

110 Industrial Drive



110 Industrial

Property Highlights

- For SALE or LEASE
- 4,090 SF
- Office Flex & Showroom
- Industrial Warehouse
- 2 grade-level doors
- Gated Yard with Covered Parking
- Excellent IH-10 W access



110 Industrial Drive | Boerne, TX
SALES PRICE: \$975,000 | LEASE RATE: \$17.00 NNN

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PROPERTY DESCRIPTION

110 Industrial
110 Industrial Drive | Boerne, TX 78006

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110 INDUSTRIAL

For Lease. Ready for Move-in.

Rare Boerne office/warehouse opportunity!

Excellent location in established industrial area at the gateway to Boerne; easily accessible with immediate access to IH 10 West.

Clean industrial office look with added industrial warehouse amenities.

4,090 SF Office/Warehouse Building. 2,525 SF Office Space; 1,565 SF Warehouse .

Attractive office space with industrial style finishes and natural light, recently renovated in 2017. Multiple private offices, conference areas, large reception / central cubicle area, break area, 2 ADA restrooms.

Warehouse has 2 grade level doors, built in shelving, secure storage and additional restroom. Gated yard includes covered parking area.

BUILDING:	110 INDUSTRIAL
ADDRESS:	110 Industrial Drive Boerne, Kendall County, Texas 78006
LOCATION:	Located in established Boerne industrial area at the gateway to Boerne proper, just off IH 10 W with excellent IH 10 access
AVAILABLE SPACE:	Entire building consists of approximately 4,090 SF office/warehouse space with gated yard. Office: 2,525 SF; Warehouse: 1,565 SF
SALES PRICE:	\$975,000
STARTING LEASE RATE:	\$17.00 NNN per SF per annum w/ 3% annual increases in base rate throughout term
TRIPLE NETS:	Approx. \$2.75 per SF per annum, plus separately metered utilities (electric / water)
EXISTING FINISHES:	<i>Office</i> renovated in 2017; Clean industrial office finishes with natural light. Multiple private offices, conference areas, large reception / central cubicle area, break area, 2 ADA restrooms. <i>Industrial warehouse</i> area includes two grade level doors, secure storage, built-in shelving, additional restroom, gated yard, covered parking
PARKING:	Generous surface parking with covered carport / equipment parking in gated yard
ZONING:	Industrial Zoning - suitable for wholesale, contractor, laboratory, trade school, thrift store, brewery/winery
CONSTRUCTION:	Masonry rock/metal building w/ metal roof

