

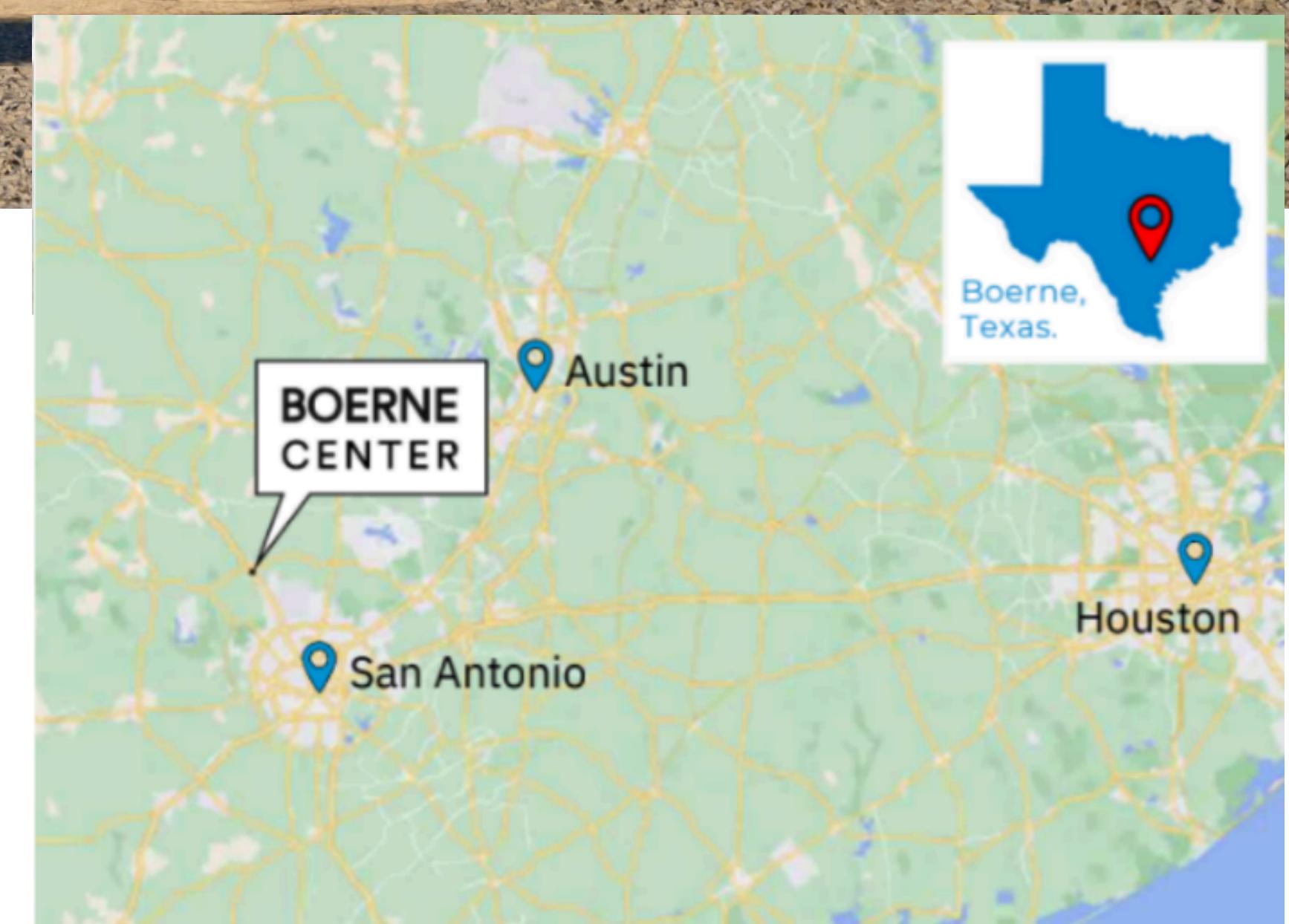
# FOR LEASE



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



**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**

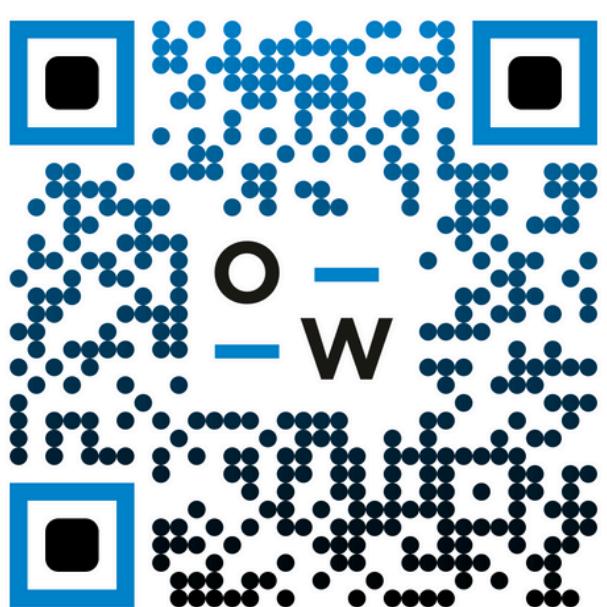
**W US HWY 87: 59,906 VPD**

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**956 388 1007**



