

ONE 7 BUSINESS PARK

5 COUGHRAN ROAD

Boerne, Texas 78006



PROFESSIONAL BUSINESS PARK

Now Pre-Leasing

Coming soon to Boerne, Texas ...

The One Seven, a professional office complex with approximately 40,000 square feet of available offices ranging in size from 1222 SF to 9775 SF. This exceptional location offers easy access from IH-10 West and Hwy 46. With a 5.5 parking ratio per 1000 SF, there will be abundant parking for clients and staff. The One Seven is an ideal setting for a variety of professionals including medical, law, finance and more.

ONE 7 BUSINESS PARK



Tony Mangus
REALTOR®

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The information contained in this property brief has been obtained by various sources which include personal observations of the property, data from the owner & other responsible sources such as Google Maps. Our best efforts have been utilized to verify & document all outside information; however, owner & agent does not assume responsibility for omissions or inaccuracies in this information.

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LEASING INFORMATION

MEDICAL OR OFFICE SPACE AVAILABLE

SQUARE FOOTAGE FROM 1222 TO 9775

TI ALLOWANCE \$30/SF - \$50/SF

LEASES START AT \$26/SF PER YEAR



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Managing Partner

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OFFERING SUMMARY

Available SF: 1222 to 9775 SF

Lease Rate: \$26/SF/YR

NNN: Estimated at \$8 SF/YR

TI Allowances: \$30-\$50 PSF

Zoning: Commercial

Tenant Rep Commission: 3.5%

EXECUTIVE SUMMARY

- 1) Well positioned among major retail, lodging, healthcare, office and mixed-use facilities.
- 2) Newly completed major highway projects significantly improve access to IH-10, SH 46, Main Street and Herff Road thoroughfares.
- 3) Kendall County and Boerne have seen astonishing levels of growth in the past decade. Since 2010, the local population surrounding Boerne Gateway has doubled. Growth is expected to continue at a rate unseen in most markets, with even more developments on the way.



ONE 7 BUSINESS PARK

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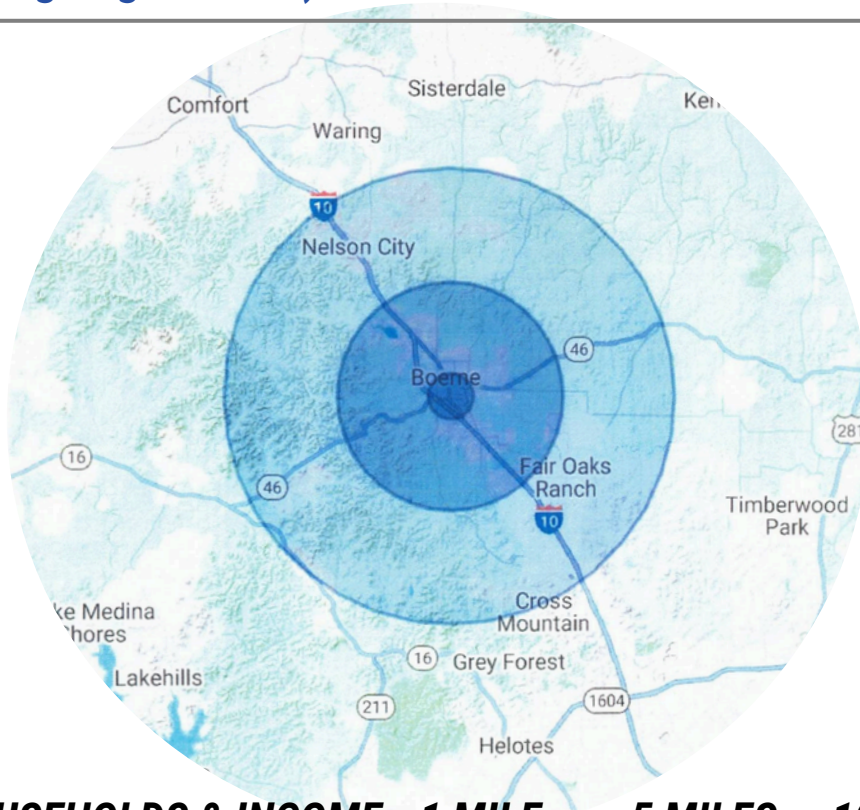
Boerne, Texas 78006



