



930 N SCHOOL ST
BOERNE, TX 78006



LUKE OWENS-BRAGG
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For Sale

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PROPERTY INFORMATION

SECTION 1

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the potential of the San Antonio market with the prime location of 930 & 934 N School St. Situated in Boerne, TX, this area offers a thriving business environment with easy access to San Antonio's economic opportunities. Nearby attractions such as the Cibolo Nature Center, Boerne City Lake Park, and the historic Main Street district provide ample recreational and cultural offerings while appealing to the workforce. With its convenient access to the city's renowned dining and entertainment options, the area surrounding the property presents an attractive opportunity for office building investment.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	2
Lot Size:	2.175 Acres
Building Size:	8,673 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,134	7,417	11,189
Total Population	2,950	19,861	30,452
Average HH Income	\$143,632	\$142,784	\$152,064

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Established Retail & Office Property with Expansion Potential
930 School Street | Boerne, TX

Positioned just minutes from Boerne's vibrant Main Street, 930 School Street offers a unique opportunity to acquire a thriving retail and office property in one of the Hill Country's most desirable commercial markets.

The property features two separate commercial buildings plus two mobile structures that expand the property's functionality. The main building is home to a successful, long-standing thrift store, a proven community favorite that brings steady traffic and consistent income. The second commercial building provides flexible office or retail space ideal for professional services, boutique retail, or creative workspace.

One of the mobile units currently serves as a sorting and processing office for the thrift store, supporting its ongoing operations. The second unit offers additional storage or potential for future conversion, giving this site exceptional versatility for investors or owner-users looking to maximize use and income.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Two Distinct Commercial Buildings: Retail and office spaces offering multi-tenant potential.
- Established Tenant: Thriving thrift store with strong community presence and customer base.
- Two Mobile Units: One utilized as a sorting/processing area, the other suited for storage or future improvement.
- Prime Location: Minutes from downtown Boerne, near Hwy 46 and I-10 with excellent visibility and access.
- Ample Parking & Easy Access: Large lot with plenty of space for customers, deliveries, and staff.
- Flexible Investment Potential: Ideal for investors, owner-occupants, or small business expansion.
- This property combines immediate income with operational flexibility, making it a rare find in the heart of Boerne. Whether kept as a thriving retail and office hub or enhanced through thoughtful upgrades, 930 School Street is an asset with both stability and upside in a highly desirable Hill Country market.

COMPLETE HIGHLIGHTS



BUILDING INFORMATION

Building Class	C
Tenancy	Multiple
Ceiling Height	10 ft
Minimum Ceiling Height	8 ft
Number of Floors	1
Average Floor Size	1,733 SF
Year Built	1985
Framing	Wood
Condition	Excellent
Roof	Composition
Number of Buildings	2
Walls	Wood, Stucco
Floor Coverings	Tile
Foundation	Concrete
Exterior Walls	Concrete

930 N SCHOOL ST



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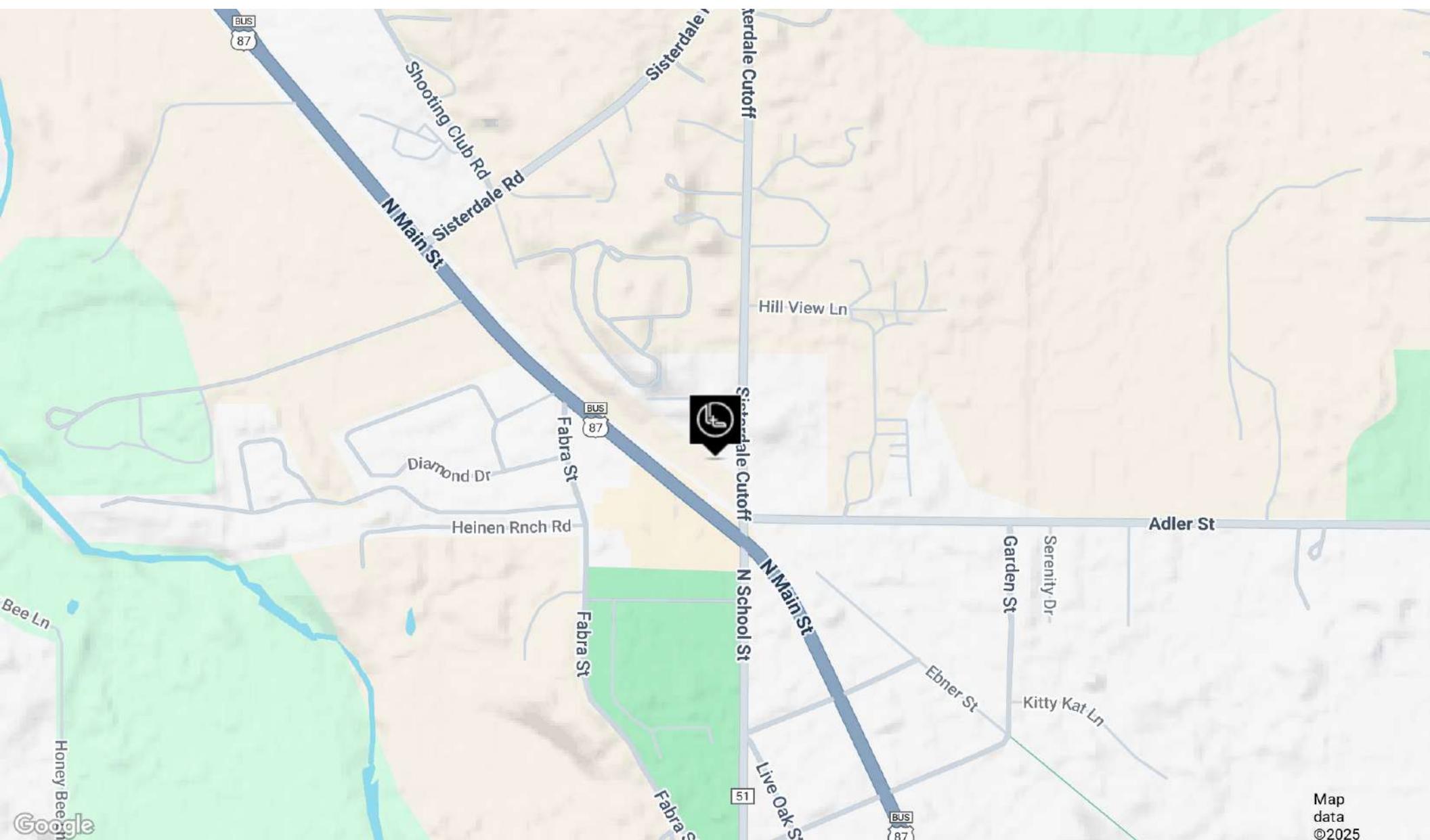


