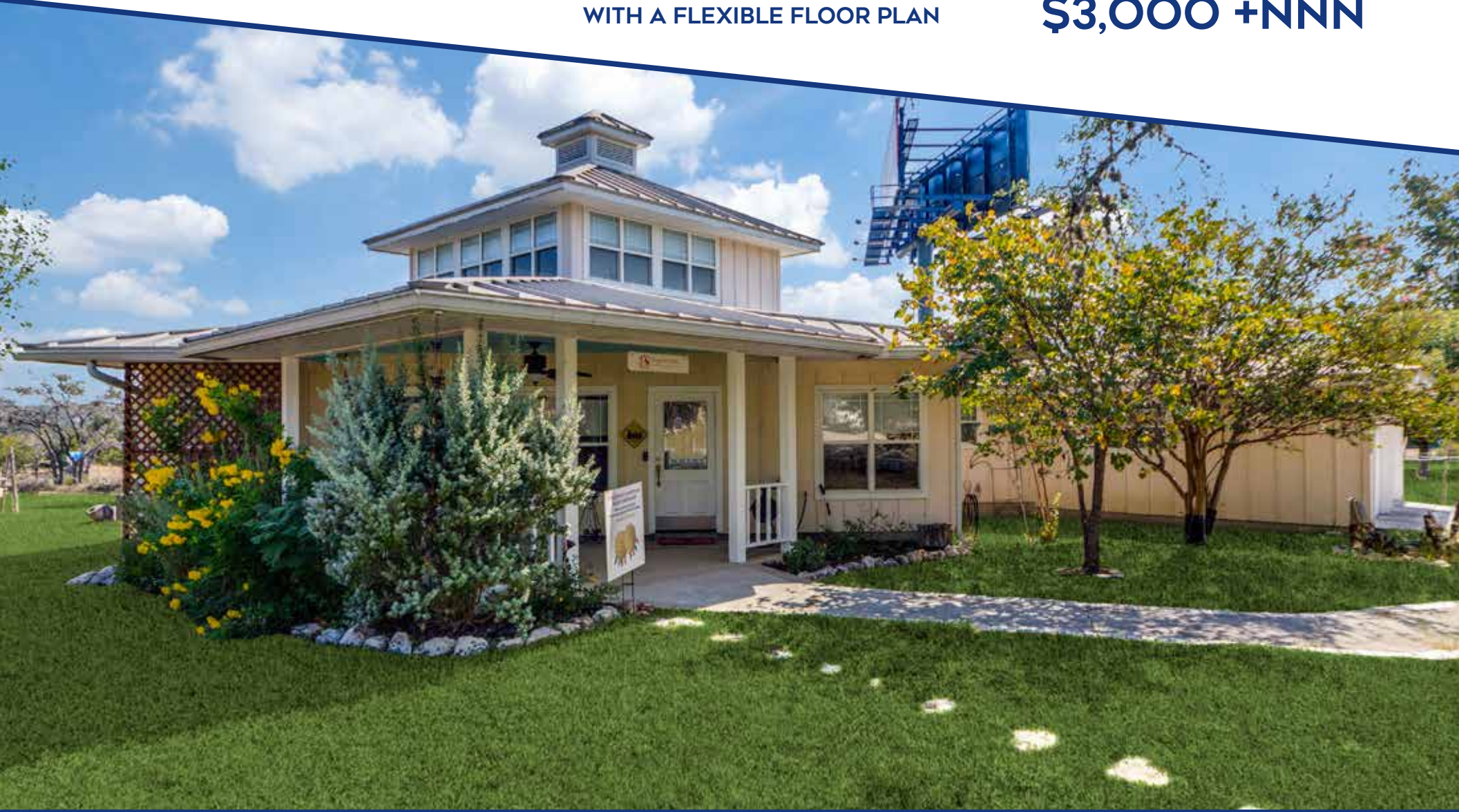


FOR LEASE

±2,000 SQFT
WELL-MAINTAINED BUILDING
WITH A FLEXIBLE FLOOR PLAN

106 AUSTIN DRIVE SOUTH
BOERNE, TEXAS 78006
\$3,000 +NNN



**FOR MORE
INFORMATION
PLEASE CONTACT**

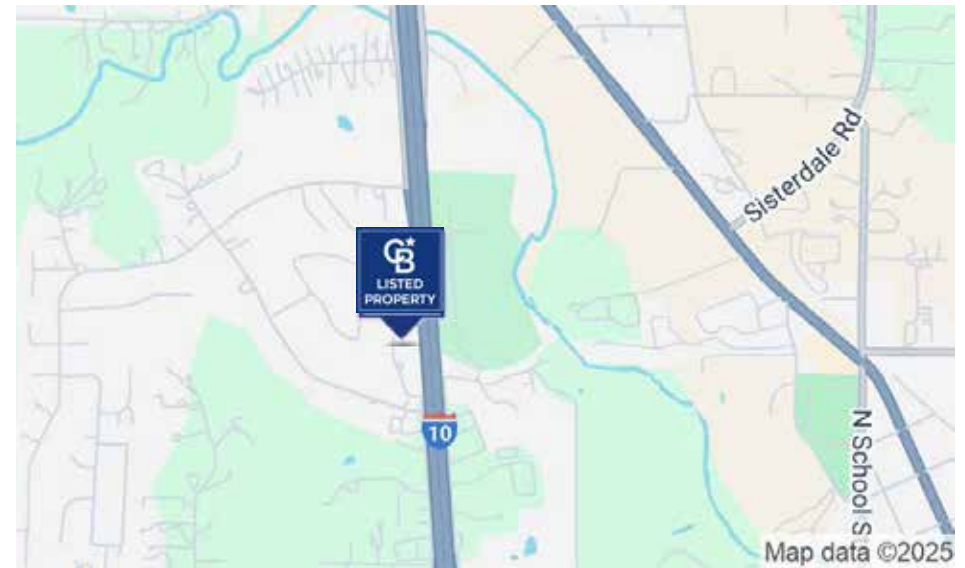
JOSH POND
412.735.9961
jpond@cbcalamo.com

 **COLDWELL BANKER
COMMERCIAL** | ALAMO CITY
CBCALAMO.COM

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LEASE

106 AUSTIN DRIVE SOUTH
Boerne, TX 78006



Lease Rate:	\$3,000 +NNN
Building Size:	±2,000 SQFT
Lot Size:	±1.12 Acres

PROPERTY OVERVIEW:

Office Space with I-10 Frontage – Boerne, TX

Position your business for success with this 2,000 sq ft single-tenant office located at 106 Austin Drive South in Boerne. Situated on 1.12 acres just off Johns Rd. at I-10, this property offers excellent visibility, easy access, and freeway-facing pylon signage—perfect for showcasing your business to passing traffic.

The well-maintained building features a flexible floor plan with private offices, a reception area, and dedicated parking. Surrounded by a landscaped setting, the property combines professional appeal with a peaceful work environment. Located in unincorporated Kendall County, this office is ideal for professional practices seeking convenience and exposure.

JOSH POND
412.735.9961
jpond@cbcalamo.com



LEASE

106 AUSTIN DRIVE SOUTH
Boerne, TX 78006



KEY FEATURES:

2,000 sqft single-tenant office on 1.12 acres

I-10 frontage with pylon signage opportunity

Zoned County (unincorporated Kendall County)

Flexible layout with private offices and reception area

Fiber connectivity for high-speed internet

Flat, usable lot with negotiable yard space

Easy access to downtown Boerne and IH-10

Available immediately – \$3,000/month

This Boerne office delivers high visibility, accessibility, and modern functionality—ready for immediate occupancy.