DEMOGRAPHICS

Source: 2020 American Community Survey (ACS)

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4685	26339	63548
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	1672	9473	22504
Avg Persons per HH	2.8	2.8	2.8
Avg HH Income	\$74995	\$115514	\$135912
Avg House Value	\$314682	\$381010	\$416693

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LOCATION OVERVIEW

Located near the IH-10 West and Hwy 46 area, minutes from downtown Boerne, Texas. Near HEB grocery, Home Depot, Starbucks, Chili's Restaurant and the Boerne Post Office.

This prime location offers preserved mature trees, abundant parking (5.5 spots/1,000 SF), and long and short term leases.

This is an ideal location for professional offices including medical, law, finance and more. No Retail. This space provides convenience for patients, clients and staff as well as a professional and welcoming business environment

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Boerne, Texas 78006



INTERIOR FINISH FLOOR PLAN



PROPERTY HIGHLIGHTS

- New Construction (2025)
- Minutes from Downtown Boerne
- Easy IH-10 West Access
- Suite Signage Available
- Abundant Parking

ROOM LEGEND

	ACCESSORY SPACE
	PRIVATE OFFICE
	CIRCULATION
	COMMON SPACE
	OFFICE / STAFF
	SUPPORT

ONE 7 BUSINESS PARK

5 COUGHRAN ROAD

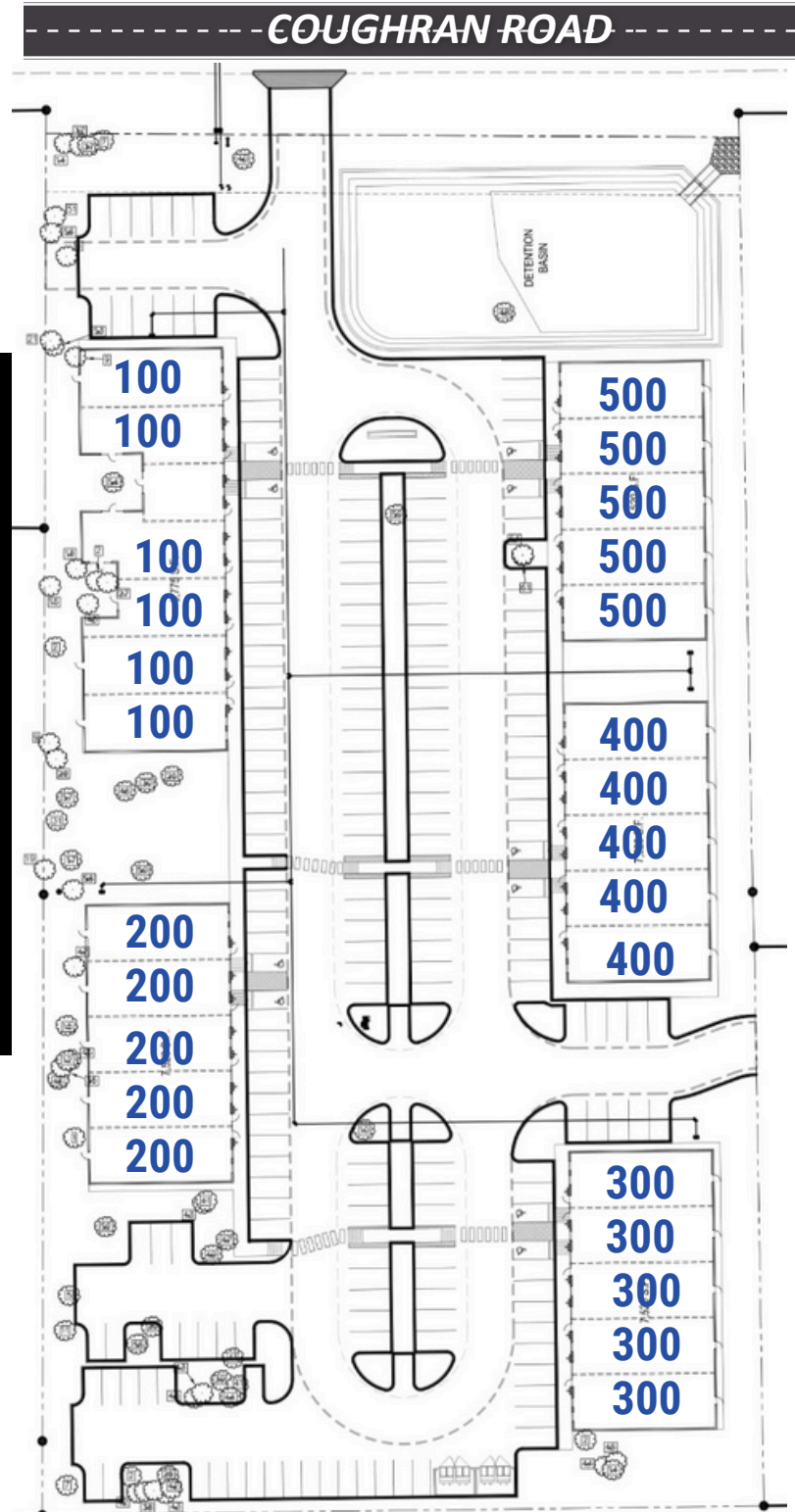
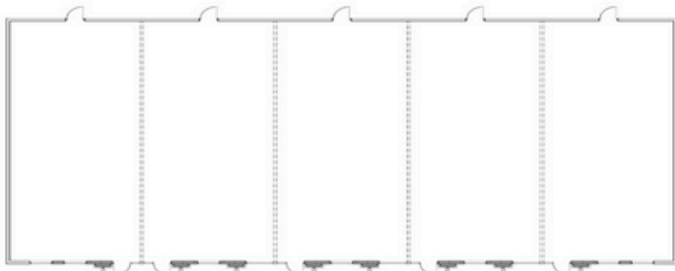
Boerne, Texas 78006



