

415 SOUTH SCHOOL ST. BOERNE, TX



FOR LEASE

415 South School St. Boerne, TX

An offering overview for a beautiful office building in a convenient location with plenty of parking for lease in beautiful Boerne, Texas.

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The Offering



The Offering

Practice Real Estate Group is pleased to offer the 4,000 SF first floor of a stunning office building for lease.

The building, located at 415 S School St is in Boerne, TX, just 30 miles from downtown San Antonio. It's a family-friendly small town, known for its proximity to a big city but a simpler way of life.

The property sits right along S. School St. and is just a half-mile from Main Street and the downtown square offering lunch options and shopping.

The space is currently available in shell condition, ready for generalists, specialists, or traditional office users.

First Floor of the Office Building
on 415 S School St.



Property Summary



Property Summary

Address	415 S. School St.
Building Type	New Construction
Delivery Date	Summer 2022
Office Size	4,000 SF
Uses	Medical / Traditional Office

First Floor of the Office Building
on 415 S School St.



The Opportunity



The Opportunity

Problem

Boerne is a growing small town and its construction market is behind the population increase. There's simply not a lot of supply. Office space can be hard to find - medical office space can be even harder to pin down.

Solution

The beautiful first floor at 415 S School St. provides an office space that's available for lease now. It's in the heart of Boerne, close to Main Street and daily needs, and provides an opportunity to locate either a medical practice or a business just a stone's throw from the conveniences of downtown with the peaceful, quiet pocket of a small town.



First Floor of the Office Building
on 415 S School St.

Investment Highlights



Investment Highlights

Premier Accessibility

The property sits along S. School St., a thoroughfare that runs perpendicular - and straight into - the city center, anchored by an H-E-B Plus. The building is less than a half-mile from the exit off I-10 and Main St.

Projected Growth

Boerne's population has doubled in the past ten years and is projected to grow another 24% by 2026.

Surrounded by Development

Lemon Creek Ranch is a 118 Acre Grocery Anchored Mixed-Use Development opening just a few miles away. The project will include 600-700 Units of multi-family units and townhomes and 25+ acres of hike and bike trails.

Excellent Visibility

As seen in current images, the office building has signage visible from School St. in both directions and Hosack St., which runs into downtown.

Delivery is now

This first story of 415 S School St. is in shell condition, ready for a tenant that has a vision for their practice or office space.

First Floor of the Office Building
on 415 S School St.

