

FOR LEASE

30875 IH-10, BOERNE, TX 78006



Balmor Center | Mixed-Use Multi-Tenant

ABOUT THE PROPERTY:

Balmor Center is an exceptional 109,215 SF multi-tenant, mixed-use opportunity along one of Texas' most heavily traveled corridors and in one of the fastest-growing communities. This versatile property offers flexible suites suited for retail, restaurant, light manufacturing, medical, and warehouse/flex users — all with outstanding IH-10 visibility, direct highway access, and signage potential.

FEATURES:

- Various move-in-ready spaces available
- High visibility from Interstate Highway 10
- Ample parking available
- Multiple signage opportunities
- Located in one of Texas' fastest growing communities
- In-fill location with direct access to IH-10

SITE OVERVIEW



RETAIL/OFFICE



Bldg J - Unit 2

Retail/Office
2,887 SF
Available within 60 days

Bldg J - Unit 3

Retail/Office
5,390 SF
Available within 60 days

Bldg J - Unit 4

Retail/Office
2,148 SF
Available within 60 days

WAREHOUSE/FLEX



Bldg M

Full Bldg
5,250 SF
Available Now

Bldg N

Suite 1
2,450 SF
Available Now

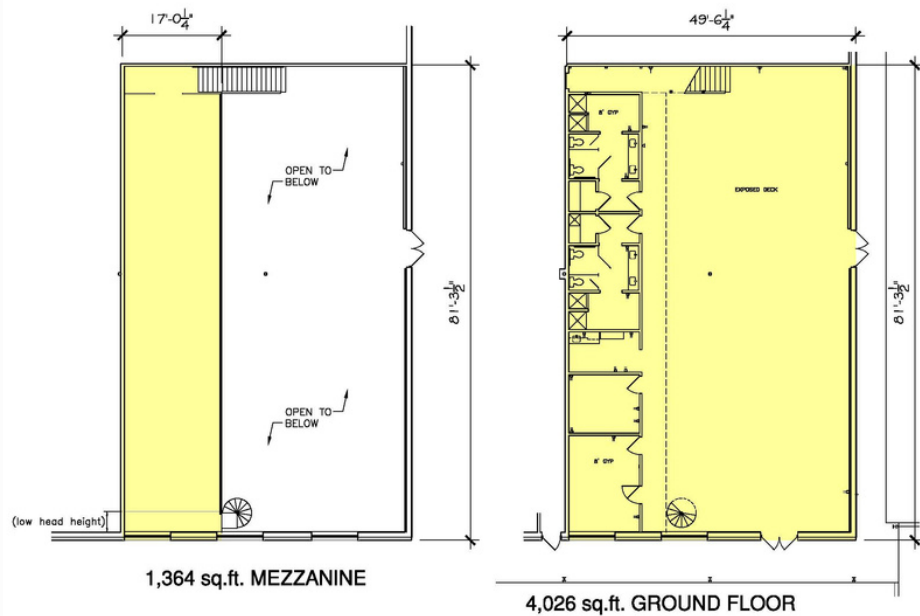
Bldg O

Suite 3
817 SF
Available Now

Bldg P

Suite 1
817 SF
Available Now

AVAILABILITY - UNIT J

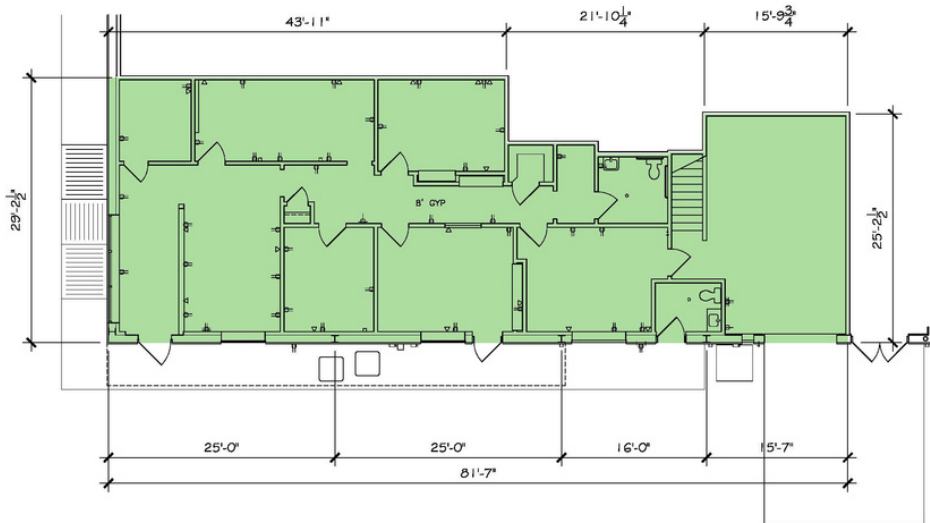


Suite 3
5,390 SF

Retail space with showroom, mezzanine,
two offices, conference room, and private
restrooms



AVAILABILITY - UNIT J



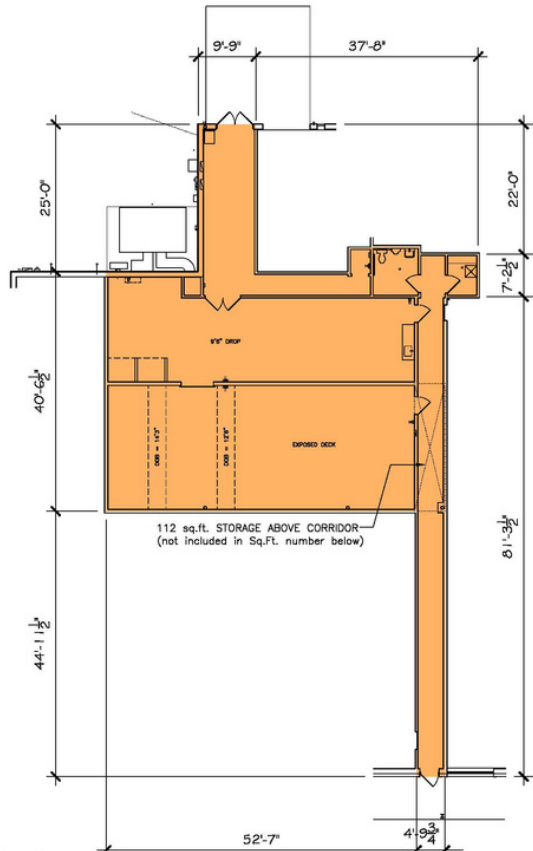
Suite 4

2,148 SF

Office space w/ 900 SF of warehouse
Four offices, conference room, and private
restroom



AVAILABILITY - UNIT J



Suite 2
2,887 SF

Flex office/warehouse
space with drop ceiling



AVAILABILITY - BLDG M



Full Bldg
5,250 SF

Shell-condition warehouse space w/
plans to build out an office and restroom



AVAILABILITY - BLDG N



Suite 1
2,450 SF

Shell condition warehouse space
3 grade-level doors (12' x 12')



AVAILABILITY - BLDG O



Suite 3
817 SF

Shell-condition warehouse space
3 grade-level doors (Two - 12'x12', One - 10'x12')

AVAILABILITY - BLDG P



Suite 1
817 SF
Warehouse space
1 grade-level door (12'x12')
Clear height 13'-16'

