

FOR SALE

4 SPENCER RD, BOERNE, TX 78006



2.9-Acre Redevelopment Opportunity

ABOUT THE PROPERTY:

4 Spencer Road is a prime investment opportunity in a developing commercial area. The 2.9-acre property features a 3,384 SF office building, offering immediate use and strong redevelopment potential. It is suitable for offices, small businesses, or service uses, with expansion possibilities. The site is serviced by a private well and septic system, has strong visibility and substantial land area, making it ideal for a variety of commercial uses.

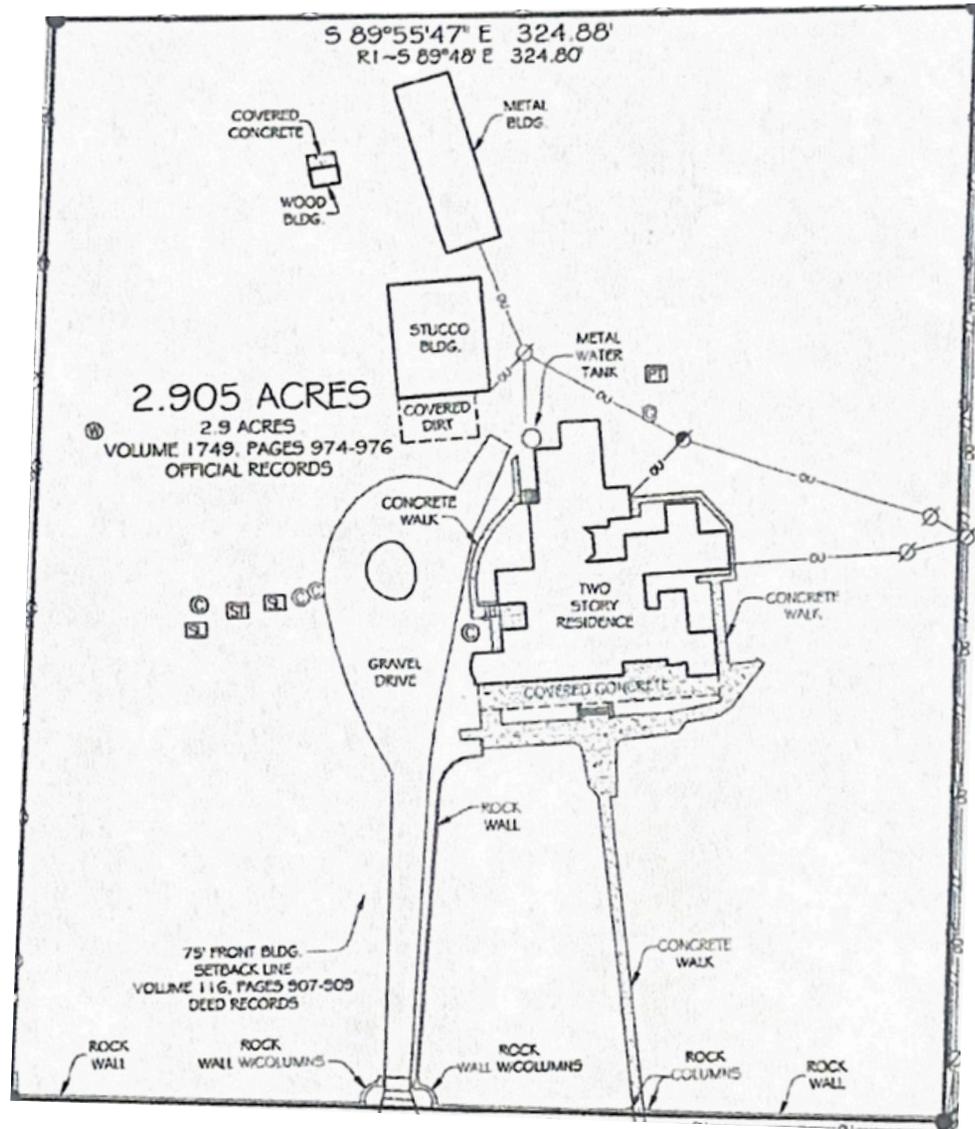
FEATURES:

- 2.9-acre commercial site
- 3,384 SF existing office structure
- Suitable for owner-user or redevelopment
- Located in a rapidly developing commercial corridor
- Well & septic on site
- Flexible future development potential