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106 AUSTIN DRIVE SOUTH
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LEASE

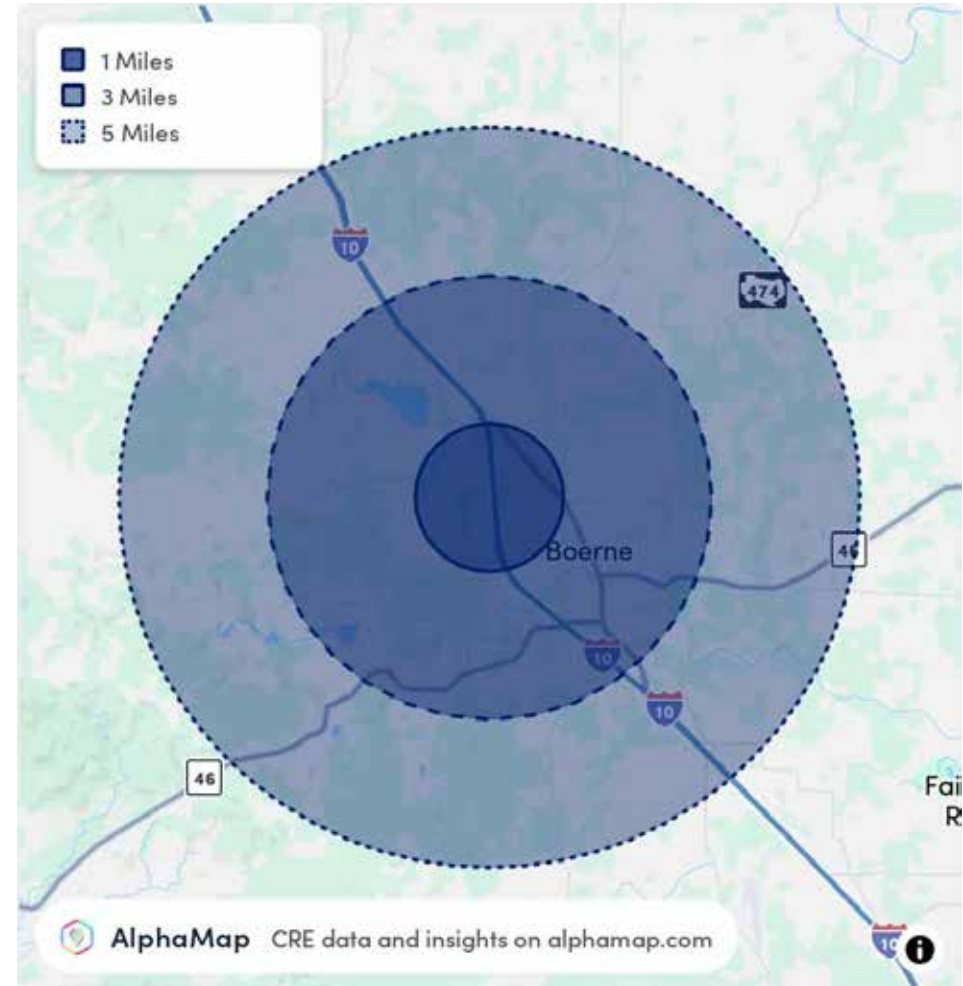
DEMOGRAPHICS

106 Austin Drive South, Boerne, TX 78006

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,414	16,048	28,565
Average Age	43	43	43
Average Age (Male)	40	41	41
Average Age (Female)	45	45	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	957	6,192	10,547
Persons per HH	2.5	2.6	2.7
Average HH Income	\$141,253	\$137,774	\$151,284
Average House Value	\$464,570	\$550,353	\$594,471
Per Capita Income	\$56,501	\$52,990	\$56,031