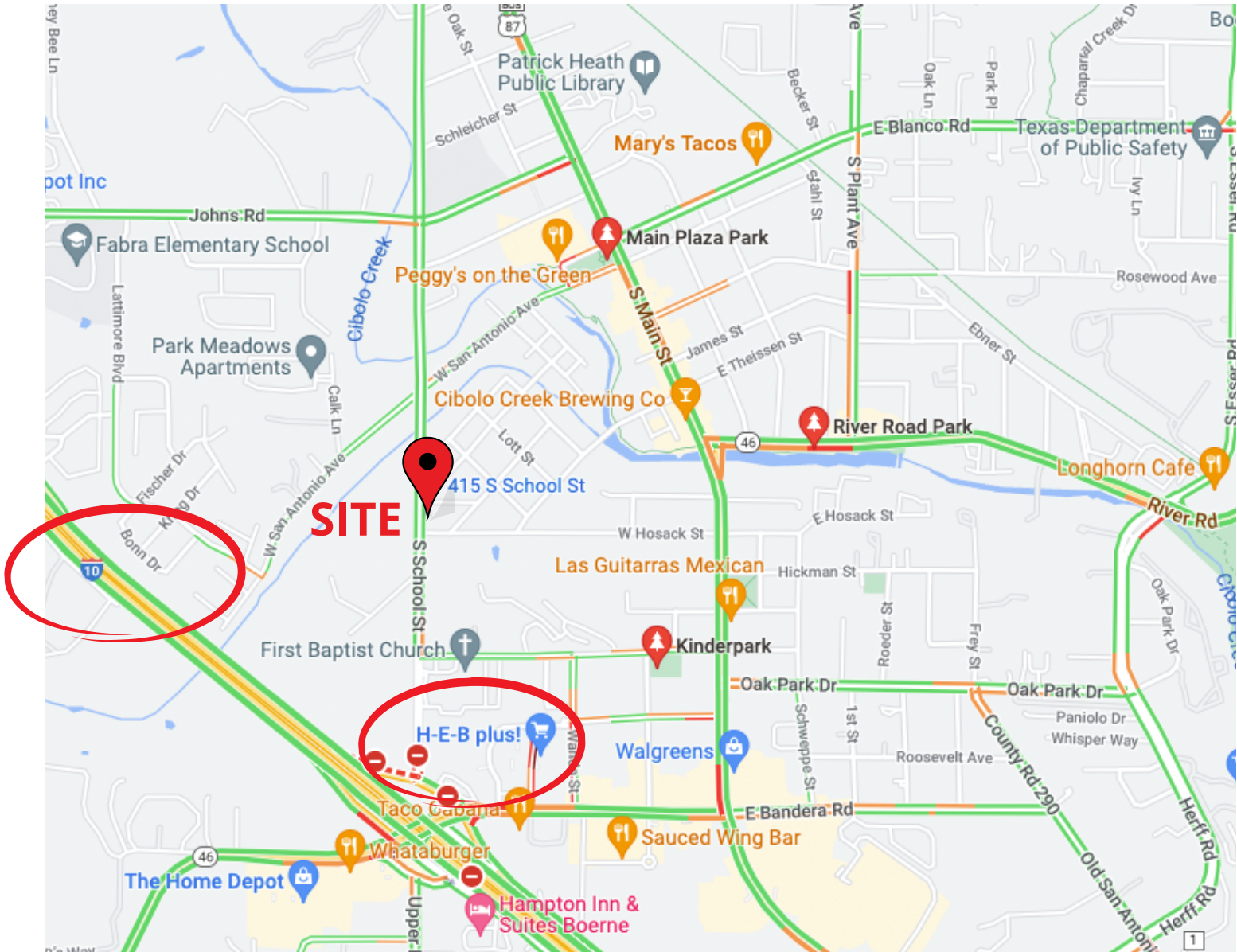


Property Images



First Floor of the Office Building
on 415 S School St.

