

**FOR  
LEASE**

Mixed-Use

±32,932 SF

Boerne, TX

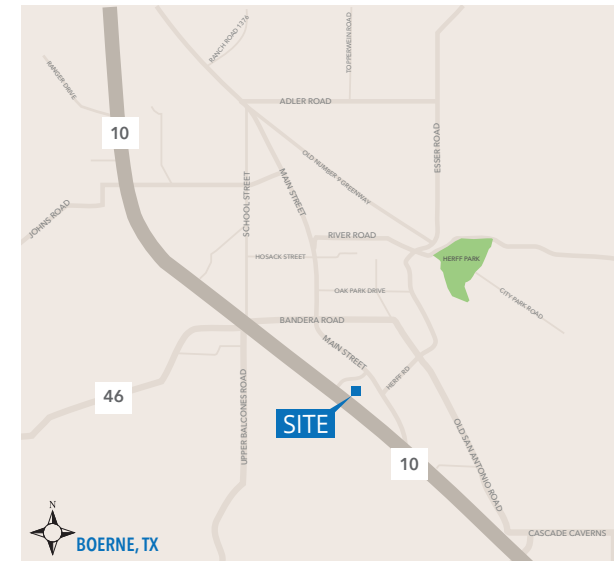
**P** **PARTLOW**  
PROPERTIES & INVESTMENTS

**TRANSWESTERN**

REAL ESTATE  
SERVICES

# THE CROSSING AT SOBO

116 Herff Rd, Boerne, Texas 78006



## Property Overview:

- ±32,932 SF
- Two-story building

## Building Highlights:

- Unobstructed visibility from IH-10
- Prominent building and pylon signage
- Convenient, multiple access points
- Shell building allows for custom design of the lease space ensuring quality and efficiency
- Proven, service minded ownership/management
- Established, amenity-rich micro market
- Abundant parking available

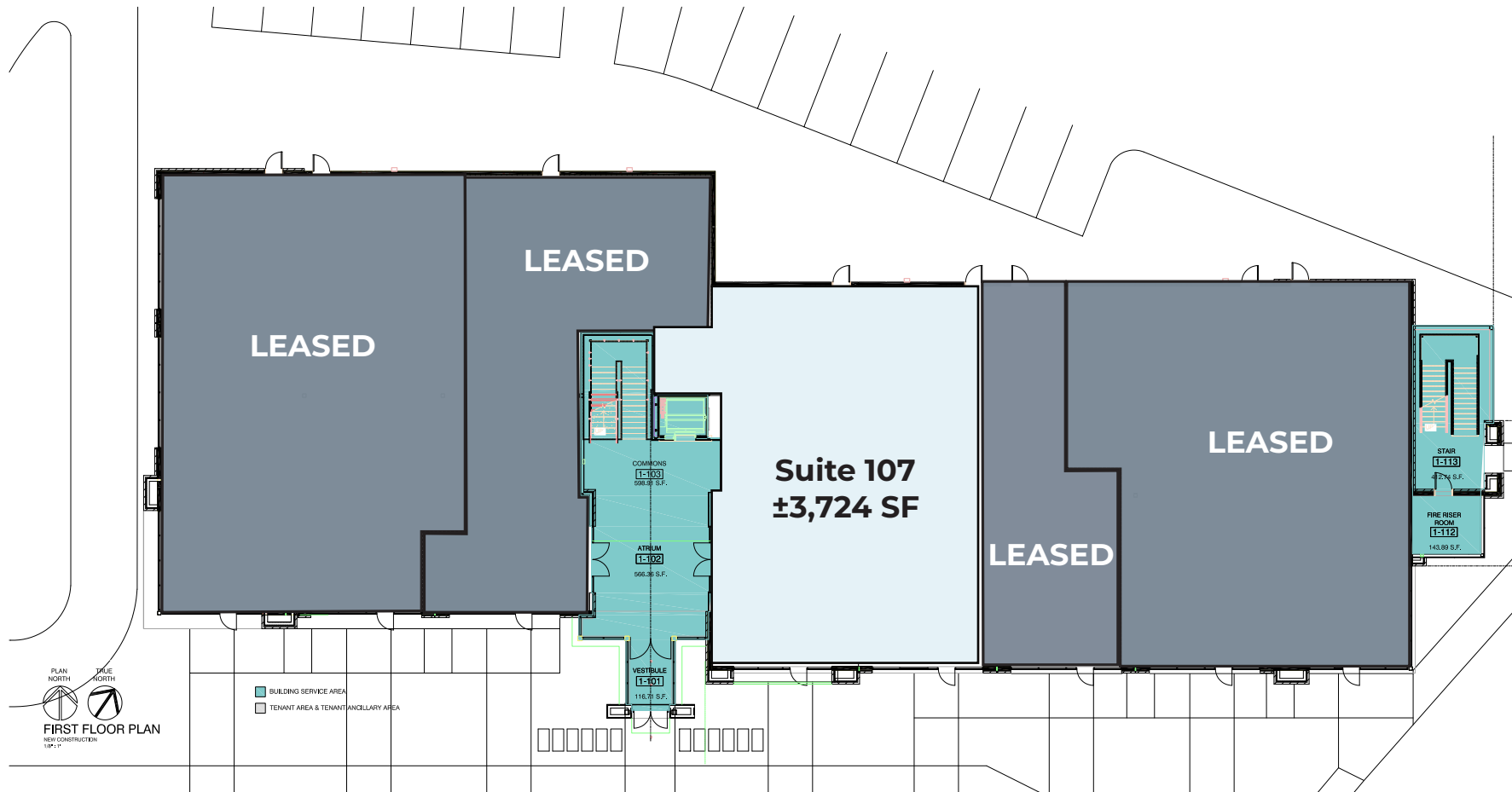
## For Information:

