

FOR LEASE

GARDEN OAKS OFFICE PARK

136 OLD SAN ANTONIO ROAD
BOERNE, TEXAS 78006

Oldham
Goodwin **OG**



GARDEN OAKS		
100	200	201
BEVERLY HAN STUDIO	101 SOMORA INSURANCE GROUP	202
TEXAS HEALTH CARE SOLUTIONS, INC	102 SOMORA INSURANCE GROUP	203
	103 SOMORA INSURANCE GROUP	204
VIMAL ELEMSET	104 ADVANCED MEDICAL BILLING	205
DIANE MASSAGE / BEING MIDWIFE	105 CHLA, ADULT, COUPLE & FAMILY COUNSELING	206
PAGE BUILDING CORP	106 PUNCHING EDGE	
300	400	
BOBA - NATURAL RESOURCES	301 IMPACT COUNSELING	401
CONSERVATION SERVICES	302 LEES MASSAGE 630-331-0776	402
	303 NEW CENTURY NURSE	403
PAUL DOCTOR - Dr. Raymond Olivares	304 Sports & Family Medicine of Boerne	406
RAZOR SPECIALTIES LLC	305 CHARLES MCCOY M.D.	
	306 Wendy McCarty M.D.	



YEAR BUILT
2012



RENTAL RATE
\$21.00/SF + NNN



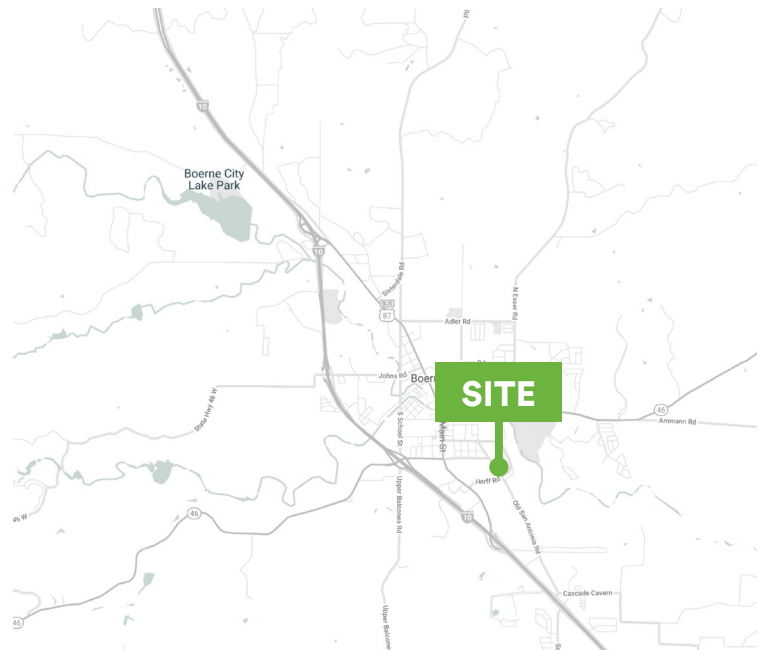
PARKING
50 SURFACE SPACES

BUILDING FEATURES

- Less than one minute to access IH-10
- Seven minutes to downtown Boerne - a plethora of dining & shopping options available
- Unreserved surface parking
- Shaded picnic table area - great for lunch breaks & outdoor gathering

AVAILABILITY

- Suite 202 - 715 SF
- Suite 403 - 897 SF



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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2021 Total Population	3,518	23,022	43,380
2026 Total Population	4,254	37,363	50,532
2021-2026 Annual Growth Rate	20.92%	18.86%	16.49%
2021 Households	1,200	8,277	15,736
2026 Households	1,444	9,769	18,216
2021 Medium Home Value	\$410,606	\$351,110	\$383,097
2021 Average Household Income	\$131,283	\$109,674	\$119,177
2021 Total Consumer Spending	\$50,3144	\$306,496	\$620,076
2026 Total Consumer Spending	\$65,904,878	\$395,400,725	\$780,408,365



