

141 & 143 S Main Street

BOERNE, TX

PRIME LOCATION ON
THE "GOLDEN BLOCK"
OF HISTORIC MAIN ST

2,600+/- SQFT OF
BUILT OUT
RESTAURANT SPACE

LISTED AT
\$1.56 MILLION

FOR SALE



CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES

210.383.0007

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OVERVIEW

Located on the highly sought-after "Golden Block" of Historic Main Street in Downtown Boerne, TX, this 2,600+/- SQFT restaurant space offers a prime opportunity in one of the area's most iconic locations. Priced at \$1.56 million, this property is currently leased to a well-established tenant through October 31, 2025.

The rear portion of the property features a rare development opportunity within the coveted Downtown Historic Business Overlay zoning district, opening the door to a wide range of commercial possibilities—from entertainment venues to office spaces.

Rich in history, the building at 141 Main St. was once the town saloon, adding a significant cultural and historical value to this already exceptional property.

It is a privilege to present this unique piece of downtown Boerne real estate to the market. For more information, please contact Charlie Riddle directly at 210-383-0007.



SURVEY



Boundary survey showing a 0.172 acre tract of land being parts of Boerne Town Lots 85 and 86 recorded in Transcribed Records from Comal County, Page 112, Deed Records, Kendall County, Texas, said 0.172 acre tract also being all of that certain 0.173 acre tract of land recorded in Volume 1030, Pages 674-677, Official Records, Kendall County, Texas and described in Volume 246, Pages 382-385, Official Records, Kendall County, Texas.

- LEGEND**
- (1) RECORD CALL PER VOLUME 246, PAGES 382-385 OFFICIAL RECORDS
 - FOUND 1/2" IRON ROD WITH A RED "SCHWARTZ" PLASTIC CAP
 - FOUND COTTON SPINDLE
 - FOUND NAIL WITH A "SCHWARTZ" WASHER
 - FOUND 1/2" IRON ROD
 - CALCULATED POINT
 - WATER METER
 - ELECTRIC BOX ON CONCRETE PAD
 - ELECTRIC TRANSFORMER ON CONCRETE PAD
 - WATER VALVE
 - SEWER CLEAN-OUT
 - GAS METER
 - ELECTRIC METERS
 - AVC ON CONCRETE PAD
 - UTILITY POLE WITH GUY WIRE
 - OVERHEAD UTILITIES

SCHEDULE D DOCUMENTS:

- VOLUME 1634, PAGE 824, OFFICIAL RECORDS - PERMANENT EASEMENT FOR UTILITIES (SHOWN HEREON)
- VOLUME 1677, PAGE 557, OFFICIAL RECORDS - PERMANENT EASEMENT FOR UTILITIES (SHOWN HEREON)

4' X 17' PERMANENT EASEMENT FOR UTILITIES
VOLUME 1634, PAGES 824-829
OFFICIAL RECORDS

4' X 17' PERMANENT EASEMENT FOR UTILITIES
VOLUME 1677, PAGES 557-562
OFFICIAL RECORDS

GRAY HUDSON & CALDWELL
PROPERTIES, LP
VOLUME 645, PAGES 955-958
OFFICIAL RECORDS

0.172
ACRES
(0.173 ACRES)

KENDALL COUNTY
COURTHOUSE
PID 19912
KENDALL COUNTY
APPRAISAL
DISTRICT



SCALE: 1" = 20'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Wes Rexrode - Pfeiffer Land Surveying
Registered Professional Land Surveyor No. 6001
Boerne, Texas 78006 Ph. 830 - 249 - 3385

JOB NUMBER: 114-20

DATE: JULY 27, 2020

NOTES:

- 1) PROPOSED INSURED: PERFECT STRAIGHT, LLC
- 2) ADDRESS: 141 & 143 SOUTH MAIN ST.
- 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- 4) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY STEWART TITLE INSURANCE COMPANY, G.F. NUMBER 060309, ISSUED DATE OF JULY 21, 2020, EFFECTIVE DATE OF JULY 11, 2020 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 5) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 6) FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
- 7) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.

LISTING DETAILS



COUNTY

KENDALL
COUNTY

POPULATION + MEDIAN AGE

BOERNE, TX
POP: 20,707
AGE: 38.3 yrs

SUBTYPE

COMMERCIAL
RETAIL +
ENTERTAINMENT

SQFT/ACRES

2,600 SQFT

MARKETING FACTORS + AREA RESEARCH

BOERNE, TX

Boerne mixes its historic past and small-town ambiance for those seeking an area where natural beauty abounds and quality of life is valued. Once called the key to the hills, Boerne has become a major tourist destination.

Situated along Interstate 10 about 25 miles northwest of San Antonio, the city's popularity is based on the establishment of many quaint shops offering antique and eclectic shopping in the historic downtown section.

Its proximity to the amenities and conveniences of the seventh-largest city in the nation make Boerne a wonderful place to live, work and play.