PROPERTY OVERVIEW



SURVEY

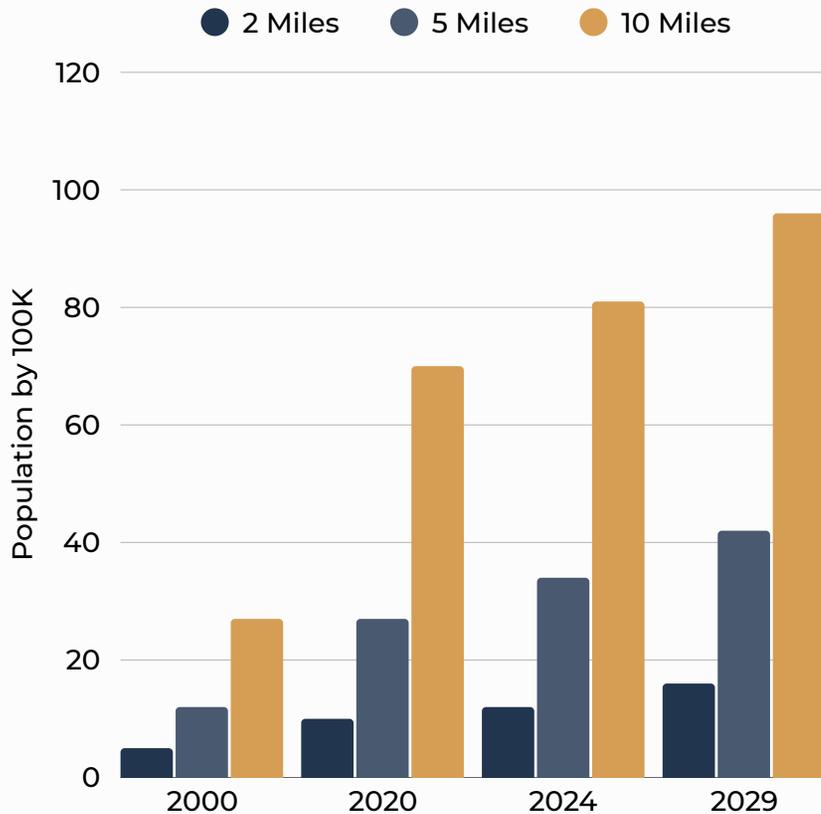


DEMOGRAPHICS

4 SPENCER RD
BOERNE, TX, 78006

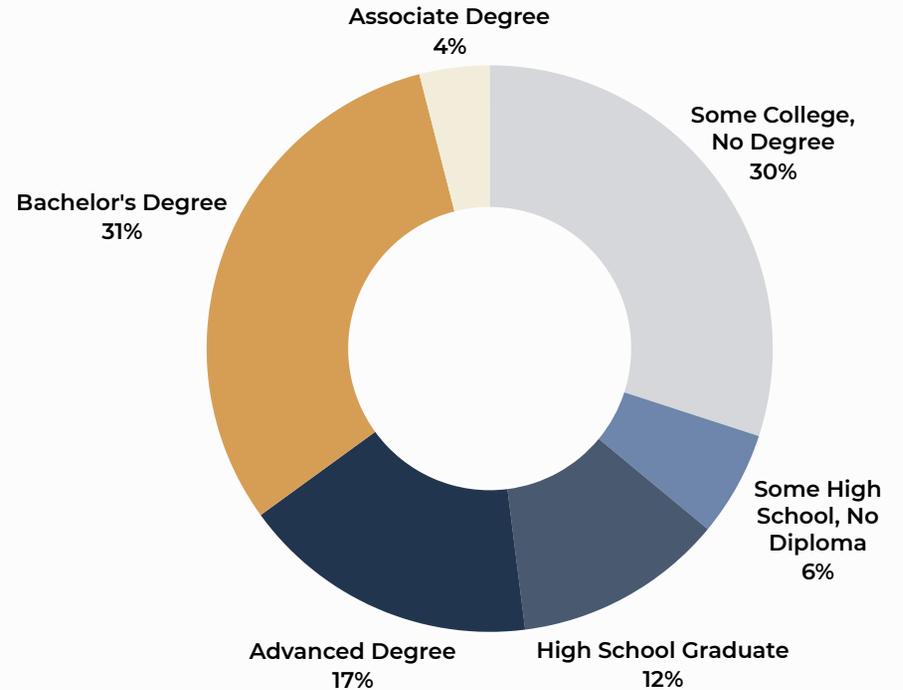
HOUSEHOLD INCOME

	2 miles	5 miles	10 miles
Avg Household Income	\$98,594	\$124,433	\$141,365
Median Household Income	\$72,348	\$95,786	\$114,268
< \$25,000	767	1,229	2,274
\$25,000 - 50,000	1,109	2,034	3,823
\$50,000 - 75,000	756	1,718	3,459
\$75,000 - 100,000	758	1,620	3,333
\$100,000 - 125,000	459	1,327	2,961
\$125,000 - 150,000	243	1,023	2,990
\$150,000 - 200,000	409	1,540	3,725
\$200,000+	570	2,165	6,593