Map and demographics data derived from AlphaMap



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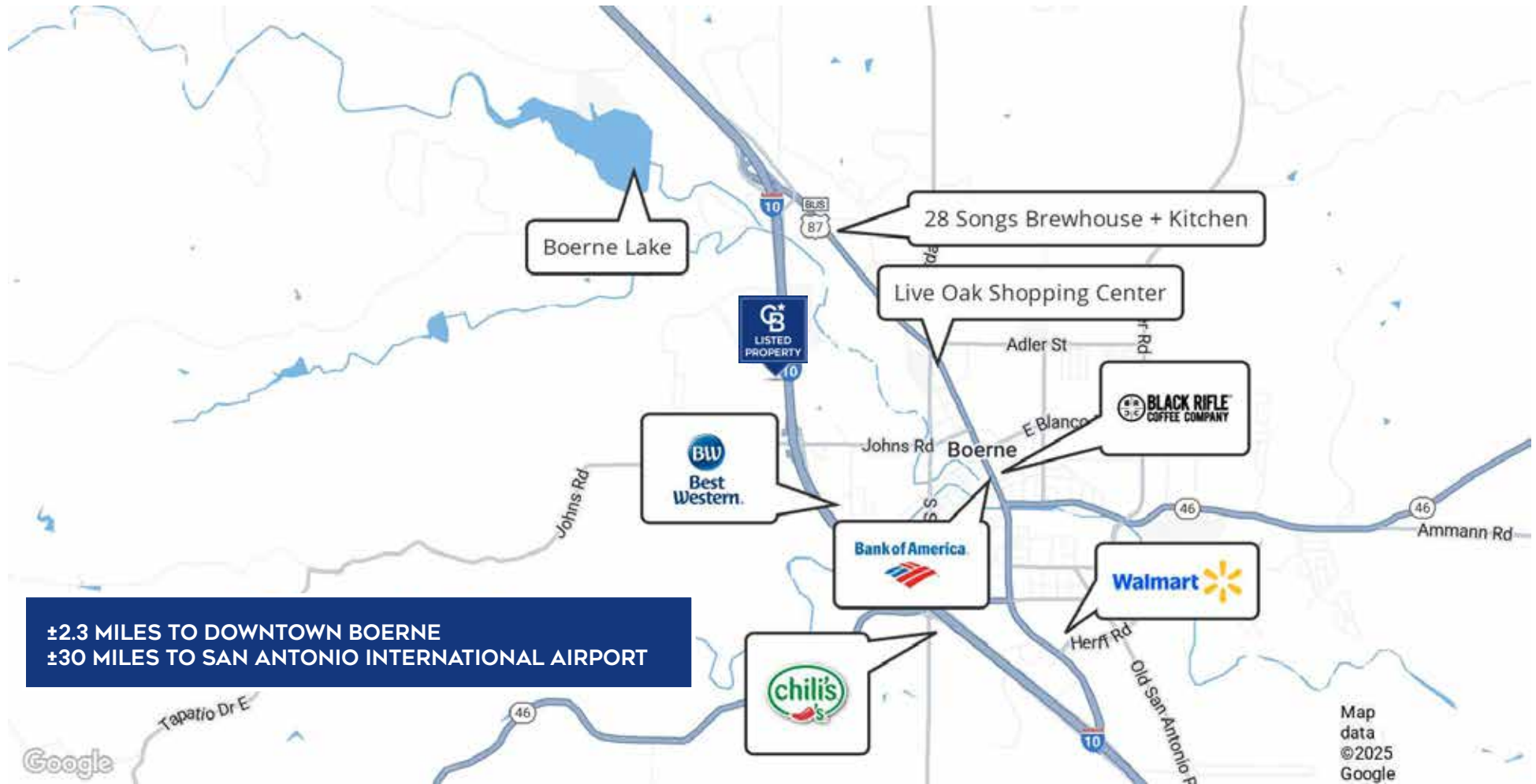
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LEASE

NEARBY CITIES, RETAIL & POINTS OF INTEREST

106 Austin Drive South, Boerne, TX 78006



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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
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Designated Broker of Firm	License No.	Email	Phone
Marlee Allen	628144	marlee@cbharper.com	2104837010
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Josh Pond	832064	jpond@cbcalamo.com	4127359961
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date