**Russell T. Noll, CCIM, CPM®**  
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# 1st FLOOR AVAILABILITY



2022.04.06 REVISED  
2022.03.29 REVISED  
2022.02.17 REVISED  
2021.10.25 REVISED  
2020.02.01 SCHEMATIC DESIGN - BOMA (OFFICE TABULATION)

**PARTLOW PROPERTIES AND INVESTMENTS**  
**NEW OFFICE BUILDING DEVELOPMENT**  
Boerne, Texas

745 E. Mulberry Avenue, Suite 601  
San Antonio, Texas 78212  
Office: 210-733-3535  
www.rvk-architects.com  
Registered Architect: George Vaughn #5833

RVK designs and delivers exceptional solutions that positively **impact** the daily lives of **people** and their environments.

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116 Herff Rd, Boerne, Texas 78006



## AVAILABILITY: 2<sup>ND</sup> FLOOR



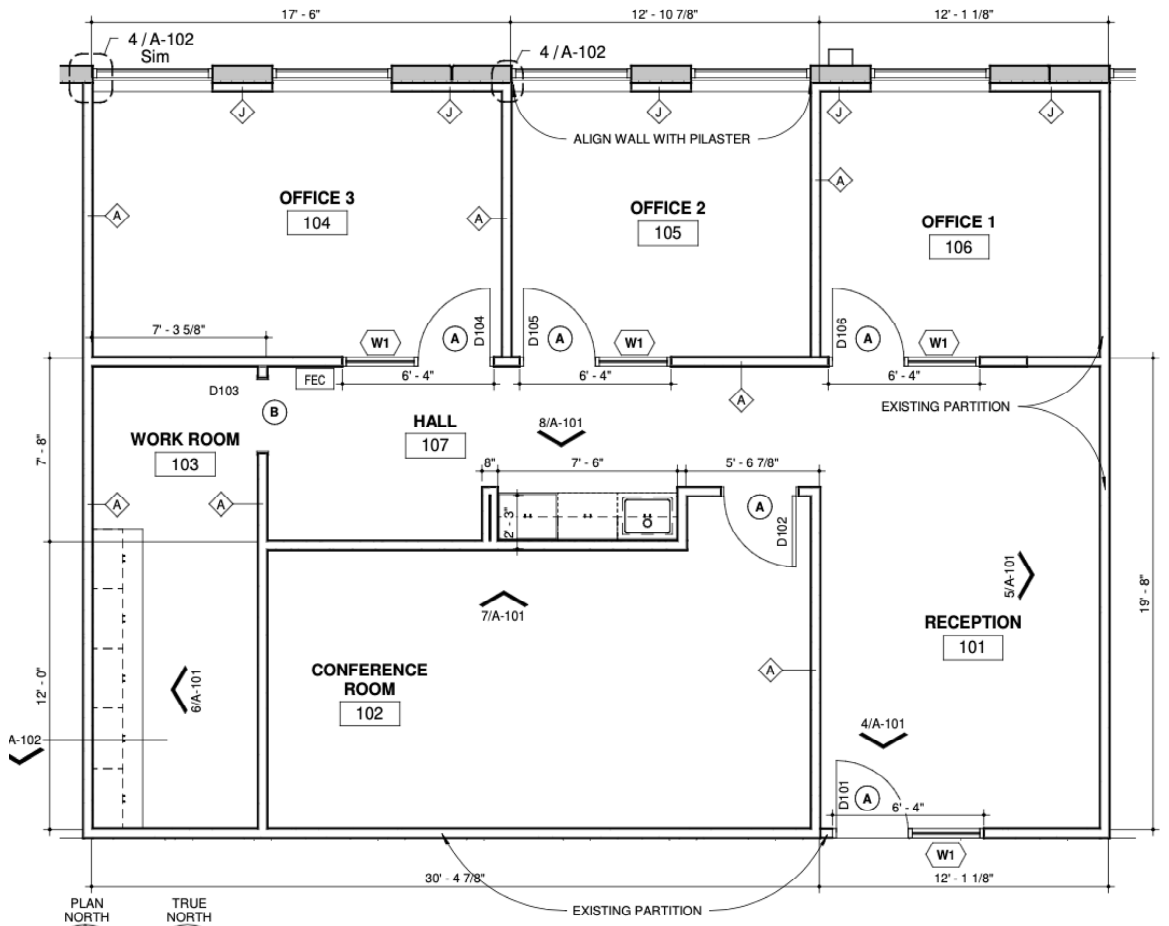
- MAJOR VERTICAL PENETRATIONS
- FLOOR SERVICE AREA
- BUILDING SERVICE AREA
- TENANT AREA & TENANT ANCILLARY AREA

