

FOR SALE

27616 I-10 W
Boerne, TX 78006



Cam Longmire

President
512-705-7950
cam@statmedre.com

Corter Longmire

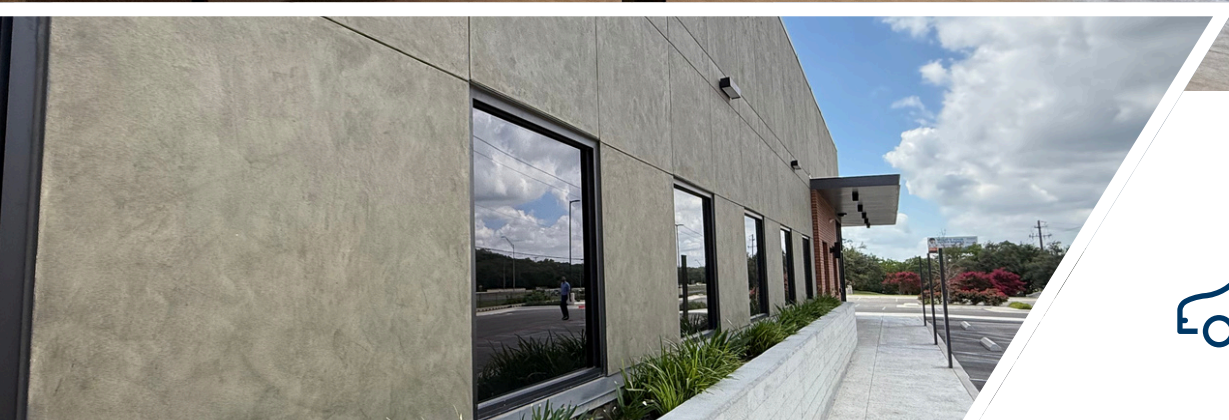
Associate
830-708-1560
corter@statmedre.com

**New Free Standing
Medical Retail for Sale**

Price: **\$4,200,000**

Building SF: **6,200**

PROPERTY HIGHLIGHTS



- Ample Parking
10.19/1000 SF
- 37,679 Vehicles per day
on I-10



- 12 treatment rooms
- 10 exam rooms



- I-10 Frontage
- Retail Access & Visibility



- Equipment included
- Next to Fair Oaks ER



- Brand new construction
- Fully finished out

PROPERTY FEATURES



PROPERTY INFORMATION

ADDRESS

27616 I-10 W Boerne, TX 78006

Market

San Antonio, TX

GROSS LOT SQ. FT.

0.51 acres Approx.

Parking

63 Spaces - 10.16/1,000 SF

Year Built

2024

BUILDING INFORMATION

BUILDING SQ. FT.

6,200 SF

Building Height

18 FT

STORIES

1

Roof

Metal

Exterior

Concrete & Masonry

BUILDING INFORMATION

Exam Rooms

10

Treatment Rooms

12

Restrooms

3

ZONING INFORMATION

ZONING

ETJ

FINANCIAL INFORMATION

TAXES (2025)

\$41,436

Utilities

Electric

CPS Energy

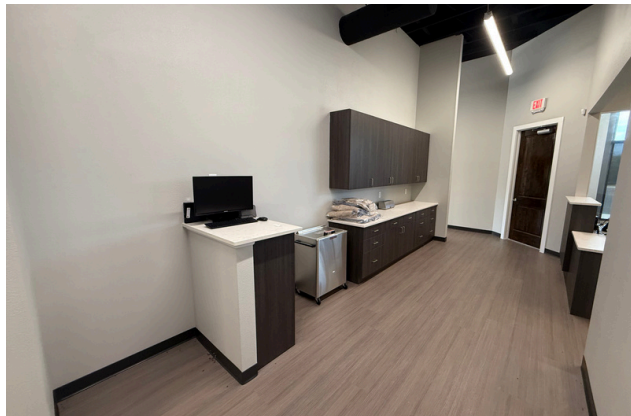
Water

SAWS

PROPERTY SUMMARY

27616 I-10 W is a fully built out medical retail building, located directly on the high-growth I-10 corridor in Boerne, Texas. This medical property is ideally suited for rehabilitation services, physical therapy, or specialty care. Positioned for both visibility and convenience, the facility offers seamless access to San Antonio and surrounding Hill Country communities. With modern construction, high-end finishes, and a functional healthcare layout, this asset is ready for immediate occupancy.

