

429 Jefferson STREET

Kerrville, TX 78028

AVAILABLE FOR LEASE
up to 14,510 SF



CONTACT



PIONEER REALTY
PARTNERS, LLC

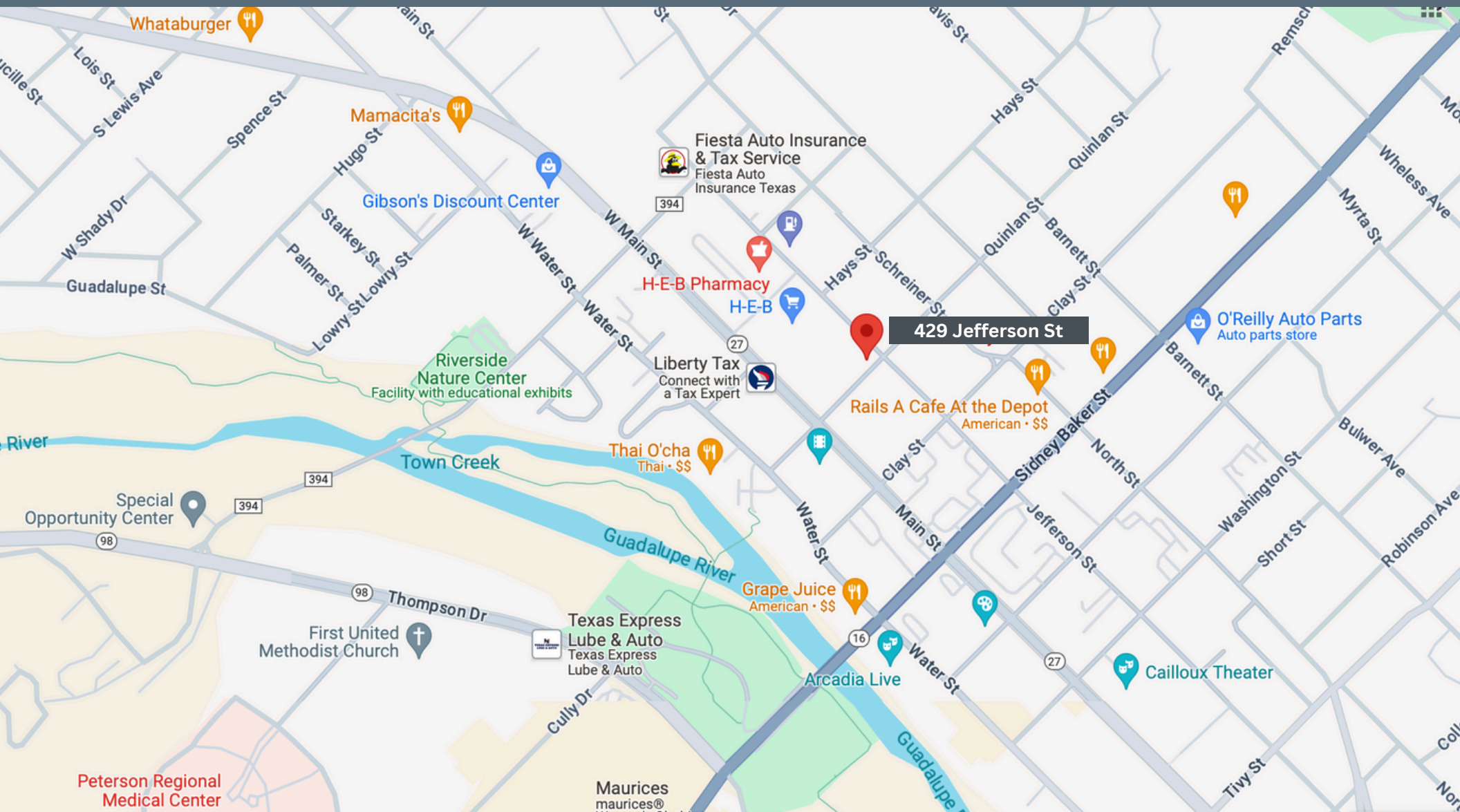
Robin Grove
Broker-Realtor

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30951 Blanco Rd, Bulverde TX 78163

www.PioneerRealtyPartners.com



All information furnished regarding property offered for lease is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes or withdrawal without notice.

Contact information :Pioneer Realty Partners, LLC | 830.488.2699



PROPERTY SUMMARY

Property Type: Office/Medical, Retail , Restaurant/Berwery

Zoning: DAC - Downtown Arts & Culture

Year Built: 1982

Renovated: 2012 / TBD

Total SF: 14,510

Clear Ceiling Height: varies up to 14'