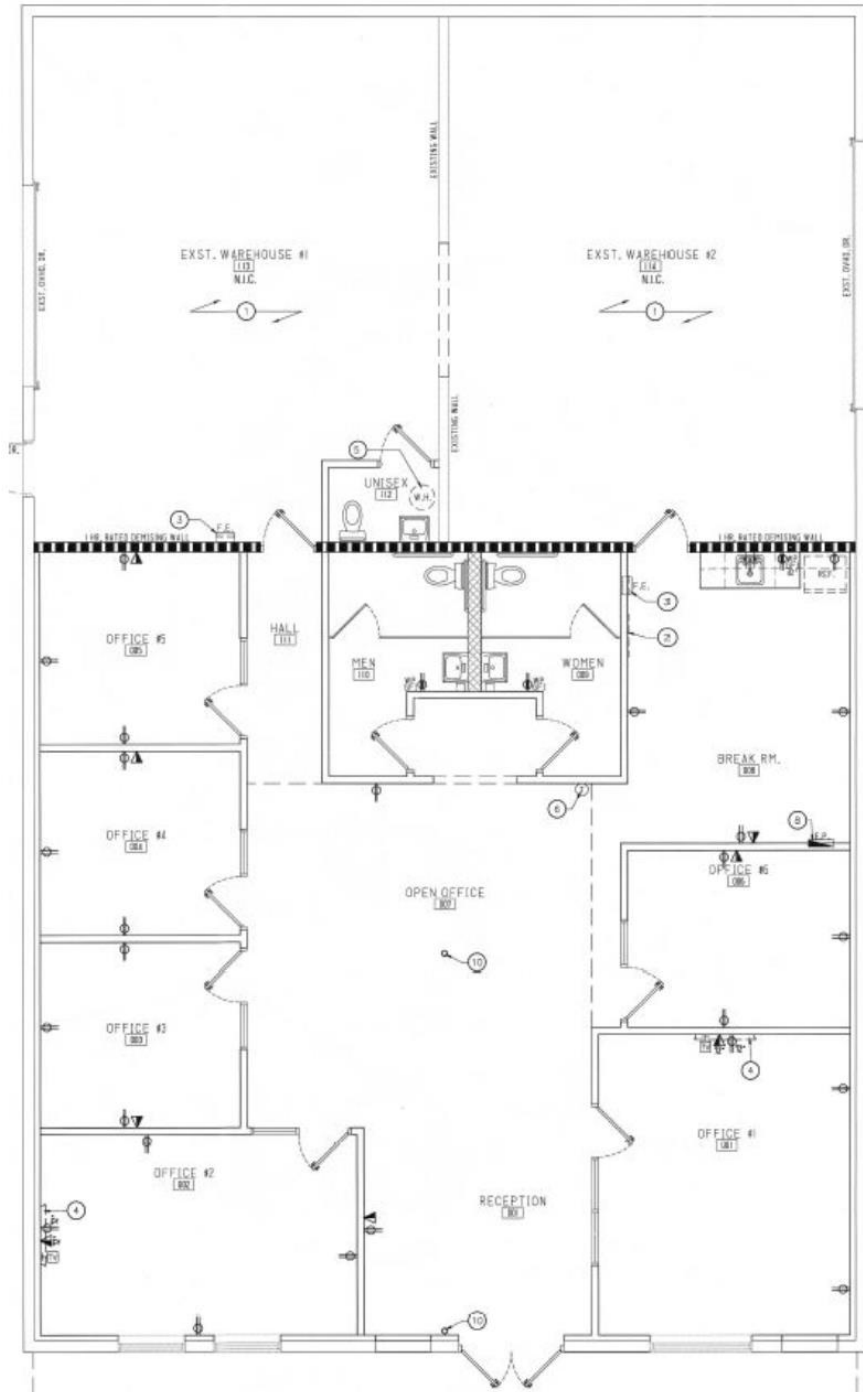
PROPERTY PHOTOS

110 Industrial
110 Industrial Drive | Boerne, TX 78006



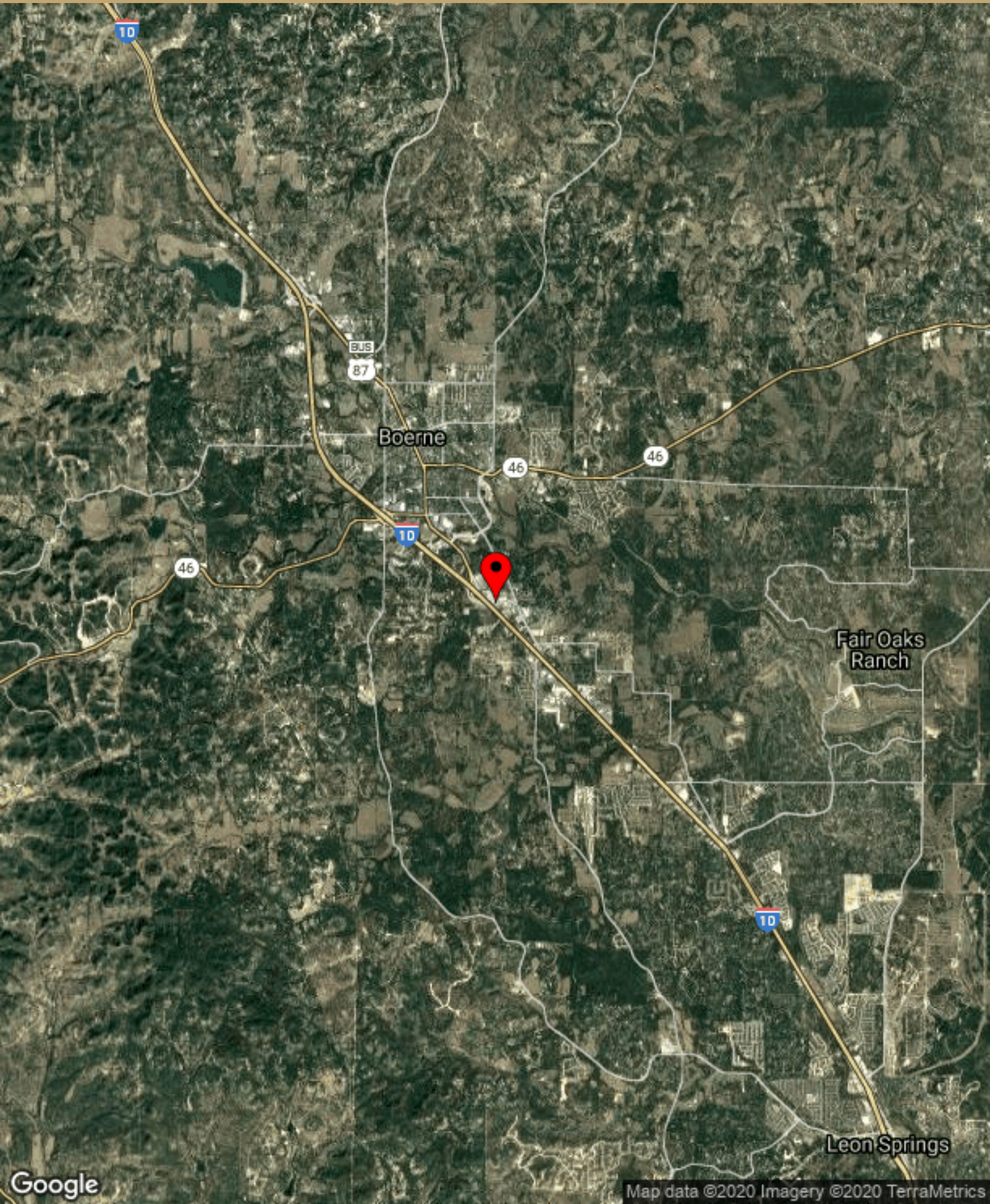
FLOOR PLAN

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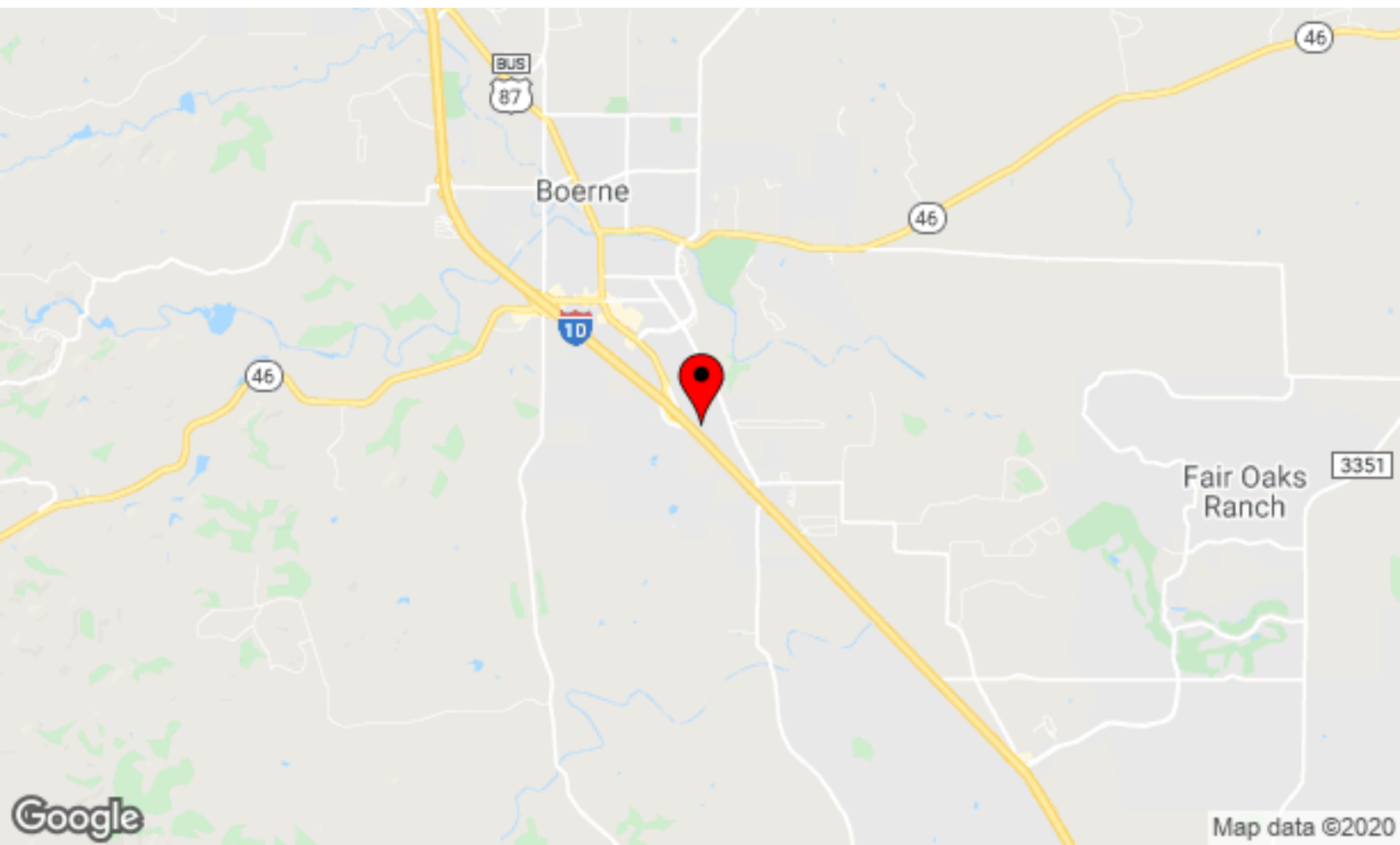
REGIONAL MAP