2,217 VPD
Old San Antonio
Road



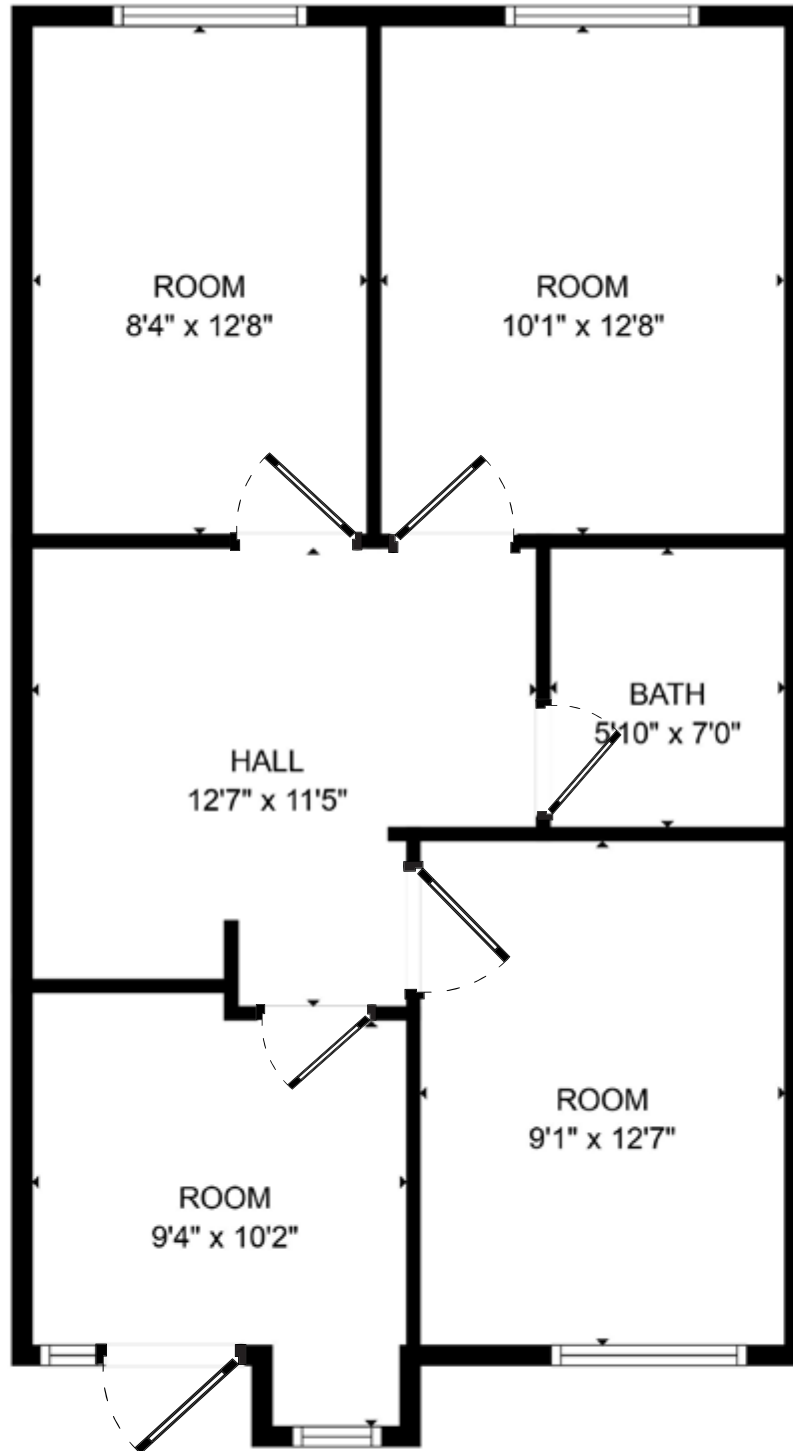
37,659
Employees

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SUITE 202 - 715 SF

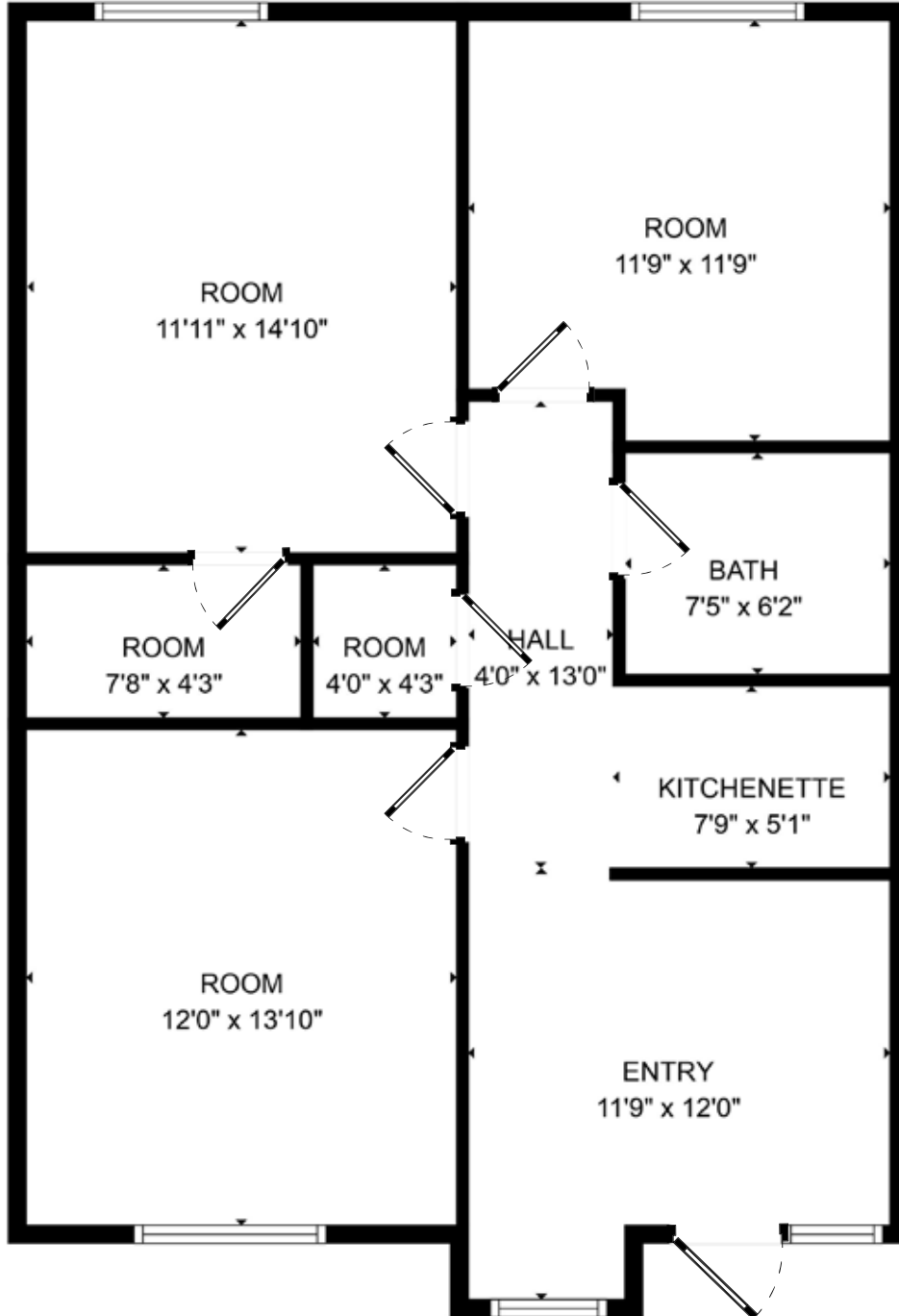


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SUITE 403 - 897 SF



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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 (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.

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 or subagent 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.

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457
Licensed No.

Casey.Oldham@OldhamGoodwin.com
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Designated Broker of Firm

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Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Ben Berry

Associate | Corporate Services

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San Antonio

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