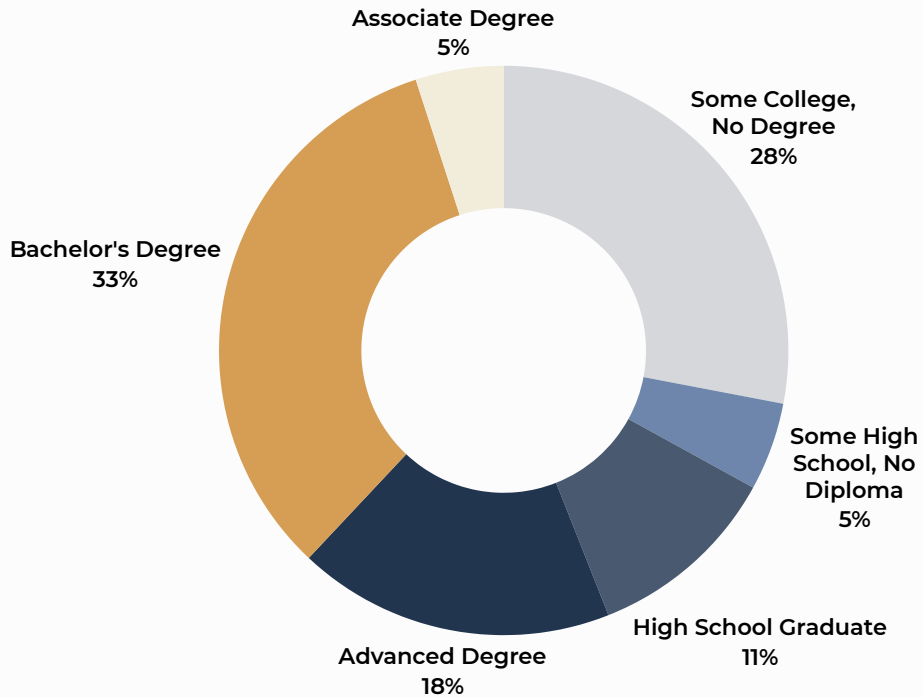
DEMOGRAPHICS

30875 IH-10
BOERNE, TX 78006

HOUSEHOLD INCOME

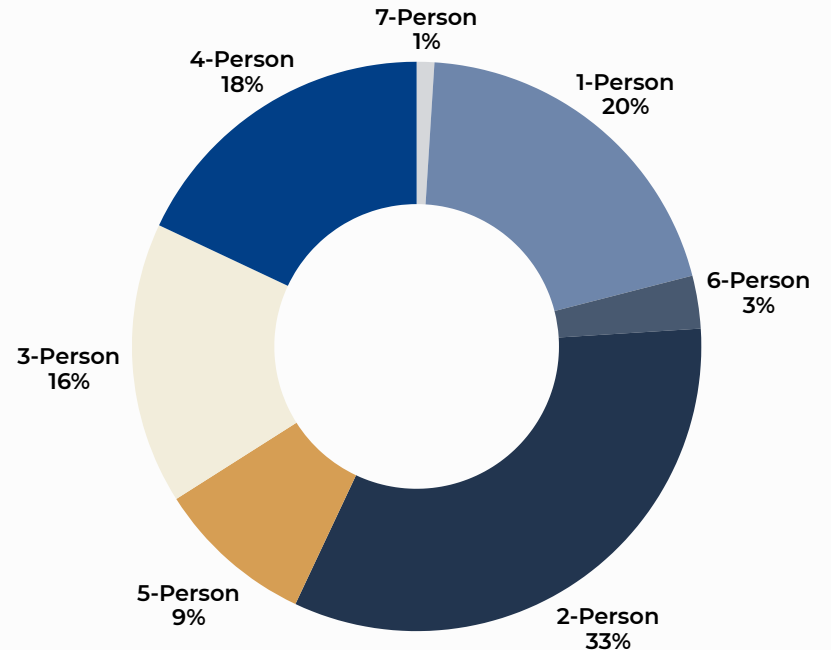
Income	2 Miles	5 Miles	10 Miles
Average Household Income	\$150,730	\$149,790	\$155,437
Median Household Income	\$133,615	\$125,778	\$128,996
< \$25,000	204	1,614	2,354
\$25,000 - \$50,000	392	2,838	4,847
\$50,000 - \$75,000	254	1,841	4,847
\$75,000 - \$100,000	138	2,172	3,955
\$100,000 - \$125,000	213	1,545	2,795
\$125,000 - \$150,000	222	2,137	4,166
\$150,000 - \$200,000	489	2,716	4,624
\$200,000+	643	5,290	10,980

EDUCATIONAL ATTAINMENT



@2026 CoStar Realty Information Inc.

