

**FOR SALE**

# Office/Medical Office Building at the Gateway to Boerne

1580 S. Main Street, Boerne, Texas 78006



**partners**



# Property Overview

partners



60%  
Occupied



2000  
Year Built



6.436 Acres  
Total Lot Size



94  
Parking Spaces (3/1,000 SF)



Hydraulic Elevator



Designed by Lake Flato Architects the  
Stone & Stucco Exterior with Steel  
Awning & Trim





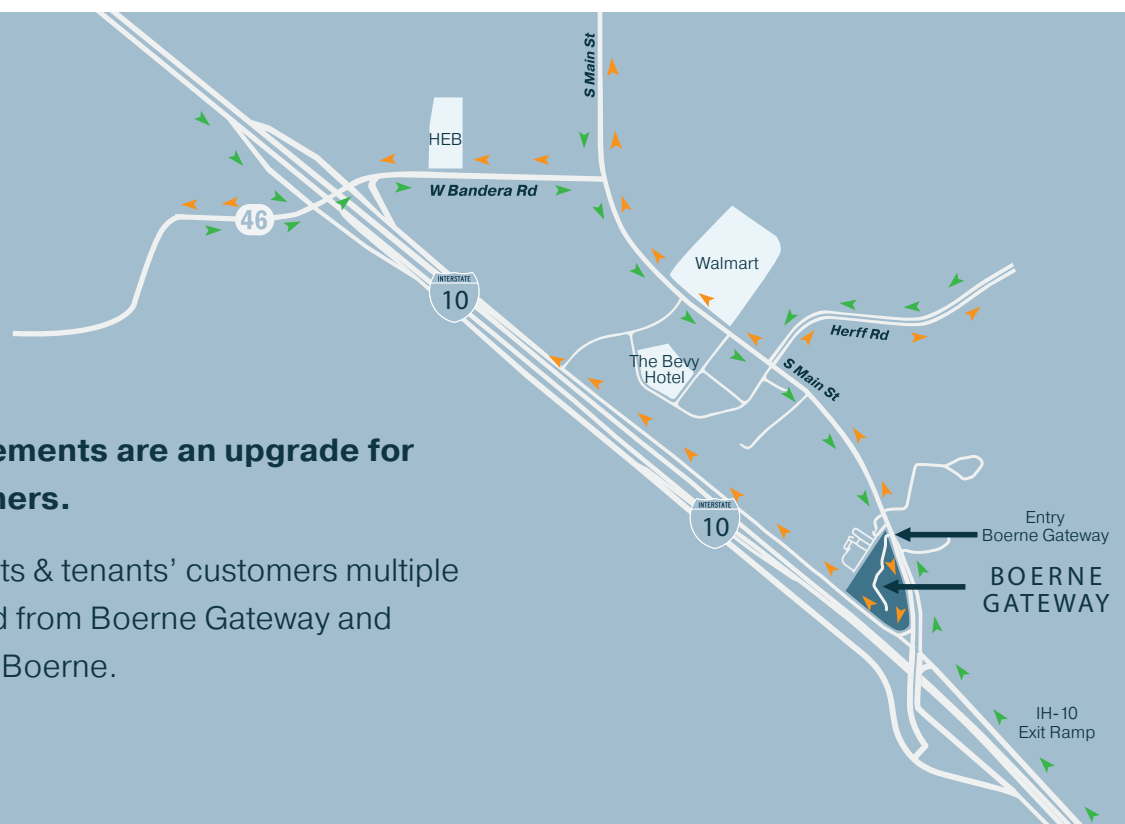




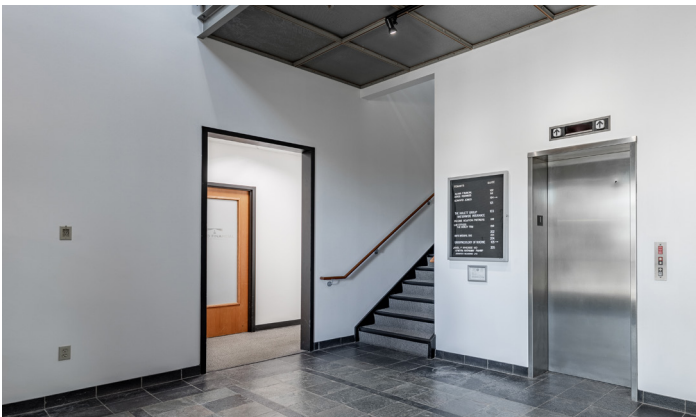
The Boerne Gateway building offers breathtaking views of the Texas Hill Country with easy access to Interstate 10 minutes from Downtown Boerne. Designed by Lake Flato Architects in 2000, the