

FOR LEASE

AVAILABLE
±1,118 SF

1201 S MAIN
BOERNE, TEXAS 78006



FOR MORE
INFORMATION
PLEASE CONTACT

BRENT HOLMES
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bholmes@cbscalamo.com

 **COLDWELL BANKER
COMMERCIAL** | ALAMO CITY

CBCALAMO.COM

LEASE

1201 PLAZA
1201 S Main, Boerne, TX 78006



OFFERING SUMMARY:

Available SF:	±1,118 SF
Lease Rate:	\$26/SF/YR
NNN:	\$5.73/SF/YR
Zoning:	C-2
Tenant Rep Compensation:	3%

PROPERTY OVERVIEW:

Prime +/- 1,118 SF of Professional/Medical Office finished out and move-in ready. Located on Main in Boerne, this location is perfect for your medical office / retail / professional office. The premier location produces foot and vehicle traffic to drive your business. The space not only promises convenience for your patients/customers but also provides a professional and welcoming environment for your practice. Make your mark in a thriving community and start your business journey in a location designed for success.

- Reception
- 4 offices/exam rooms
- Conference room
- Kitchenette / Break room
- ADA Restroom

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PROPERTY HIGHLIGHTS:

- Fully renovated in 2023
- Main St Boerne
- Ground level - No stairs
- Security system in suite
- Move-in ready!
- Great signage available
- 23,000 VPD Traffic Count
- Concrete parking - 80 spaces
- Camera system in place
- One block from busiest intersection in Boerne

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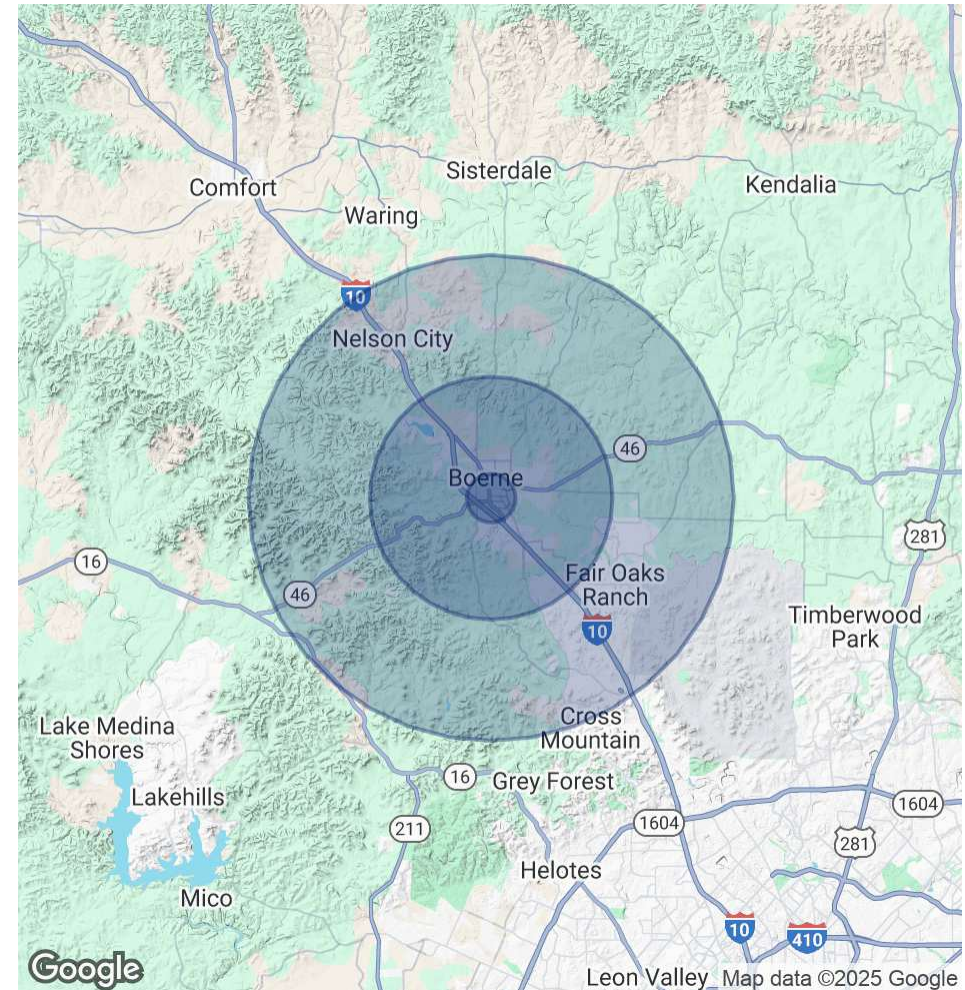
LEASE

DEMOGRAPHICS

1201 S Main, Boerne, TX 78006

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,685	26,339	63,548
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	1,672	9,473	22,504
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$74,995	\$115,514	\$135,912
Average House Value	\$314,682	\$381,010	\$416,693

2020 American Community Survey (ACS)



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NEARBY POINTS OF INTEREST

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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.

Coldwell Banker Commercial Alamo City	416239	Irispoli@cbharper.com	2104837000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Brent Holmes	713693	bholmes@cbcalamo.com	2102183933
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date