

402 EAST BLANCO ROAD

BOERNE, TX 78006



OFFICE BUILDING FOR SALE

For More Information:

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DAVIS
EQUITY REALTY

602 Boerne Stage Airfield
Boerne, TX 78006
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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$4,800,000
Building Size:	10,326 SF
Lot Size:	2.49 Acres
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Number of Units:	2
Price / SF:	\$464.85
Year Built:	1910

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in Boerne, Texas! This property, built in 1910, offers 10,326 SF of prime real estate spread across 2 units. Sitting on 2.49 acres, the property features a 2-story building totaling 8,744 SF and an additional 1,582 SF outbuilding. The location is ideal for office or office building investors, perfectly positioned in the heart of Boerne. With its rich history and ample space, this property presents an exciting prospect for those seeking a valuable investment in a thriving area.

PROPERTY HIGHLIGHTS

- Property sits on 2.49 acres
- 10,326 sf total (2 story building - 8,744 sf, Outbuilding - 1,582 sf).
- Perfectly located in the heart of Boerne, Texas.

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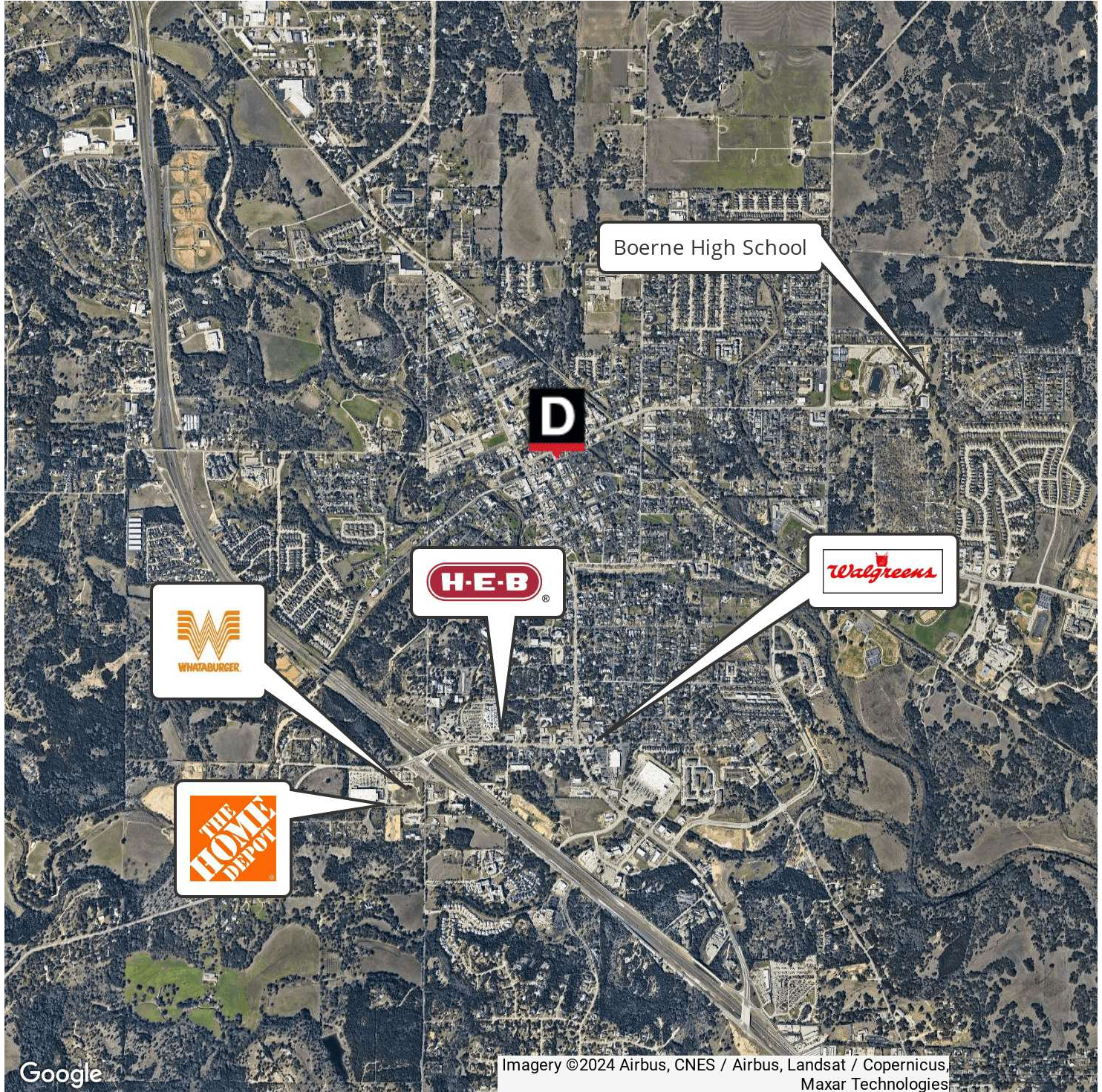
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Retailer Map