stone & stucco exterior with steel awning & trim gives a modern yet timeless look. The Boerne area has an abundance of growth from restaurants to popular entertainment spots. The rapid growth of the area is evident in the high concentration of recognized residential communities, Boerne Independent School District, and Healthcare providers serving the community.

### **New TxDOT Improvements are an upgrade for Tenants and customers.**

This map shows tenants & tenants' customers multiple options of travel to and from Boerne Gateway and throughout the City of Boerne.



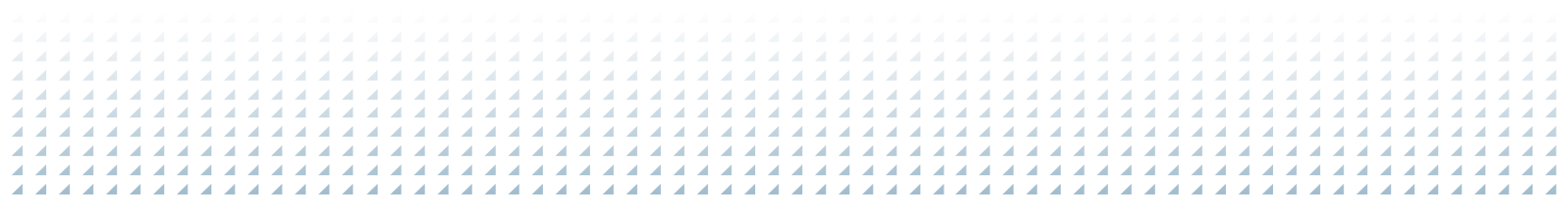
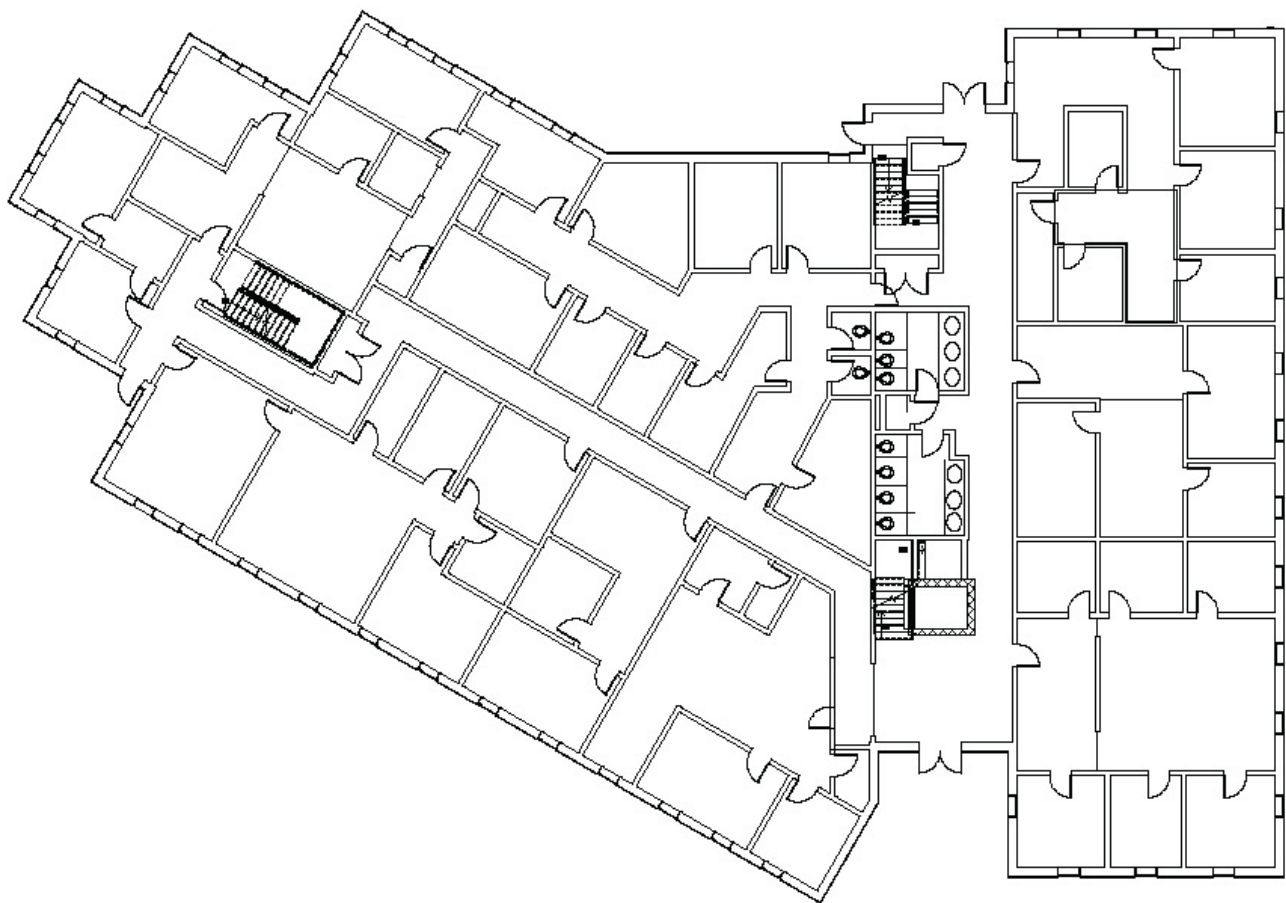






