

Hill Country Plaza Office Condos, Bldg. 100

124 E Bandera Rd @ South Main St  
Boerne, Texas 78006



All details provided about the property for sale come from sources believed to be reliable; however, no guarantee or assurance is given as to their accuracy or completeness.  
The information may also be subject to changes in pricing or terms, previous sales, or withdrawal without prior notice.



334 North Park Dr  
San Antonio, Texas 78216  
Office: (210)-496-7775  
[www.dirtdealers.com](http://www.dirtdealers.com)

**SELLER'S BROKER:** JIM AKIN  
Mobile: 210-860-7775  
[Jakin@dirtdealers.com](mailto:Jakin@dirtdealers.com)



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## LOCATION:

Just off the NE corner of the busiest traffic intersection in Boerne at South Main Street and Bandera Road/State Highway 46.

## IMPROVEMENTS:

Approximately 5,400 SF single story wood frame building with metal roof and a covered walkway around the building perimeter. The building was designed and constructed as four (4) office condo units of approximately 1,350 gross SF each. Hill Country Plaza was completed in 2006 as a four-building development.

## SITE:

Approximately 1.7 acres total.

## PARKING:

Total of approximately 92 open marked asphalt paved spaces.

## PROPERTY OWNERS ASSOCIATION:

Controls and maintains common areas including parking area and building exteriors. POA dues of about \$1,200 per month are paid by the Tenant in this building. The POA has a board of directors and controlling documents.

## TENANT:

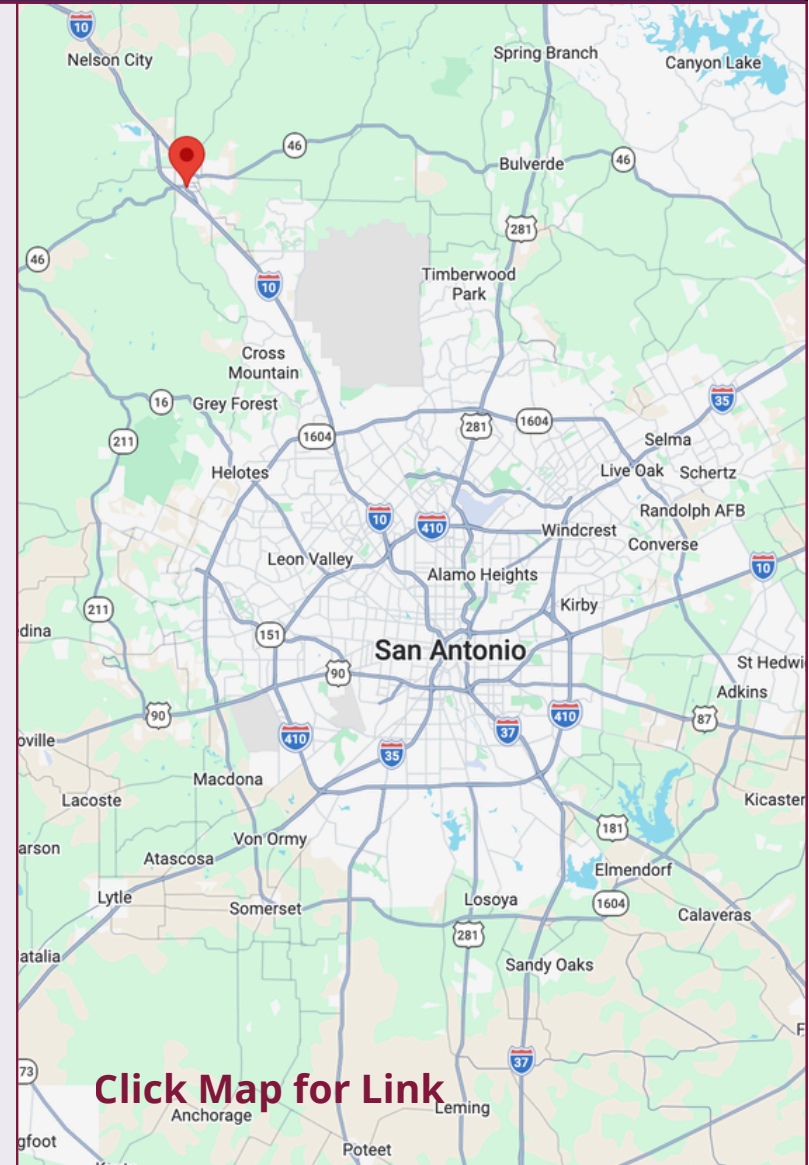
WellMed Medical Management (<https://www.wellmedhealthcare.com/>) has occupied this entire building since 2008. The tenant pays for their utility services, monthly POA dues, property taxes, and insurance not covered by the POA. WellMed has one 5-year renewal/extension option at market rent that must be exercised 9-30-28.

