

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

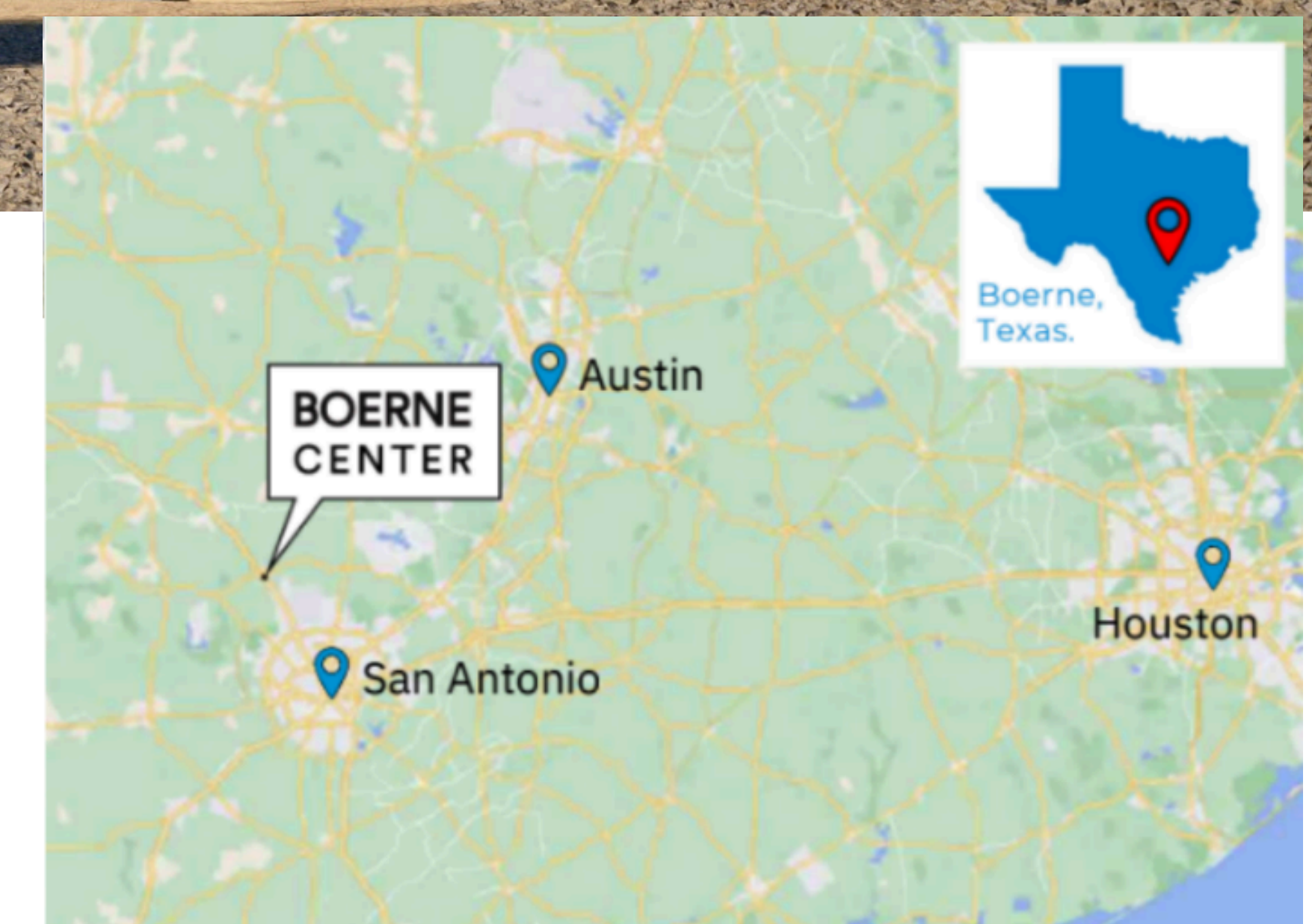
0.7 mi



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

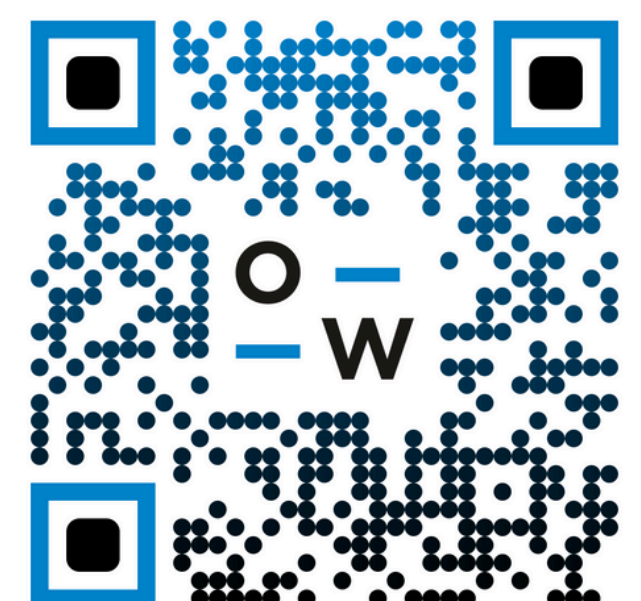
W US HWY 87: 59,906 VPD

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956 388 1007



FOR LEASE

GROSS LEASABLE AREA
8,802 SQ. FT



A **Varco** REAL ESTATE PROJECT
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 |
| 104 | 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

Tomi Hajduk
thajduk@origoworks.com
Alberto Villarreal
avillarreal@origoworks.com
Matthew Lopez
mlopez@origoworks.com

Office Number
956 338 1007

222 N. Expressway,
Suite 300
Brownsville, Texas