LOCATION INFORMATION

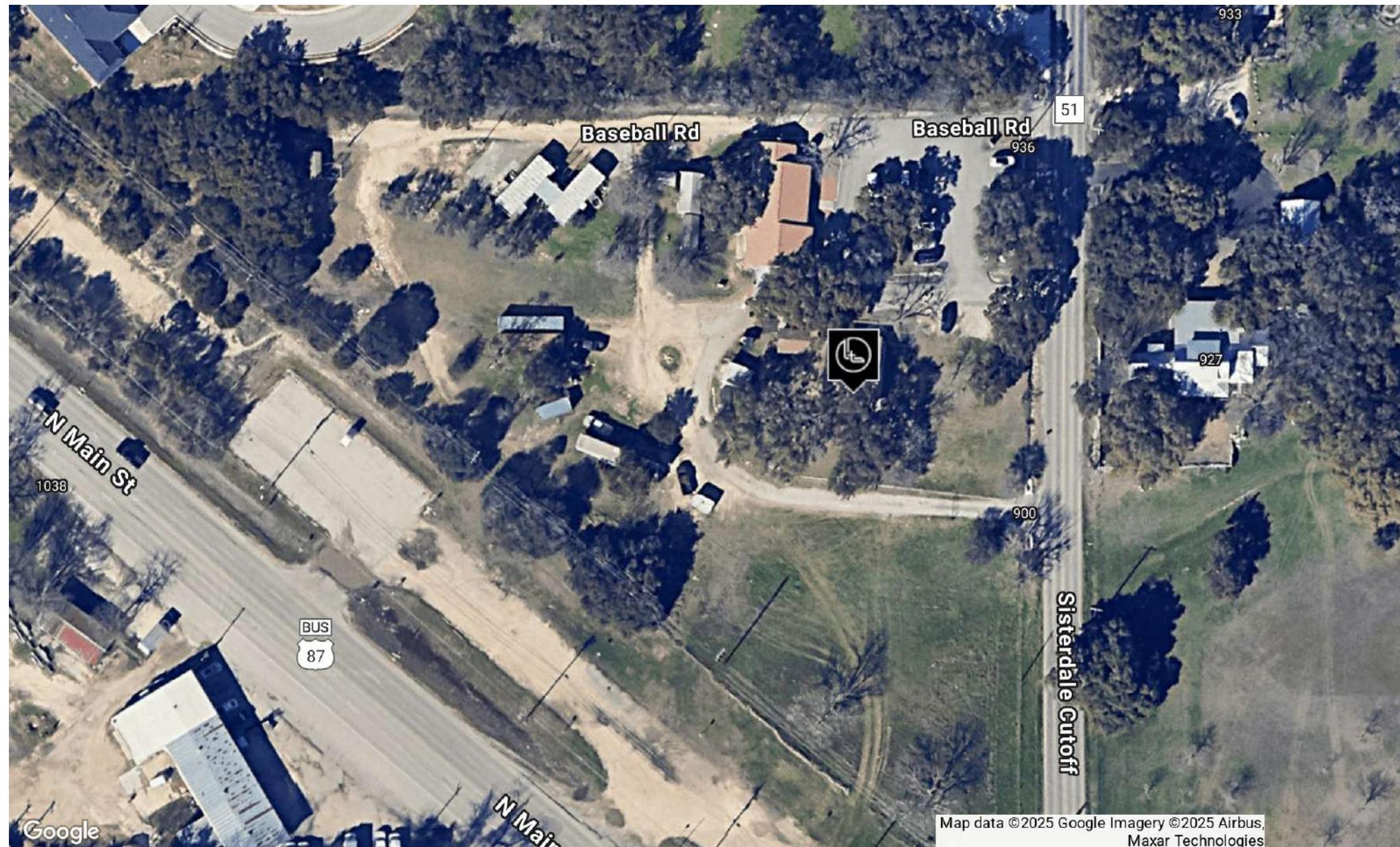
SECTION 2

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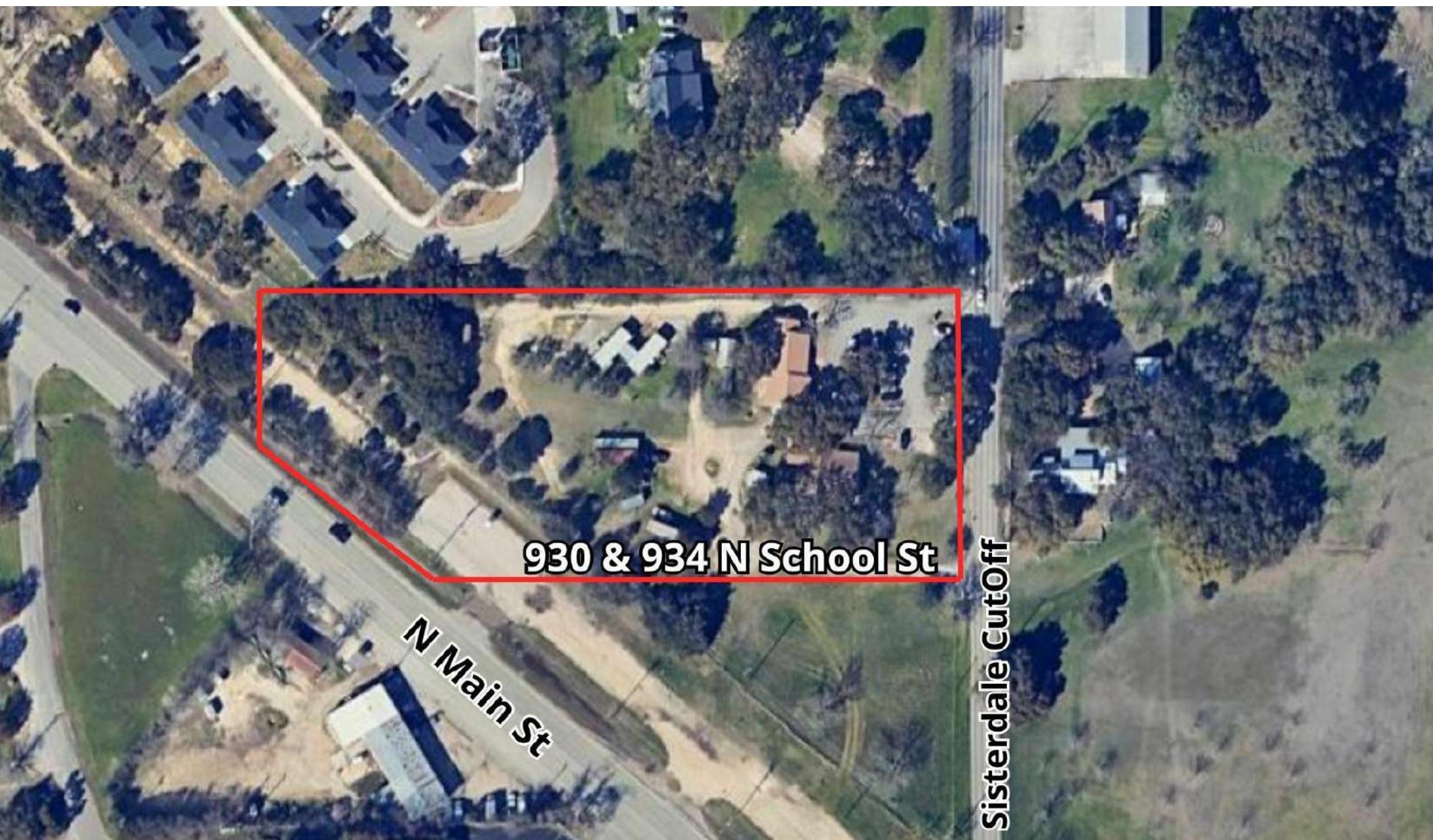
LOCATION MAP



AERIAL MAP



SITE MAP





DEMOGRAPHICS

SECTION 3

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,950	19,861	30,452
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,134	7,417	11,189
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$143,632	\$142,784	\$152,064
Average House Value	\$547,243	\$568,330	\$595,637

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	26.6%	26.9%	26.1%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,178	14,722	22,706
Total Population - Black	32	240	378
Total Population - Asian	44	244	372
Total Population - Hawaiian	2	20	36
Total Population - American Indian	25	153	211
Total Population - Other	206	1,355	1,950

Demographics data derived from AlphaMap