## CAP RATE:

6.3% annual average until current lease expiration on 12-31-28

## PRICE:

\$1,995,000 cash.



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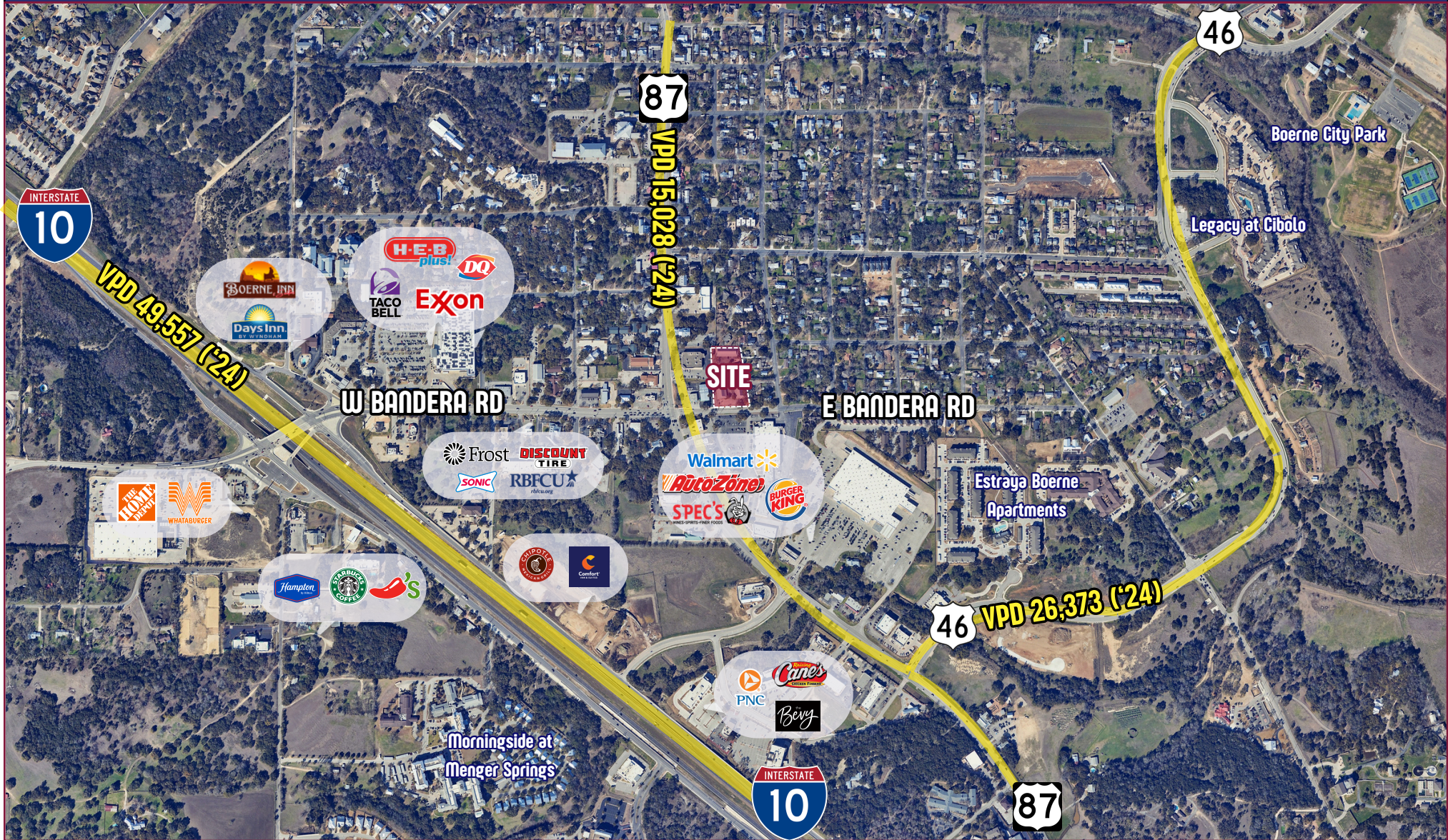
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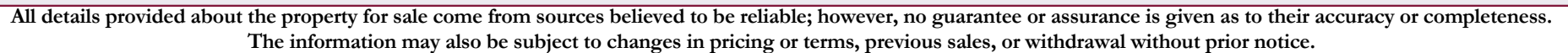


