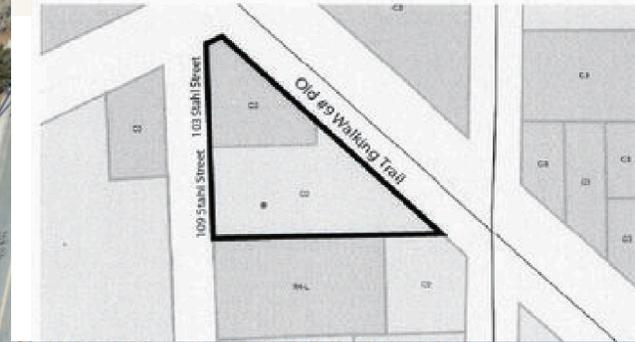


COMMERCIAL

\$849,000

103/109 Stahl, Boerne, TX 78006



Lot SQFT

31,058

Prime Downtown Boerne building site of just under 3/4 acre near the post office just off Blanco and backing up to the Old #9 Walking Trail. City utilities on site. Triangle shaped parcel with two existing homes and a workshop/storage building addressed as 103 and 109 Stahl St. 212 +/- combined feet of frontage on Stahl. 327 +/- feet back up to the Old #9 Walking Trail. The Southern side of the property measures +/- 259 feet and is adjacent to a .487 acre parcel also offered for sale by another brokerage. A rare find in the heart of Boerne that could be ideal for commercial/office condos or low-density multifamily such as a duplex or townhomes. 103 Stahl is currently zoned C3 and 109 is zoned C2. Marketing packet available upon request.

ZONING

C2, C3

BLDG SQFT

2,264



Rodeana Reynolds

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