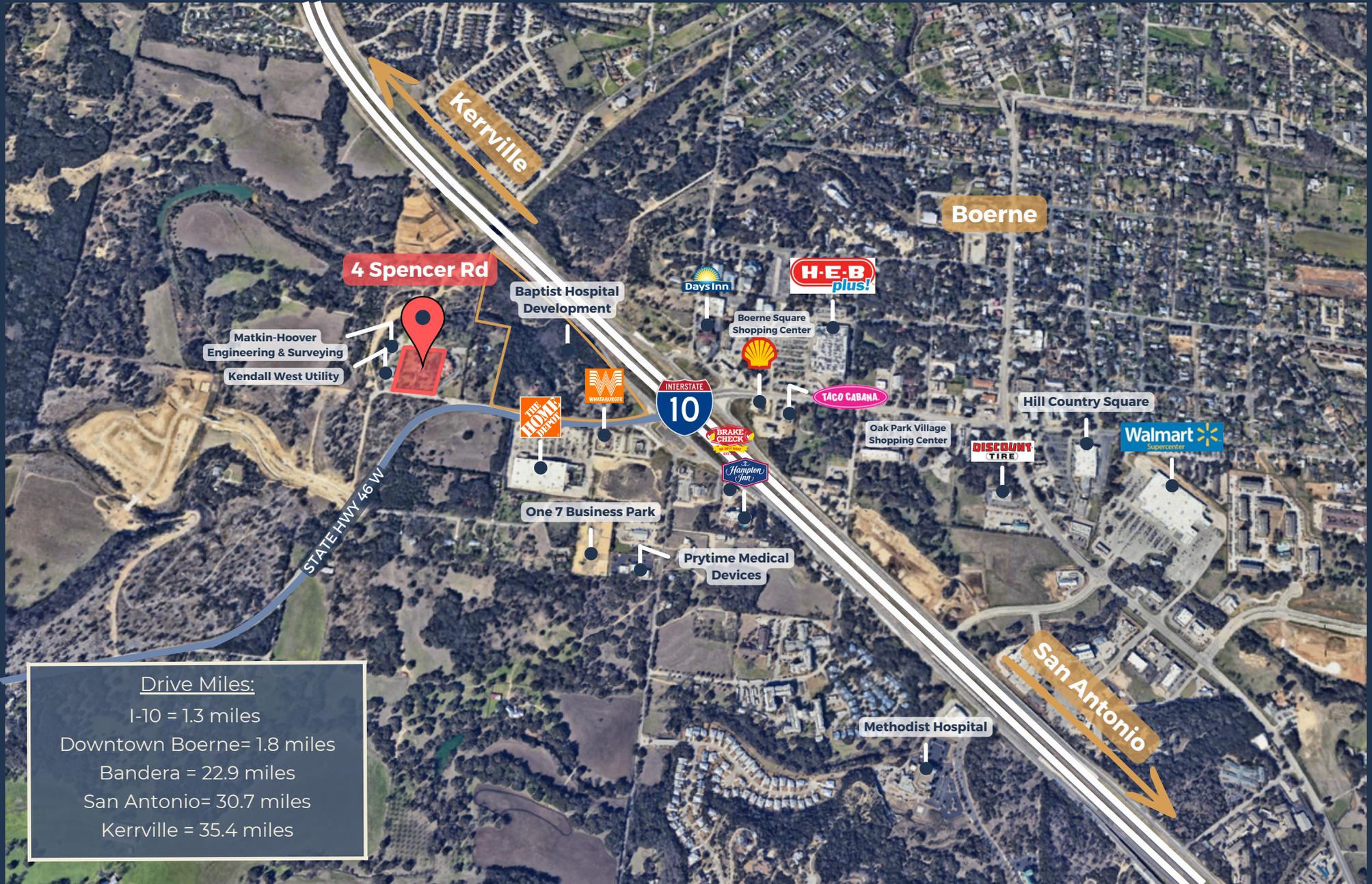
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EDUCATIONAL ATTAINMENT



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AREA DETAILS & OVERVIEW





CONTACT OUR TEAM



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