HIGHLIGHTS

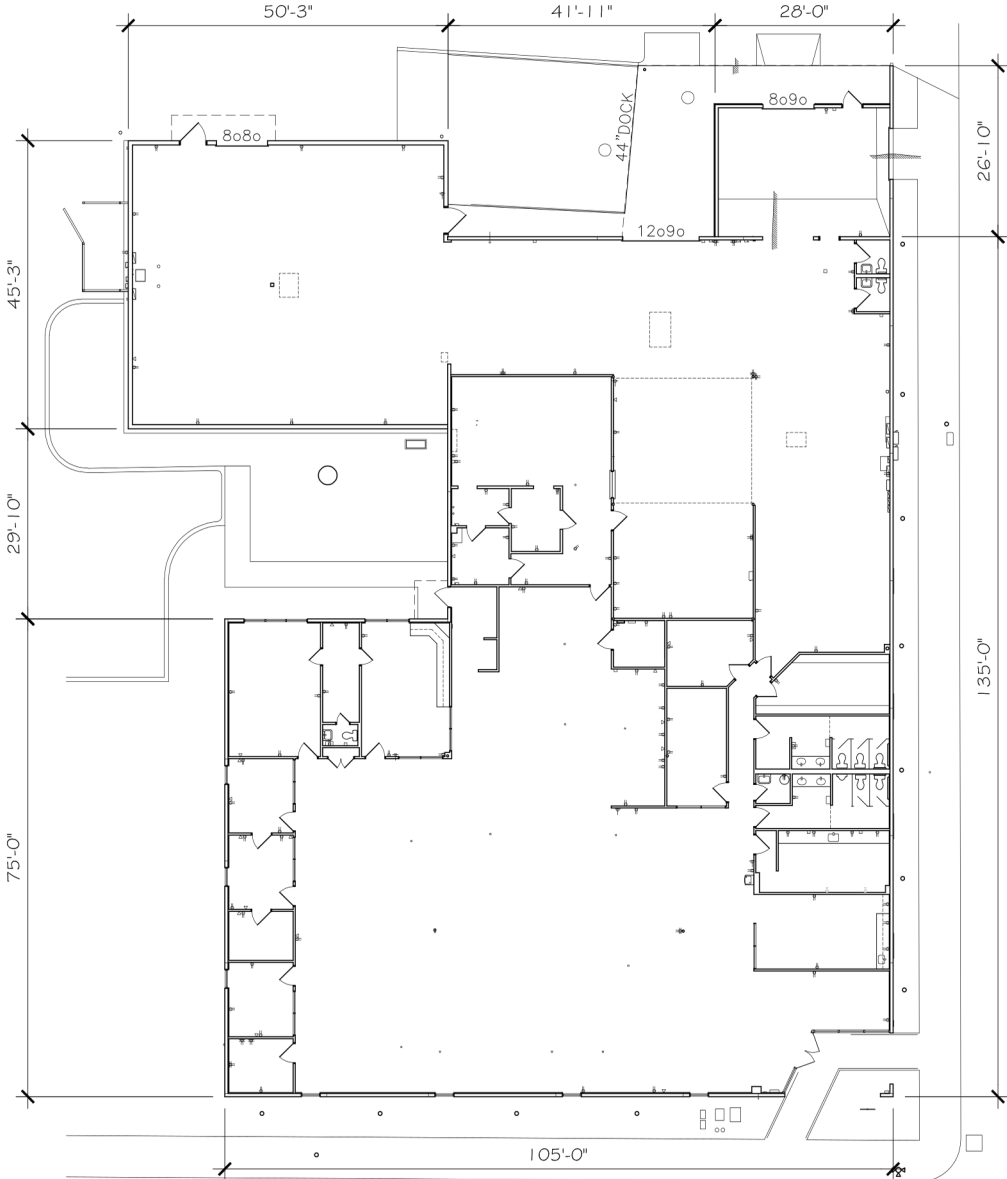
- Prime Location, situated in a highly sought-after Business Art district, offering excellent visibility and accessibility.
- Generous Square Footage: Over 14,000 square feet of flexible office space to accommodate various business needs.
- Parking: On-site parking lot to accommodate employees and visitors.
- 3 grade level overhead doors, including a truck well which allows loading/unloading at dock height directly in front of one of the overhead doors
- Possibility for modern TI's and new building layout