HOUSEHOLD SIZE

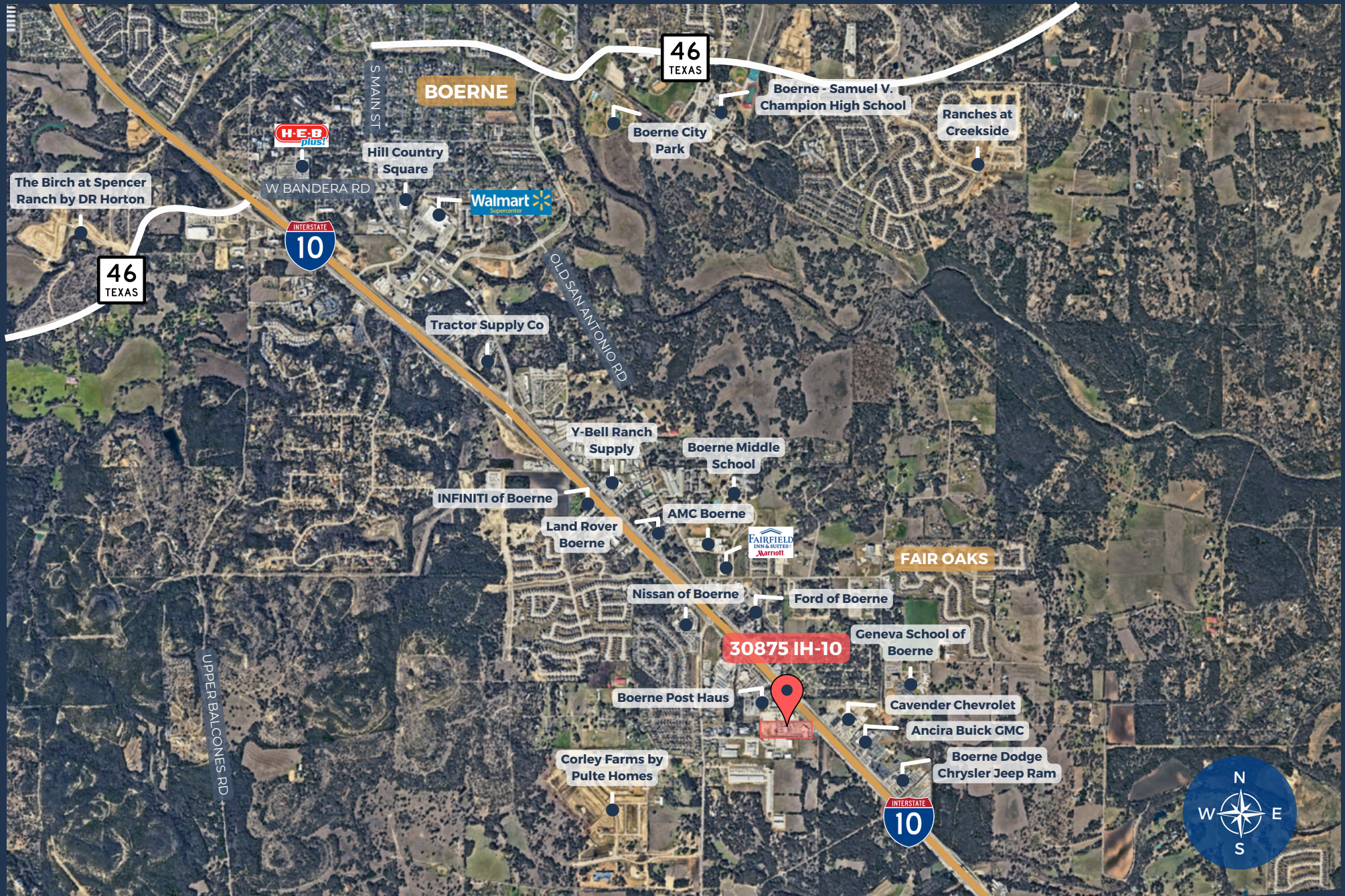


@2026 CoStar Realty Information Inc.

AREA DETAILS & OVERVIEW



AREA OVERVIEW





CONTACT OUR TEAM



Chris Moran
Associate
cmoran@llanorealty.com
(210) 951-5689



Cullen Mills
Co-Founder & President
cmills@llanorealty.com
(210) 926-5812