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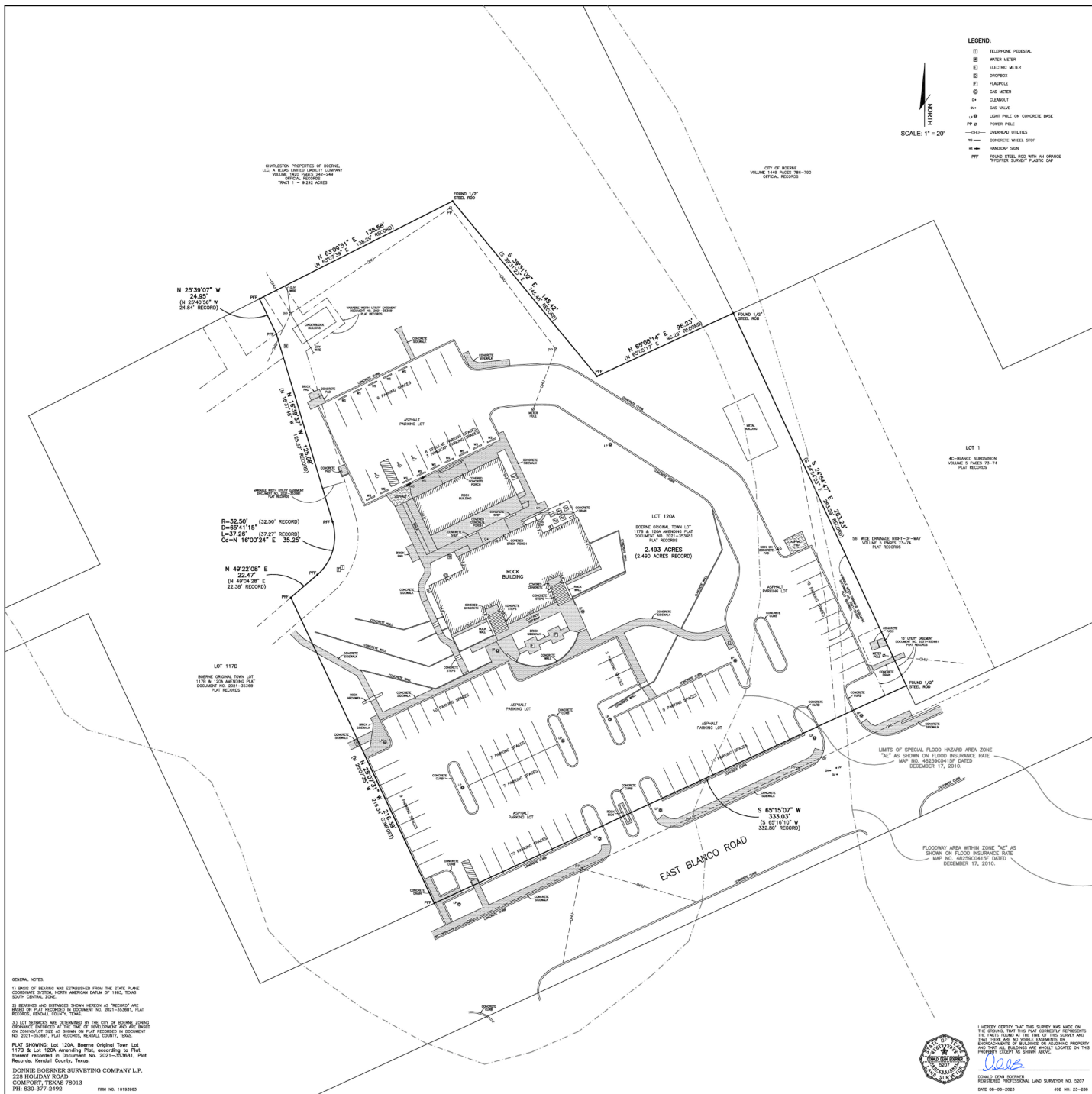
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Survey

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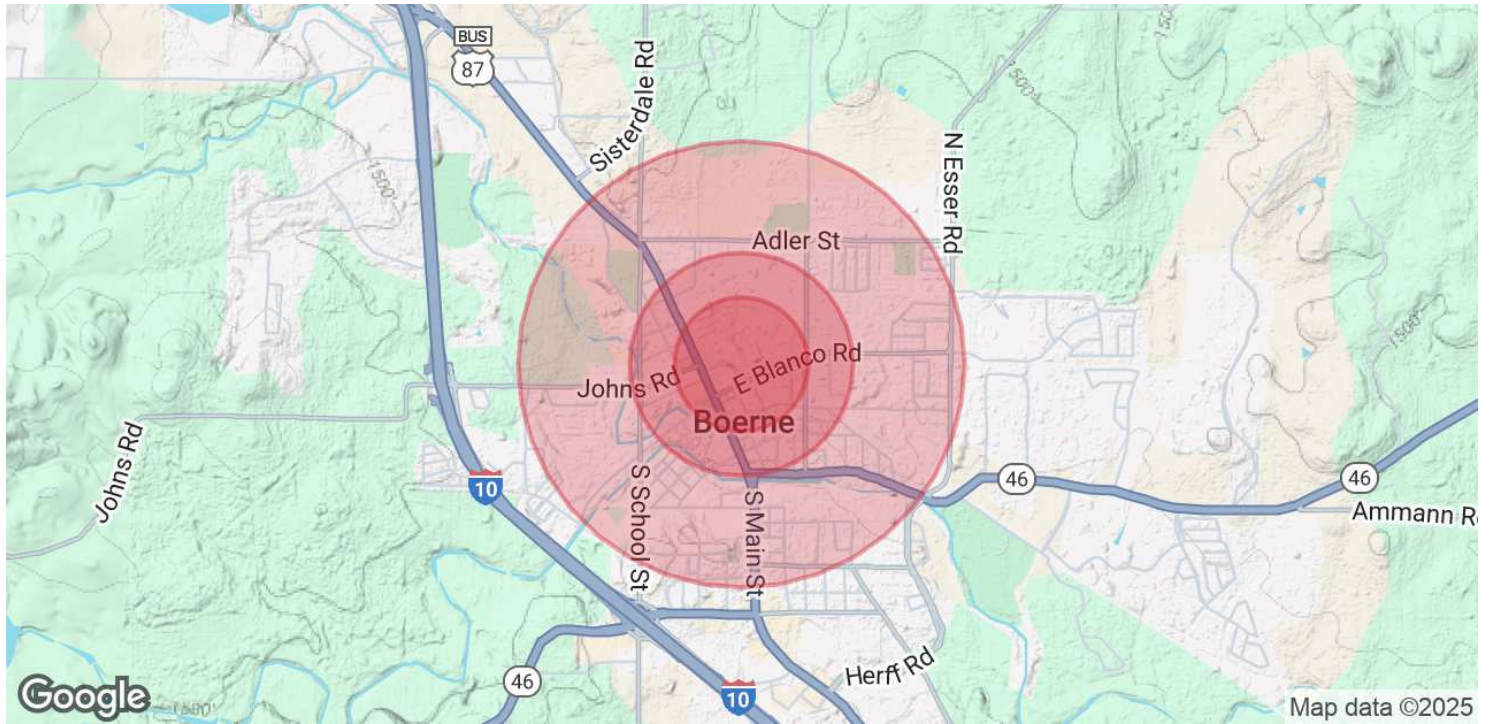
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	357	1,485	7,431
Average Age	44	44	42
Average Age (Male)	42	42	40
Average Age (Female)	46	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	138	579	2,862
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$124,570	\$119,162	\$124,663
Average House Value	\$539,224	\$566,800	\$550,205

Demographics data derived from AlphaMap

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