Property Overview





Current Floor Plan

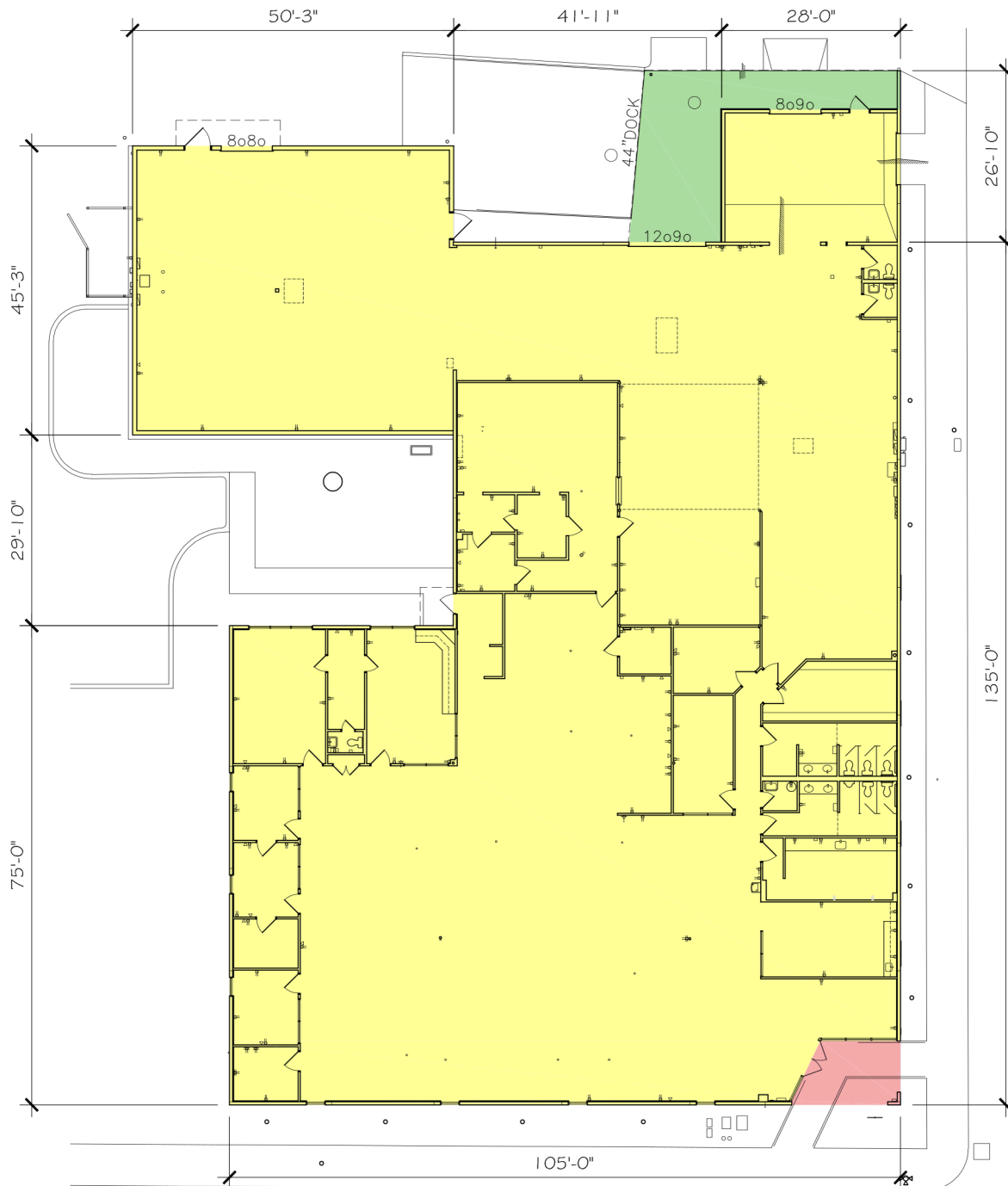


14,778 SQ.FT. PLUS FRONT COVERED AREA = 149sf PLUS REAR COVERED AREA = 526sf

EXISTING PLAN 6-17-24

1" = 20'

429 JEFFERSON STREET
KERRVILLE, TX. 78028



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AREA OVERVIEW

Nestled in the heart of the Texas Hill Country, Kerrville is a picturesque city located in Kerr County, approximately 60 miles northwest of San Antonio. Situated along the serene Guadalupe River, Kerrville is renowned for its scenic beauty, surrounded by rolling hills, rivers, and the quintessential natural landscapes that define the Texas Hill Country region. This breathtaking setting provides ample opportunities for outdoor recreation, attracting visitors who come to hike, fish, and enjoy various water activities along the Guadalupe. The area is also home to an array of parks and natural attractions that further showcase the region's natural splendor.

Beyond its natural wonders, Kerrville boasts a vibrant cultural scene, with a thriving arts community featuring art galleries, museums, and theaters. The city is particularly known for hosting the Kerrville Folk Festival, an annual celebration of folk music that draws musicians and enthusiasts from across the country.

Historically, Kerrville's economy has been anchored in agriculture, ranching, and tourism. Over time, however, the city has diversified its economic base, with the addition of healthcare and manufacturing industries contributing to its ongoing growth and prosperity.

With its picturesque setting, rich cultural offerings, and diverse economic opportunities, Kerrville continues to captivate both residents and visitors alike, making it a unique and alluring destination within the Texas Hill Country.



AREA OVERVIEW

DEMOGRAPHICS

POPULATION 2023	49,718
MEDIAN HH INCOME	\$78,075
EMPLOYED POPULATION	97%

Neighboring Businesses

H-E-B | 300 Main St, Kerrville, TX

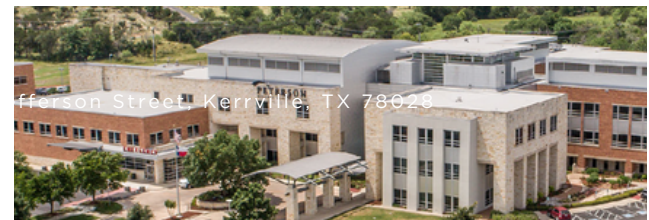
Next to the Property



Kerrville City Hall | 701 Main St



Peterson Regional Medical Center
551 Hill Country Dr





429

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