PROPERTY PHOTOS



PROPERTY PHOTOS



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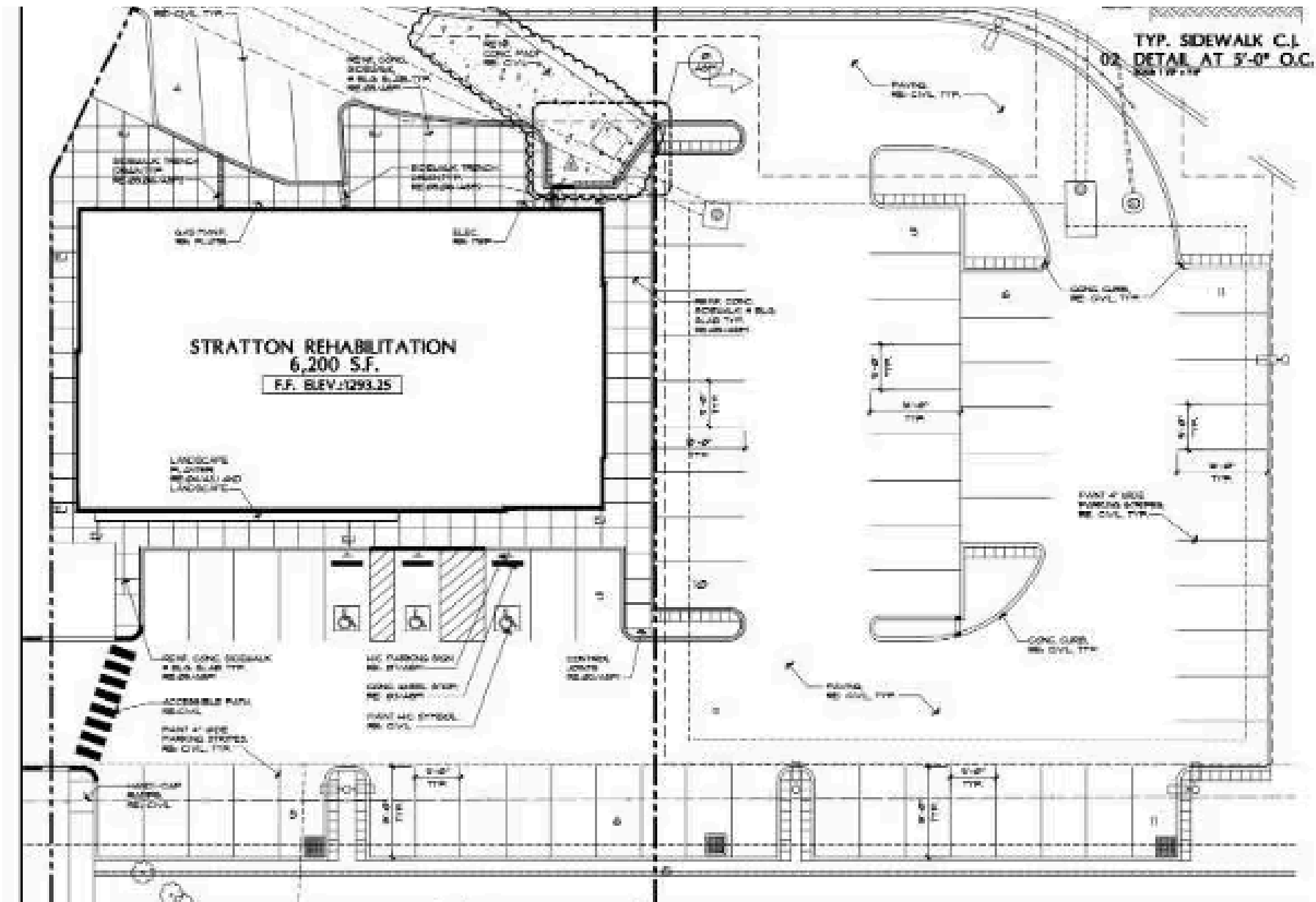
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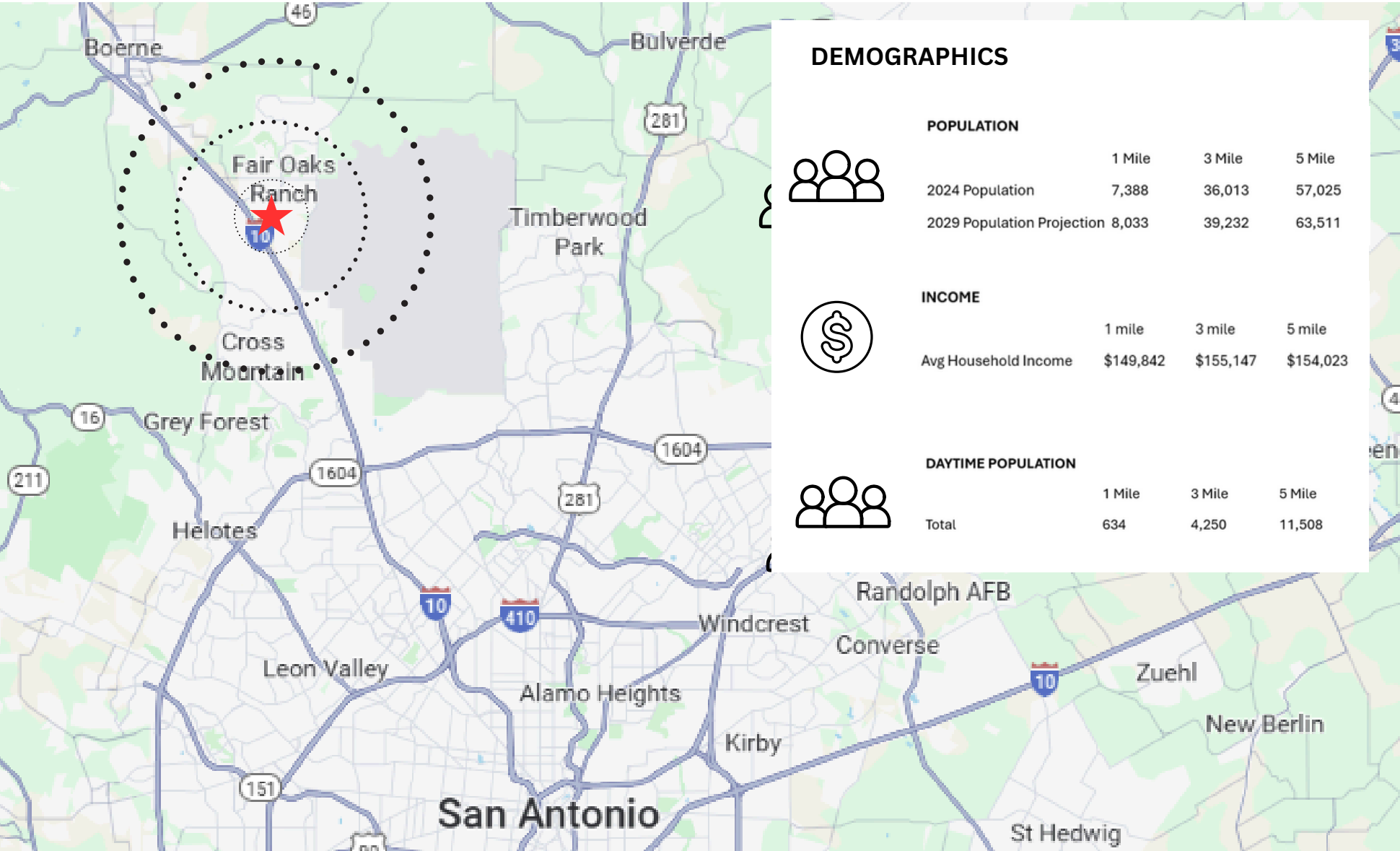
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PROPERTY SITE PLAN





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CONTACT



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REAL ESTATE ADVISORS





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.

11-2-2015
REAL ESTATE
OPPORTUNITY

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Stat Advisors LLC	9014275	statmedre@gmail.com	512-886-4024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Cameron Scott Longmire	676915	cam@statmedre.com	512-705-7950
Designated Broker of Firm	License No.	Email	Phone
Cameron Scott Longmire	676915	cam@statmedre.com	512-705-7950
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cortier Longmire	822963	cortier@statmedre.com	830-708-1560
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date