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LOCATION MAP

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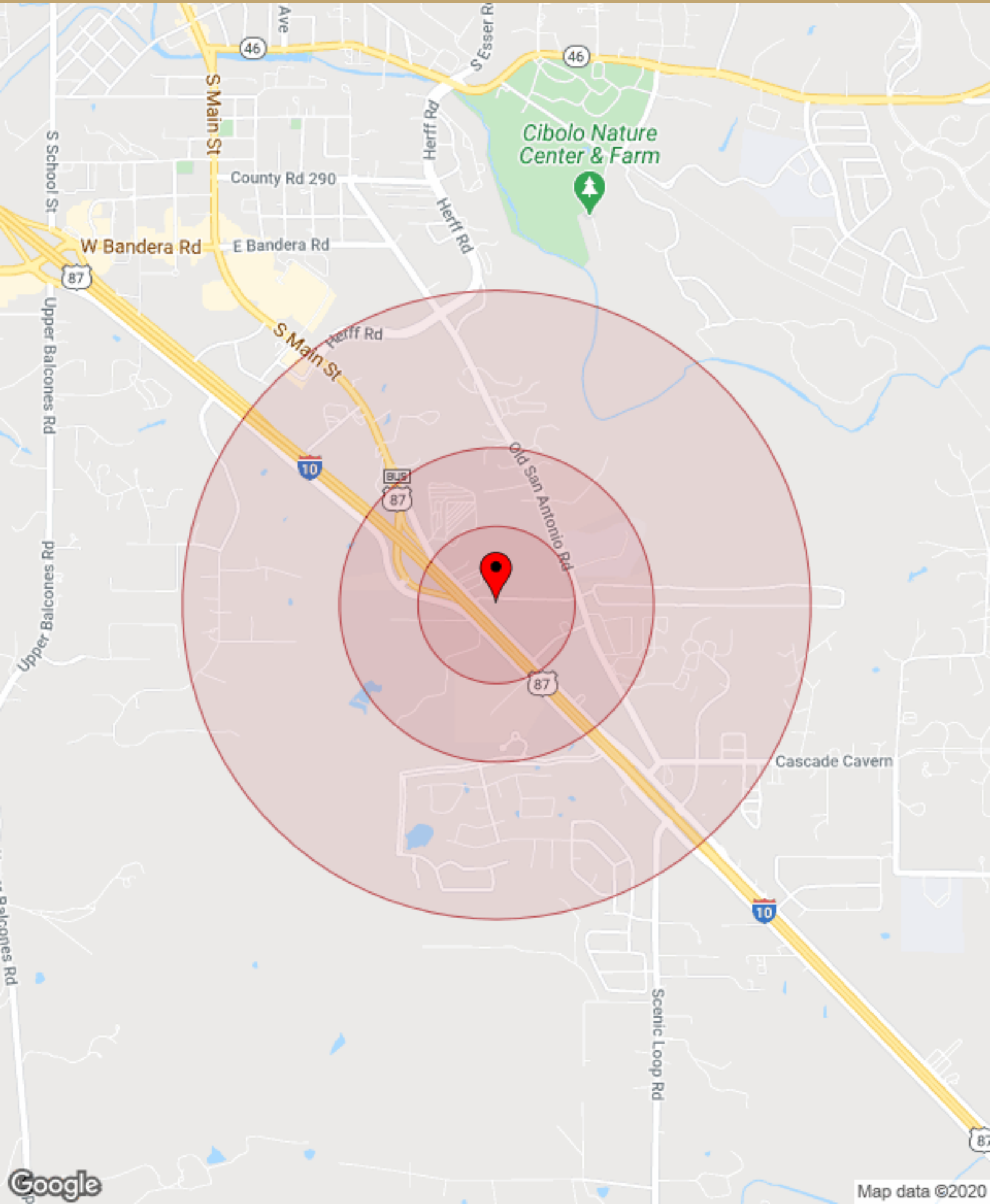
AERIAL MAP