DEVELOPMENT PROJECT

- 39,855 SF of Medical & Office Space
- Estimated Completion is Summer of 2025

ONE SEVEN BUSINESS PARK



ONE 7 BUSINESS PARK

5 COUGHRAN ROAD
Boerne, Texas 78006



BUILDING FINISHOUT

1718
ARCHITECTURE



DATE: 2 November 2025 EXP. DATE: 10/08/2028
1718 ARCHITECTURE, LLC
POST OFFICE BOX 78131
SAN ANTONIO, TEXAS 78278
1718ARCH@gmail.com

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PROJECT

One Seven
Building 300
Finish Out

5 Coughran Road
Boerne, TX 78006

OWNER

Palio
Investments, LLC

16515 Blanco Road
San Antonio, TX 78232
(210) 494-7878

PROJECT NUMBER
25-17FO-300

CONSTRUCTION DOCS

NO.	DATE	DESCRIPTION OF ISSUE

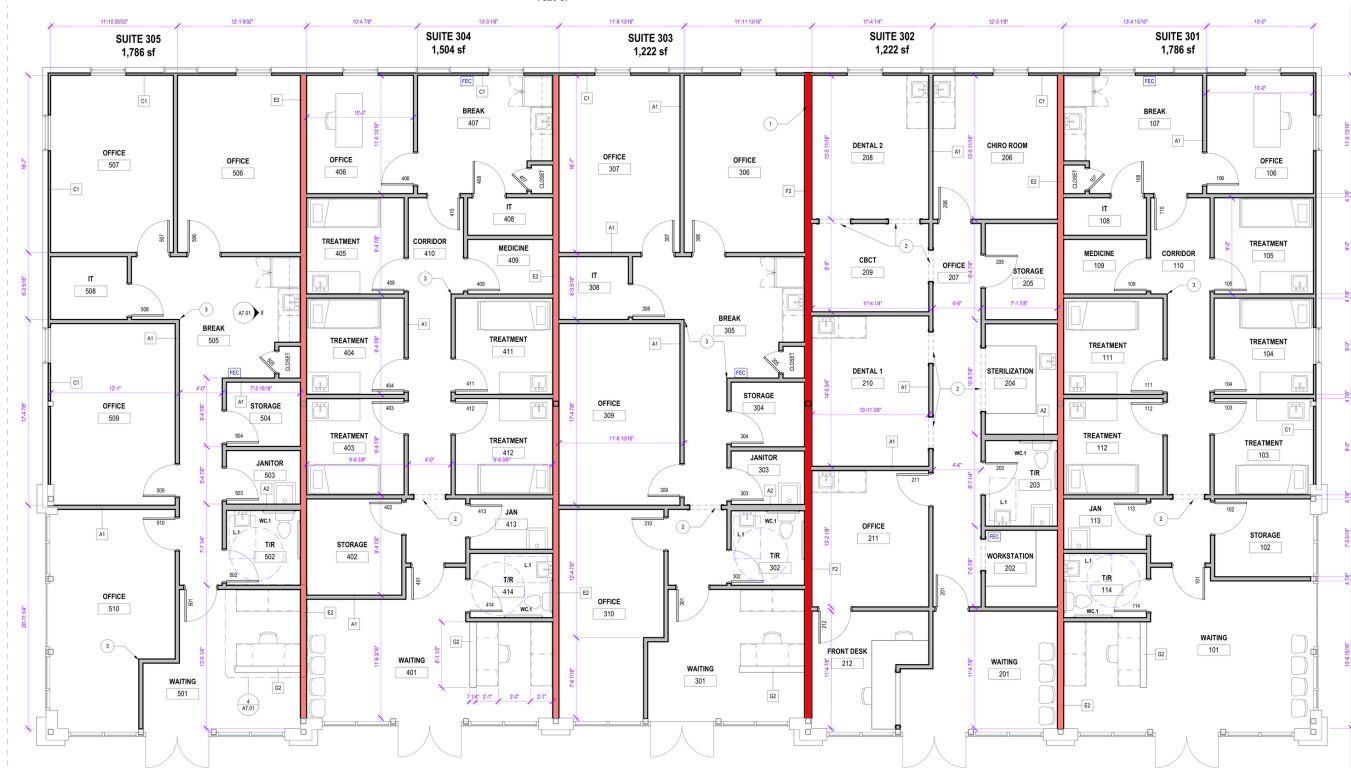
CONSULTANT

SHEET TITLE
Floor Plan

DATE
2 November 2025

SHEET NUMBER

A2.01



1 Level 1

1/4" = 1'-0"

LEGEND

- NON RATED WALL PARTITION
- OVERHEAD CONSTRUCTION
- 1 HOUR FIRE RATED PARTITION
- 2 HOUR FIRE RATED PARTITION

PLAN GENERAL NOTES

- ALL EXTERIOR GWB CORNERS INSIDE BUILDING TO HAVE CORNER GUARDS
- INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AFF
- INSTALL TYPICAL ELECTRICAL OUTLETS NO LOWER THAN 15" AFF
- INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES
- EACH ELECTRICAL PANEL, LIGHT SWITCH, AND THERMOSTAT, SHALL BE MOUNTED NO HIGHER THAN 48" AFF.
- EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND ON AN ACCESSIBLE ROUTE
- ALL INTERIOR PARTITION ARE TYPE A1 UNLESS NOTED OTHERWISE

FLOOR PLAN KEYNOTES

- EXISTING 2-HOUR FIRE WALL
- HARDWOOD CASED OPENING / MATCH DOOR HEIGHT / STAIN AND SEAL WALNUT
- ALL EXTERIOR GYPSUM CORNERS HAVE HARDWOOD CORNER GUARDS / STAIN AND SEAL WALNUT



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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tony Mangus	516210	tmangus2002@yahoo.com	(210)413-8229
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov