thoughtfully designed layout, including four private offices, a large conference room, reception area, copier/workroom space, and a combined kitchen/break area. There are also two restrooms for convenience.

Finished with attractive wood flooring, neutral tones, and pre-wired for internet, the suite is move-in ready and adaptable to a variety of professional uses.

Prominent building-top signage is available, providing excellent exposure to passing traffic-an ideal opportunity to elevate your brand visibility.

Perfect for: attorneys, mortgage or lending firms, real estate offices, title companies, CPA or financial services, medical or professional services.



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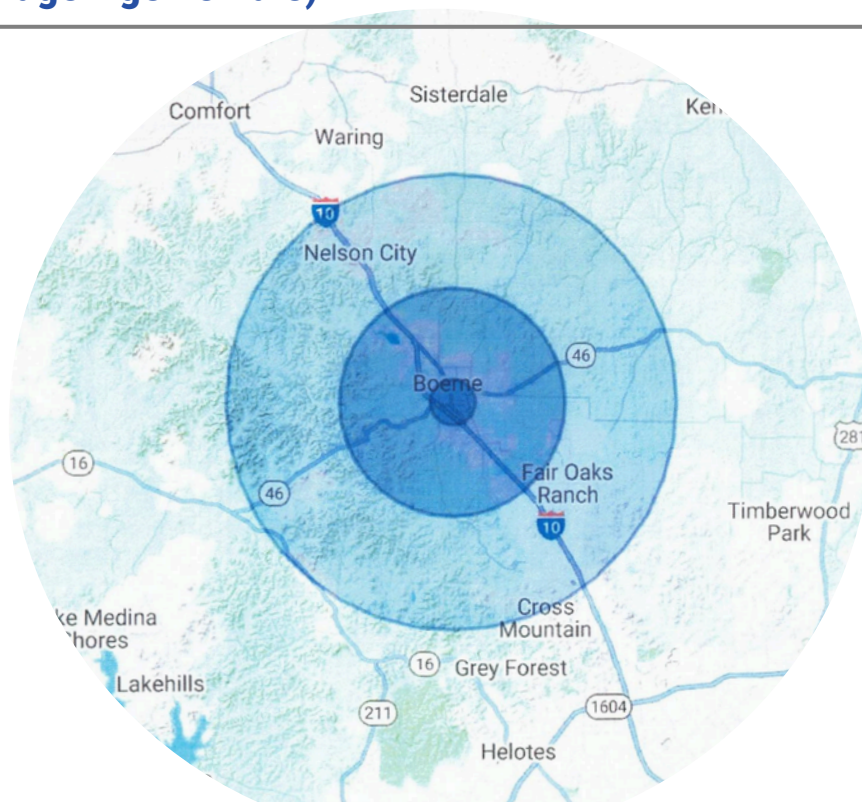
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DEMOGRAPHICS

Source: 2020 American Community Survey (ACS)

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4685	26339	63548
Average Age	37.1	40.3	40.8
Average Age (Male)	35.6	38	39
Average Age Female)	41.6	42.4	41.5



HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1672	9473	22504
Avg Persons per HH	2.8	2.8	2.8
Avg HH Income	\$74995	\$115514	\$135912
Avg House Value	\$314682	\$381010	\$416693

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AERIAL VIEWS



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STORAGE/SHOP & GROUNDS



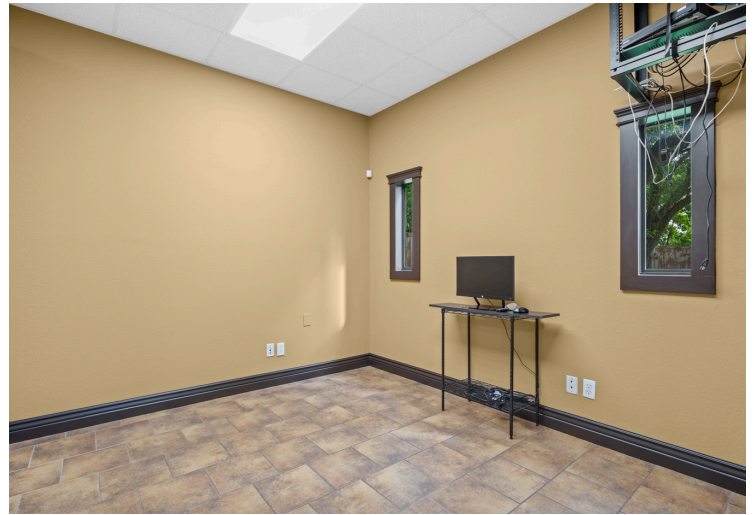
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INTERIOR



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FLOOR PLAN