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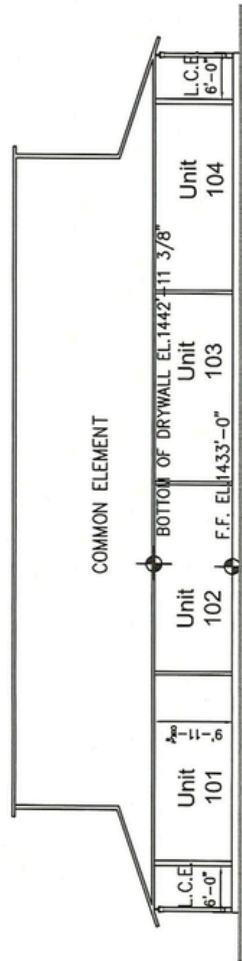
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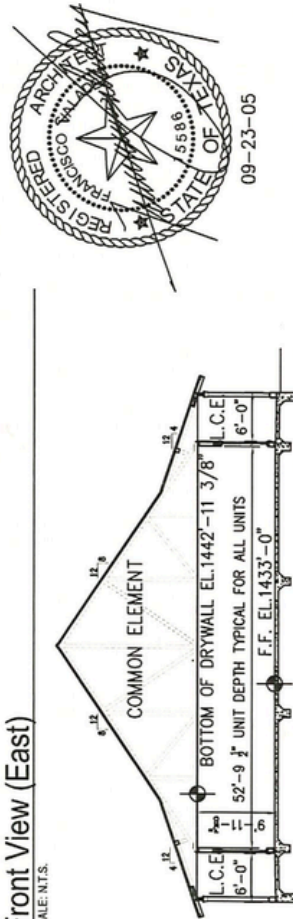


## EXHIBIT "C-1" PLAN Building 100 HILL COUNTRY PLAZA - OFFICE CONDOMINIUMS



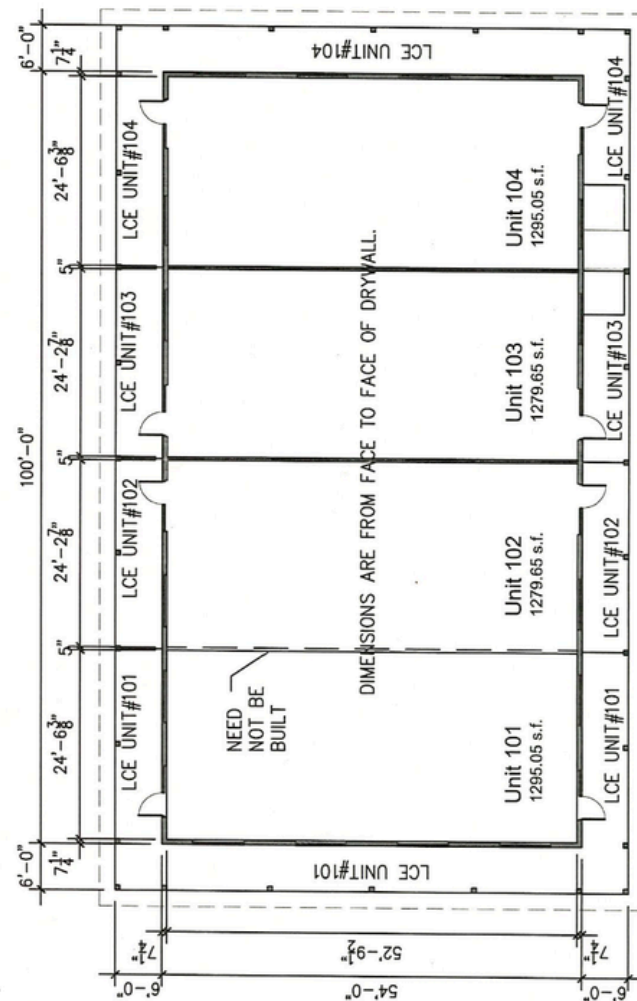
Front View (East)

SCALE: N.T.S.



End View

SCALE: N.T.S.



0 5' 10' 30'  
NORTH  
5,400 EXTERIOR SQ. FT.

LCE: INDICATES LIMITED COMMON ELEMENT RESERVED FOR EXCLUSIVE USE OF UNIT WHICH IT ADJOINS.  
EL: INDICATES ELEVATION ABOVE SEA LEVEL.  
F.F.: INDICATES TOP OF FINISHED FLOOR.