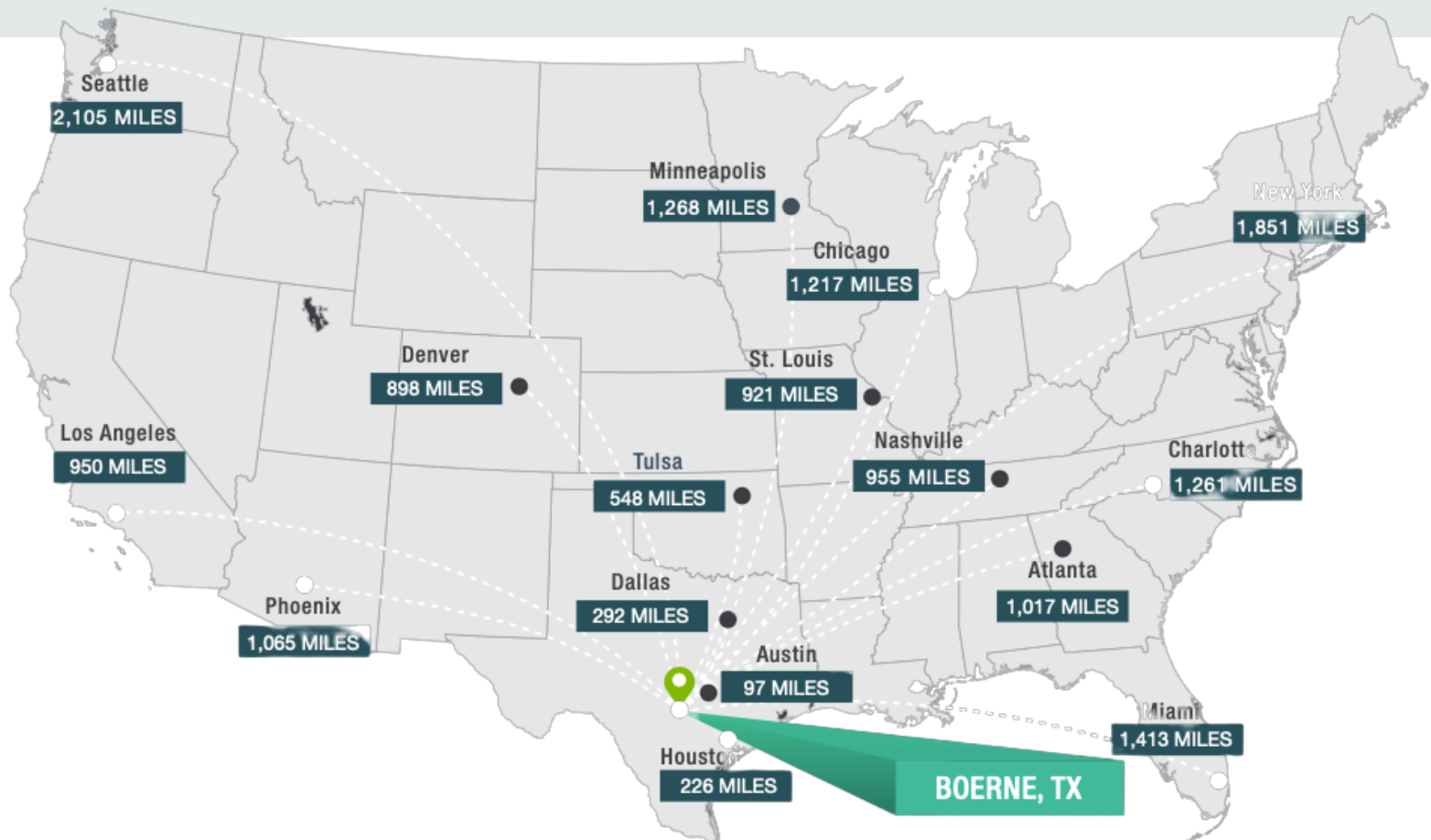
LOCATION DETAILS

BOERNE, TEXAS

Boerne (pronounced “Bernie”) is only a few minutes north of San Antonio, off Interstate 10. The delightful small-town ambiance enlivens the spirit and warms the heart.

Boerne is centrally located to some of the most sought-after destinations in the Texas Hill Country.

- 25 min from San Antonio
- 20 min from Comfort
- 45 min from Fredericksburg
- 35 min from Kerrville
- 1 hour to New Braunfels
- 1 hour and 20 min to San Marcos



MEET YOUR AGENT

CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES, PARTNER

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- ✉️ charlie@legacybrokergroup.com
- 🌐 www.legacybrokergroup.com



With a deep-seated enthusiasm inspired by Boerne's distinctive heritage and promising future, Charlie infuses a contemporary allure into his community, all the while paying homage to its rich cultural legacy.

This fervor is prominently displayed in the noteworthy commercial ventures where Charlie serves as the creative visionary, guided by his commitment to fostering sustainable growth of the highest quality in Boerne and the surrounding Texas hill country.

In addition to his aspiration to incorporate the best of Boerne's history into his ongoing projects and commercial listings throughout the state, Charlie's results-oriented business acumen empowers him to adeptly handle intricate deals and projects, all while arming his clients with the knowledge to make well-informed decisions throughout the process.

Ultimately, Charlie's multifaceted drive centers around closing deals and simultaneously enabling his clients to embark on a stress-free, fulfilling journey, allowing them to actively participate in building a legacy for both themselves and their community.

LEGACY BROKER GROUP

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NOTABLE TRANSACTIONS/PROJECTS

- The Boerne Mercantile: Acquisition/Buyer
- The William "Crescent Quarters": Acquisition/Buyer
- Historic Bergmann Lumber Property: Master Lease/Owners
- 17 Herff: 26 Acre Master Planned Mixed Use Development
- 470 Main Street "The Historic Sach's Garage"
- Historic 325 S Main Street/110 Theissen: multi prop acquisition for renovation
- 134 Oak Park- Harz Gas Station: off market/owners/buyers
- Historic 35 Old San Antonio Rd: Sale/Owner
- The Dienger Trading Co.
- Wheeler's Outfitters & Feed

COMMERCIAL | LAND | RANCH | RESIDENTIAL | INVESTMENT

WWW.LEGACYBROKERGROUP.COM



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



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.

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