MAP VIEW, ZOOM IN ON COMMERCIAL HIGHLIGHTS



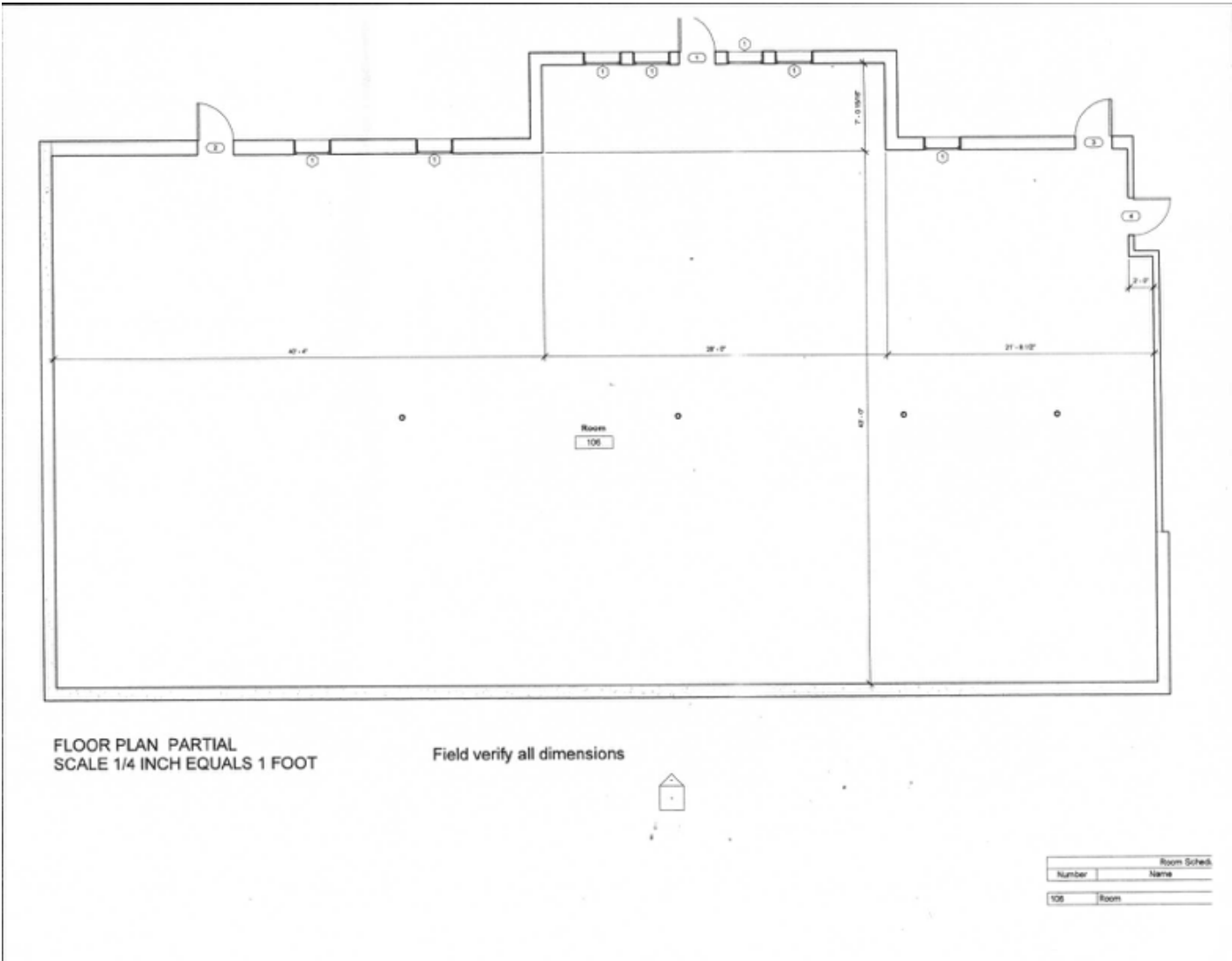
CURRENT PHOTOS OF SITE



AERIAL PHOTOS OF SITE



ARCHITECTURAL DRAWINGS



SHELL INTERIOR



First Floor of the Office Building
on 415 S School St.



The Market



The Market

The Kendall County Submarket of San Antonio offers an attractive value proposition for tenants compared with the denser urban core. It is a regular target among market participants searching for office opportunities in the San Antonio area.

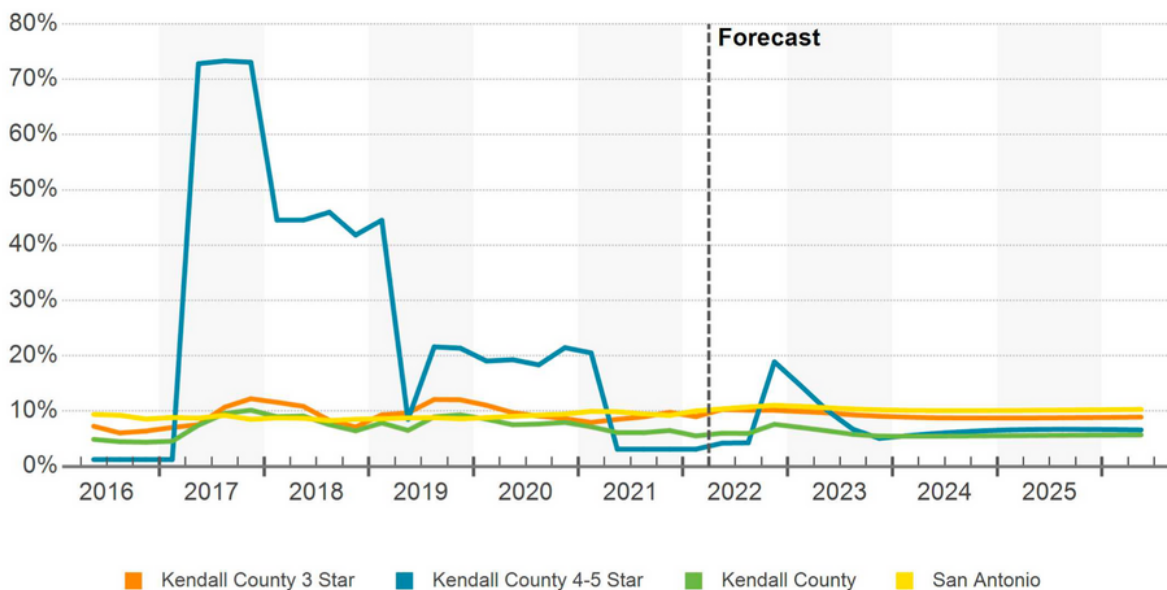
The vacancy rate is low - just 6.4% - and below the 10-year average. To catch up with demand, there is about 33,000 SF underway in Kendall County, the most space under construction in more than three years. This represents a continuation of new development in the submarket, which had already seen 52,000 SF deliver over the past three years.

The property at 415 S School Rd is a perfect offering in a low vacancy market, and is an exciting opportunity to establish an office space surrounded by new development.

KENDALL COUNTY SUBMARKET OVERVIEW* - OFFICE

The Market

VACANCY RATE



First Floor of the Office Building
on 415 S School St.

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