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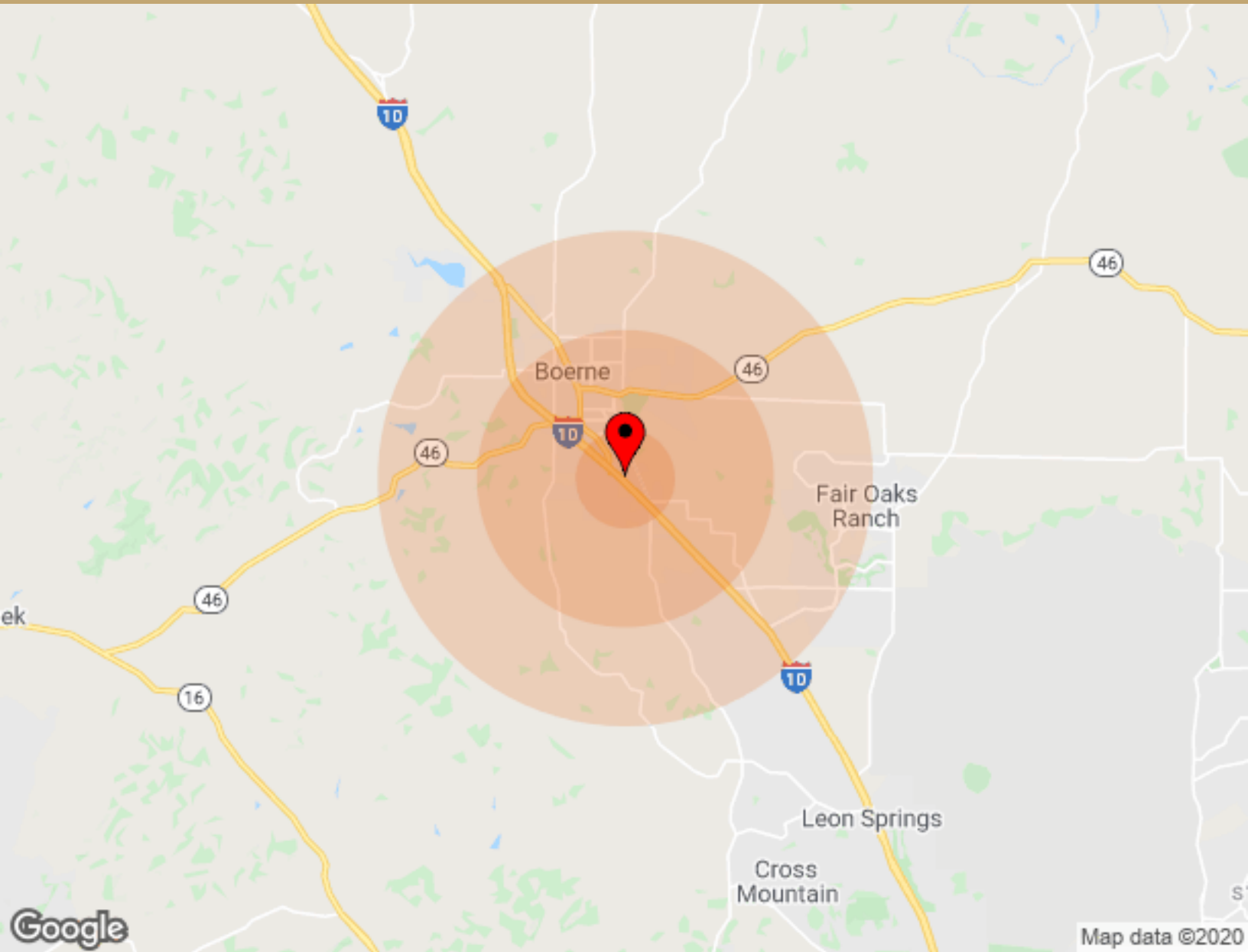
BUSINESS MAP

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DEMOGRAPHICS

110 Industrial
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Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,327	11,160
Female	N/A	5,927	11,921
Total Population	N/A	11,254	23,081
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,171	4,306
Ages 15-24	N/A	1,650	3,259
Ages 55-64	N/A	1,376	3,212
Ages 65+	N/A	2,180	4,768
Race	1 Mile	3 Miles	5 Miles
White	N/A	10,460	21,749
Black	N/A	26	39
Am In/AK Nat	N/A	1	11
Hawaiian	N/A	N/A	2
Hispanic	N/A	2,490	4,234
Multi-Racial	N/A	1,492	2,364

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$65,002	\$73,871
< \$15,000	N/A	481	676
\$15,000-\$24,999	N/A	374	819
\$25,000-\$34,999	N/A	292	718
\$35,000-\$49,999	N/A	500	989
\$50,000-\$74,999	N/A	725	1,357
\$75,000-\$99,999	N/A	619	1,442
\$100,000-\$149,999	N/A	654	1,319
\$150,000-\$199,999	N/A	287	632
> \$200,000	N/A	233	783
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,311	9,108
Occupied	N/A	3,997	8,450
Owner Occupied	N/A	2,542	5,874
Renter Occupied	N/A	1,455	2,576
Vacant	N/A	314	658

Map data ©2020



11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

TXR-2501
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Elize Pruske

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