# THE CROSSING AT SOBO

116 Herff Rd, Boerne, Texas 78006



## SUITE 209: 1,627 SF



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Mixed-Use

±32,932 SF

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## AREA AMENITIES



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# THE CROSSING AT SOBO

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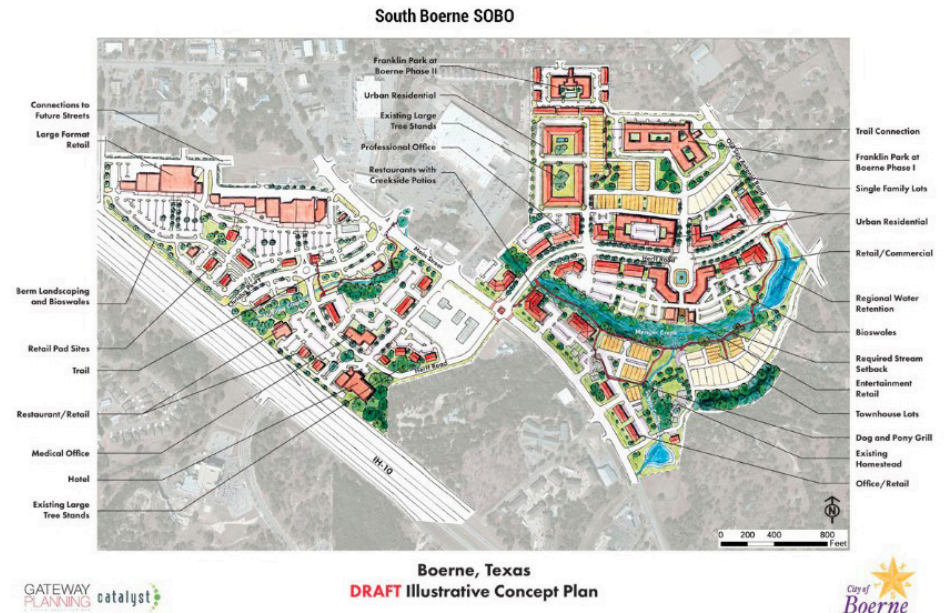


## DEMOGRAPHICS

Population	2 Mile	5 Mile	10 Mile
2025 Projection	19,355	38,527	81,353
2020 Estimate	16,145	32,407	70,627
2010 Census	9,407	19,734	45,664
Growth 2020-2025	4.0%	3.8%	3.0%
Growth 2010-2020	7.2%	6.4%	5.5%
2020 Population Hispanic Origin	4,617	7,962	17,672
White	15,266	30,677	66,324
Black	239	447	1,013
Am. Indian & Alaskan	96	216	503
Asian	254	490	1,440
Other	269	544	1,270
Households			
2025 Projection	7,189	14,075	29,167
2020 Estimate	6,043	11,920	25,440
2010 Census	3,668	7,480	16,864
Growth 2020 - 2025	3.8%	3.6%	2.9%
Growth 2010 - 2020	5.5%	5.2%	4.5%
Owner Occupied	3,543	8,296	20,837
Renter Occupied	2,499	3,624	4,603
2020 Avg Household Income	\$96,571	\$107,267	\$127,843
2020 Med Household Income	\$71,826	\$83,448	\$104,704

## South Boerne (SoBo) Overlay District

The South Boerne Overlay District, also known as SoBo, was established to encourage a mixed-use development pattern with a higher level of pedestrian activity, which also preserves the native landscape. This district is roughly located in two sections (west and east) between Old San Antonio Road and I-10, oriented toward Herff Road and Main Street.





# 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.

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

Transwestern Property Company SW GP LLC	<b>466196</b>		<b>210-341-1344</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steve Ash</b>	<b>392519</b>	<b>steve.ash@transwestern.com</b>	<b>713-270-7700</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Leah Gallagher</b>	<b>526657</b>	<b>leah.gallagher@transwestern.com</b>	<b>210-341-1344</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Russell Noll</b>	<b>386386</b>	<b>russell.noll@transwestern.com</b>	<b>210-341-1344</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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