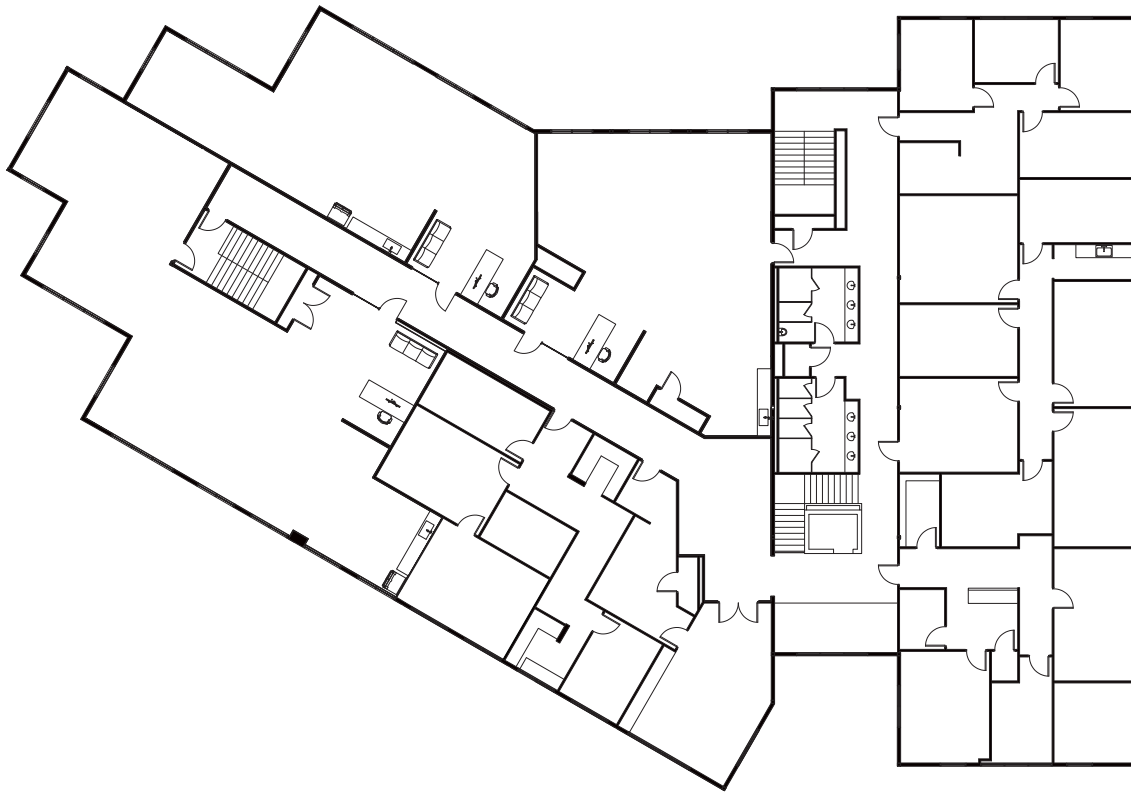
# 1ST FLOOR

±14,609 RSF

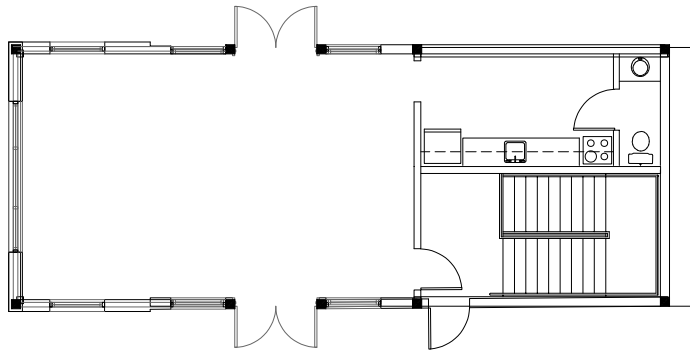




2ND FLOOR  
±14,658 RSF



3RD FLOOR  
±898 RSF



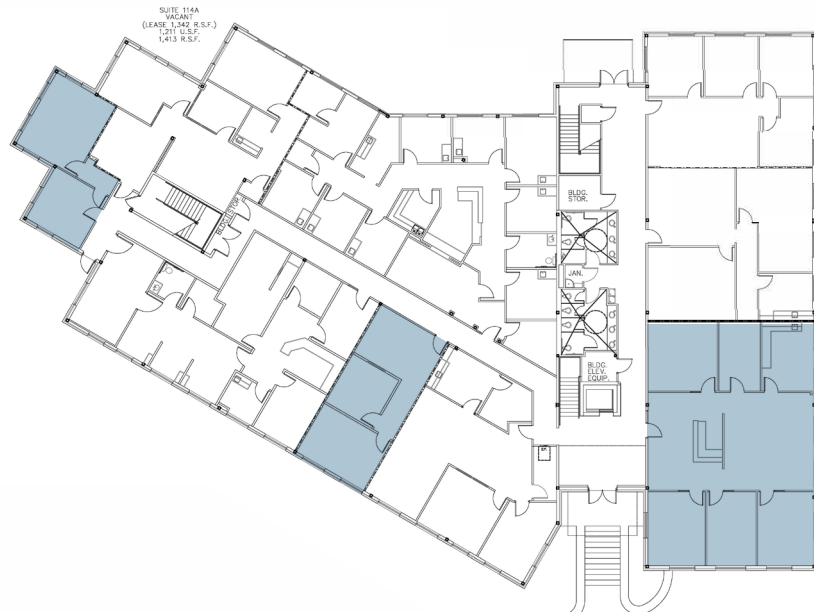


## 1st floor

Suite 100: ±2,224 RSF

Suite 103: ±747 RSF

Suite 114B: ±589 RSF



## 2nd floor

Suite 200: ±1,985 RSF

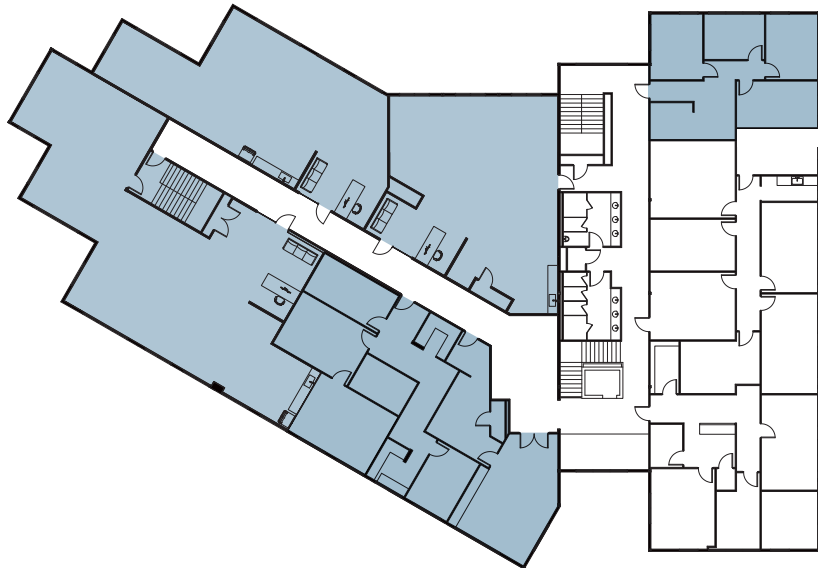
Suite 204: ±1,075 RSF

### **New Spec Suites Available:**

Suite 206: ±2,467 RSF

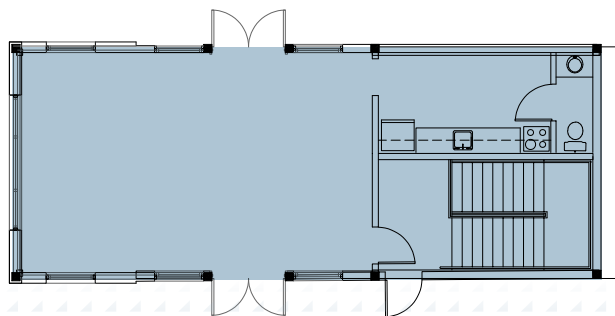
Suite 207: ±1,758 RSF

Suite 208: ±1,786 RSF



## Upper level

Suite 300: ±898 RSF





## Nearby Amenities

### HILL COUNTRY MILE

- Bear Moon Bakery Cafe
- Cibolo Creek Brewing Co
- The Creek
- Black Rifle Coffee
- Peggy's on the Green
- The Kendall
- Salty & Sweet
- Boerne Grill
- Klein Smokehaus
- Bechants
- Ella Blue
- Flashback Funtiques
- Blithe Creamery
- Botero Tapas
- Salvador Dobbs
- The William

### FOOD & BEVERAGE

- Raising Canes