**SA PARTNERSHIP, LLP**

Architecture  
Interior Design  
Project Management  
Accessibility Services

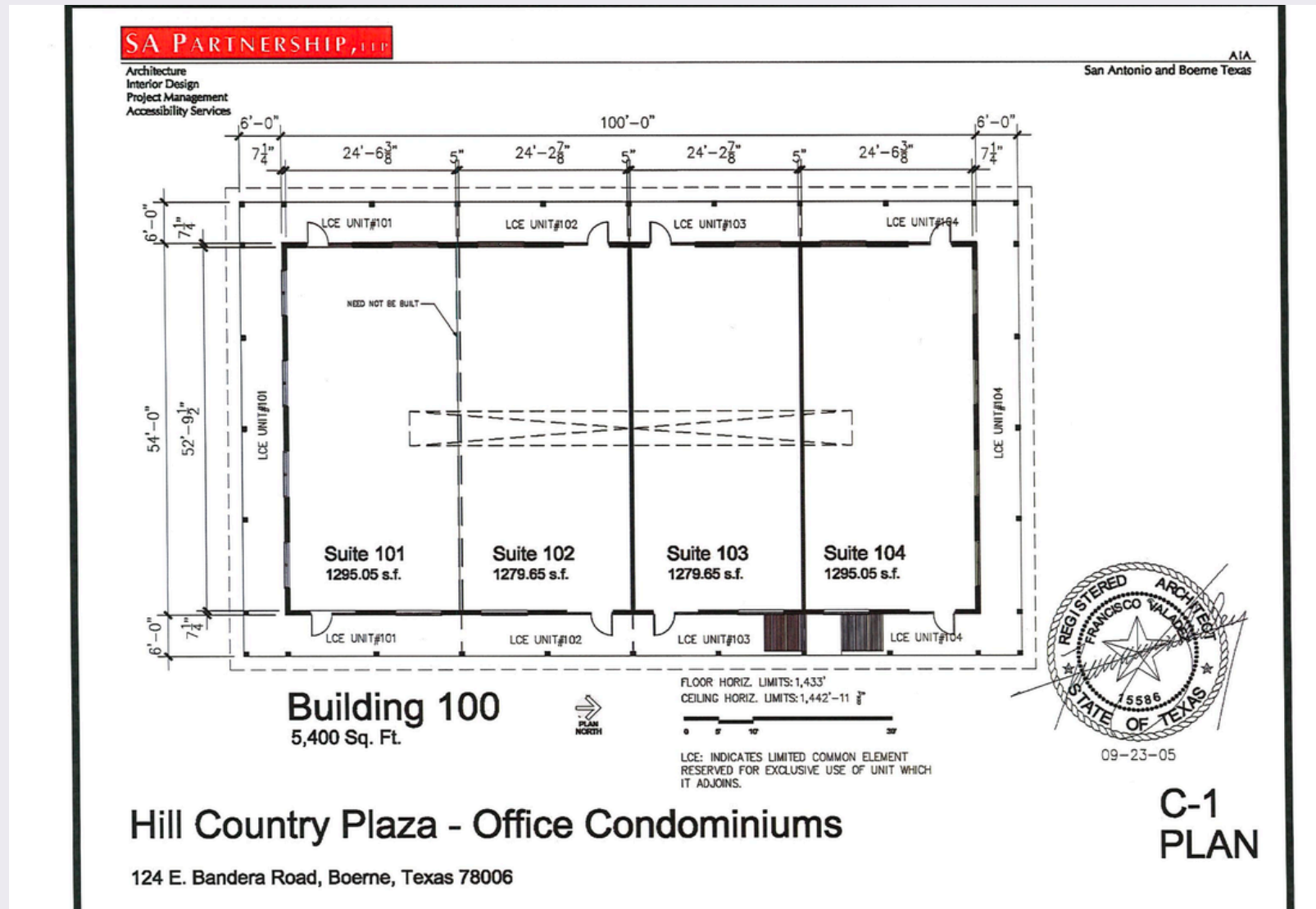
AIA  
San Antonio and Boerne Texas

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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.

## 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 (As the 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 or seller property management agreement. A broker'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. An owner's agent fees are not set by law and are fully negotiable.

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written buyer 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

|                                                                     |                |                               |                       |
|---------------------------------------------------------------------|----------------|-------------------------------|-----------------------|
| First American Commercial Property Group                            | <b>5623388</b> | <b>cscott@dirtdealers.com</b> | <b>(210) 496-7775</b> |
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No.    | Email                         | Phone                 |
| <b>Craig Ben ton Scott</b>                                          | <b>501123</b>  | <b>cscott@dirtdealers.com</b> | <b>(210) 496-7775</b> |
| Designated Broker of Firm                                           | License No.    | Email                         | Phone                 |
| <b>James K. Akin</b>                                                | <b>193623</b>  | <b>jakin@dirtdealers.com</b>  | <b>(210) 496-7775</b> |
| Licensed Supervisor of Sales Agent/ Associate                       | License No.    | Email                         | Phone                 |
|                                                                     |                |                               |                       |
| Sales Agent/Associate's Name                                        | License No.    | Email                         | Phone                 |
|                                                                     |                |                               |                       |

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

\_\_\_\_\_  
Date