

FOR LEASE



A **Varco** REAL ESTATE PROJECT

HIGHLIGHTS

- ▶ Great visibility due to it's strategic location
- ▶ Easy access to W US HWY 87
- ▶ High traffic road with schools and residential areas



SCHOOL

1 min

450 ft



HOSPITAL

4 min

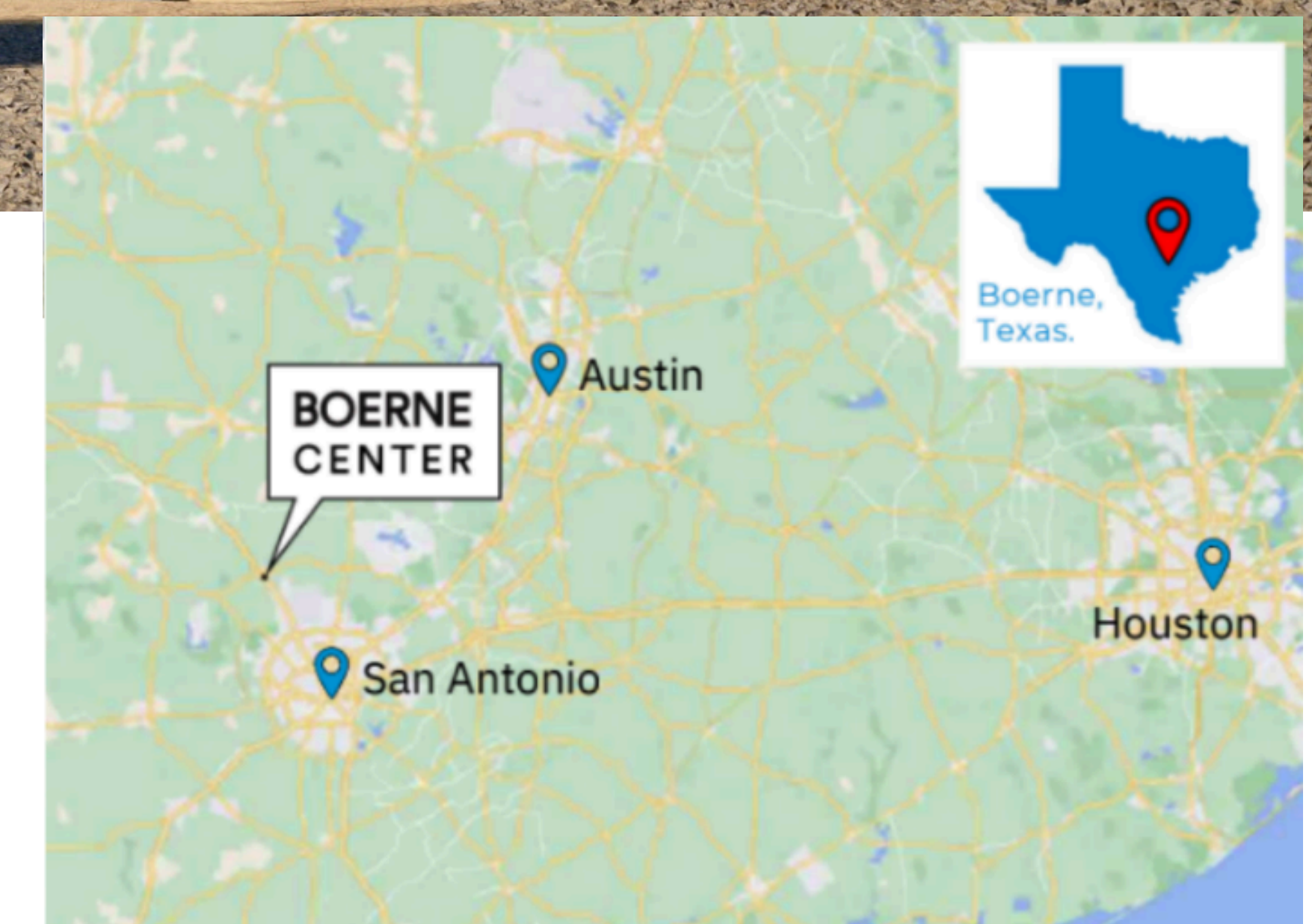
0.7 mi



AIRPORT

12 min

7.6 mi



21 Herff Road, Boerne, TX 78006

Coordinates: 29.7828, -98.7163

Available Space: 1,282 - 4,510 SQ. FT

TRAFFIC COUNT

Herff Road: 15,412 VPD

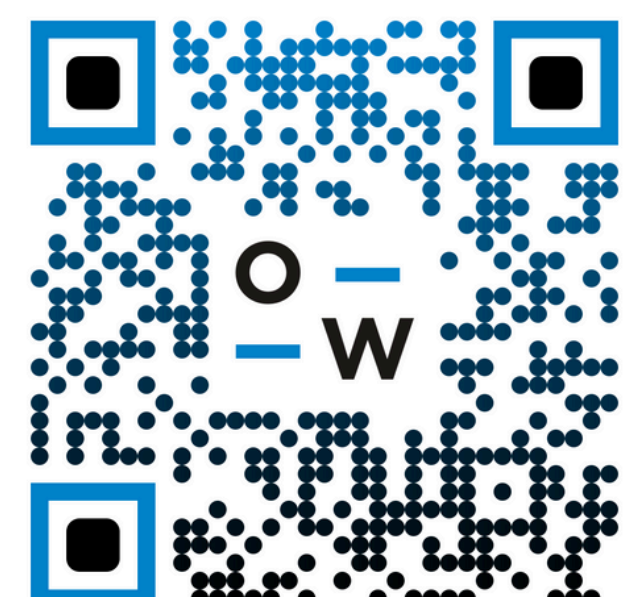
W US HWY 87: 59,906 VPD

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956 388 1007



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GROSS LEASABLE AREA
8,802 SQ. FT



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21 Herff Road, Boerne, TX 78006
Coordinates: 29.7828, -98.7163
Available Space: 1,282 - 4,510 SQ. FT

AVAILABLE SPACE

101	1,560	SQ. FT
102	1,304	SQ. FT
103	1,428	SQ. FT
105	1,282	SQ. FT
106	1,800	SQ. FT



CURRENT TENANTS

104	T-Luxury Nail Spa	1,428 SQ. FT
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REACH
OUT FOR
MORE INFO

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