- Subway
- Schlotzsky's
- The Bevy Brew
- Sauced Wing Bar
- Chili's Grill & Bar
- Whataburger
- Wendy's
- Sonic
- Smoothie King
- Dunkin Donuts
- Baskin-Robbins
- Starbucks
- Las Palapas
- Taco Cabana
- Pure Country BBQ & Grill

### RETAIL & FITNESS

- Walmart
- Home Depot
- HEB Plus
- Walgreen's
- James Avery
- UPS Store
- Planet Fitness
- 24/7 Fitness
- MURFIT Fitness Club

### FINANCIAL INSTITUTIONS

- Frost Bank
- Wells Fargo
- PNC Bank
- United Texas Credit Union



# Boerne *at a glance*

Boerne, Texas is a charming and fast-growing Hill Country community located just northwest of San Antonio. Known for its scenic beauty, historic downtown, and strong sense of community, Boerne blends small-town charm with modern conveniences. With excellent schools, a vibrant local economy, and easy access to major highways, it's a highly desirable location for both residents and businesses. The area is especially attractive to those seeking a high quality of life just outside the hustle of the city.

## Thriving Economy

Boerne has been noted for its economic growth and its appeal as a place to live, work, and invest, with a growing number of small businesses and entrepreneurial ventures.

## Scenic Hill Country Location

Located in the heart of Texas Hill Country, Boerne is known for its picturesque landscapes, making it a popular spot for weddings, photography, and peaceful getaways.



53,573

Population



66%

Population Growth  
2014 to 2024



17%

Projected Population  
Growth 2024 to 2029



\$109K

Median Household  
Income





# BOERNE GATEWAY

1580 S. Main Street

**FOR SALE**

**CONTACT BROKER FOR PRICING:**

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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.*

2-10-2025



### 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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date