# FOR LEASE

**GROSS LEASABLE AREA  
8,802 SQ. FT**

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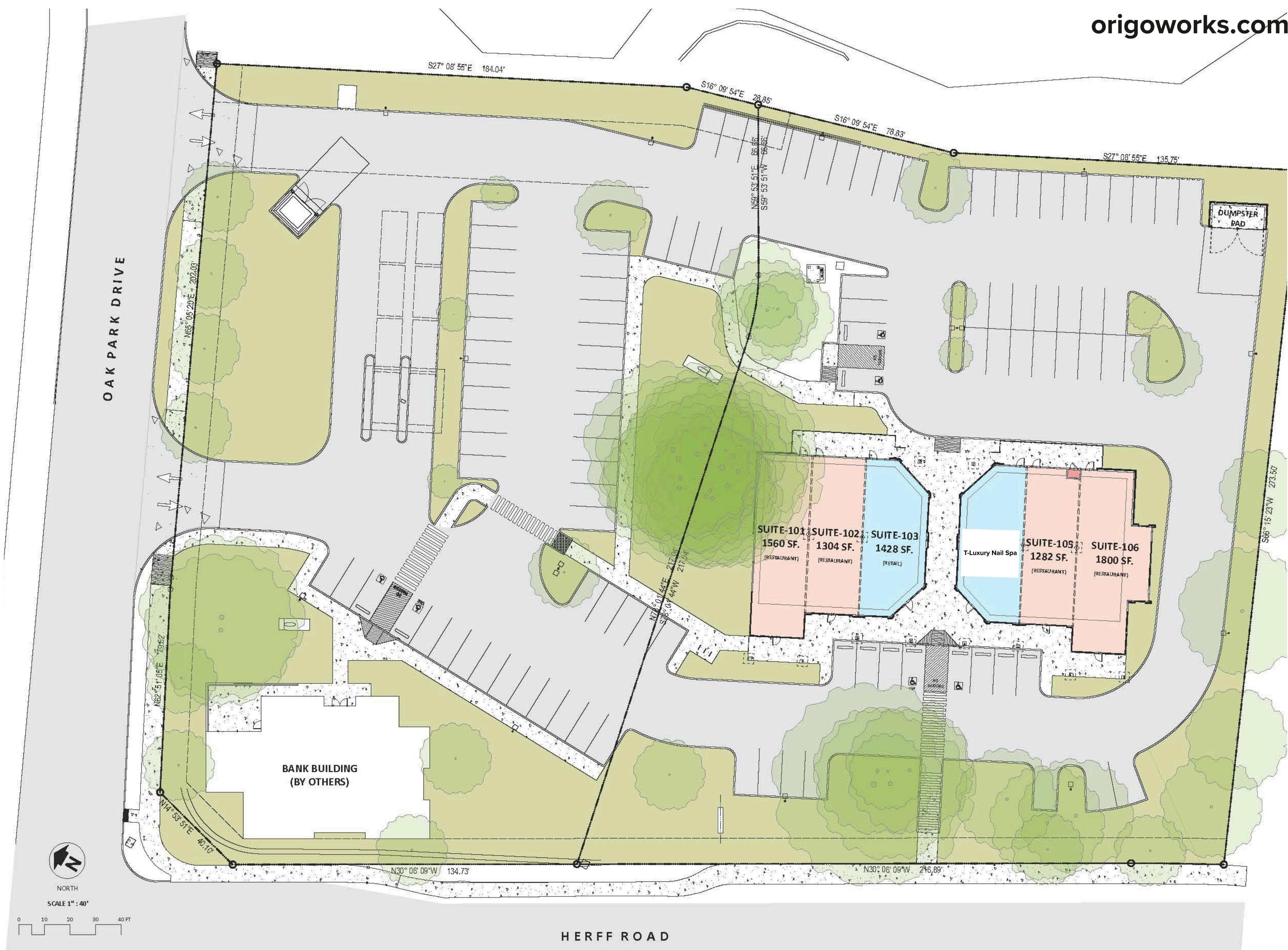
21 Herff Road, Boerne, TX 78006

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

**REACH  
OUT FOR  
MORE INFO**

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