



The
KENDALL
HILL COUNTRY INN
Est. 1859

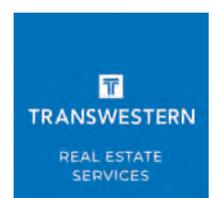


HISTORICALLY-SIGNIFICANT KENDALL INN

EXTENSIVELY RENOVATED & BEAUTIFULLY RESTORED

128 W BLANCO ROAD | BOERNE, TEXAS 78006

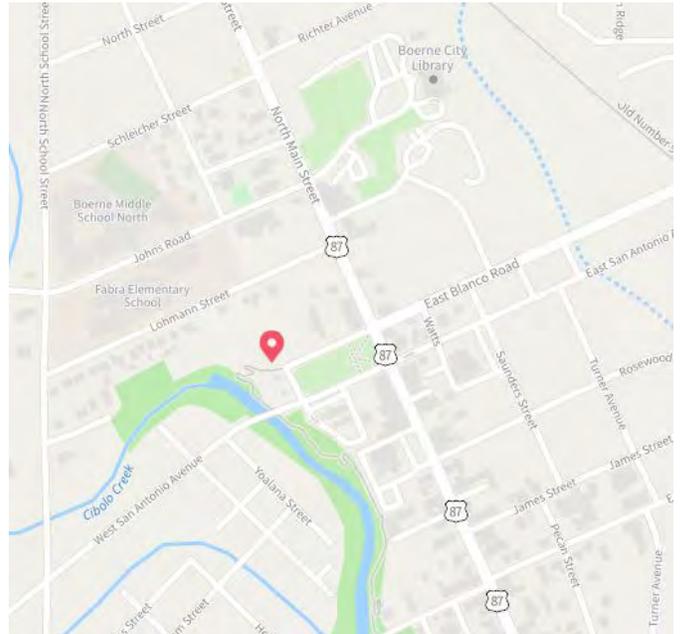
EXCLUSIVE BROKER: RUSSELL T. NOLL, CCIM, CPM®





ABOUT THE PROPERTY

A boutique hotel in Boerne Texas, The Kendall Hill Country Inn is inimitably placed along the Cibolo Creek in the heart of Boerne's downtown historic district. The designs of an 1859 Greek Revival structure allow for an exceptional use of space and environment creating the most comfortable experience year-round. Find out more at thekendalltx.com



Located just outside the front doors of the hotel you will find Main Plaza Park, the walking trail of Cibolo Creek and you're just a few steps away from the beautiful shops and restaurants along Main Street.



The Kendall is a 19th century stagecoach stop that has offered Texas hospitality since 1859.



THE OFFERING

KENDALL INN

ADDRESS: 128 W Blanco Road
Boerne, TX 78006

ROOMS: 34

YEAR BUILT/RENOVATION: 1859 / 2015-2020

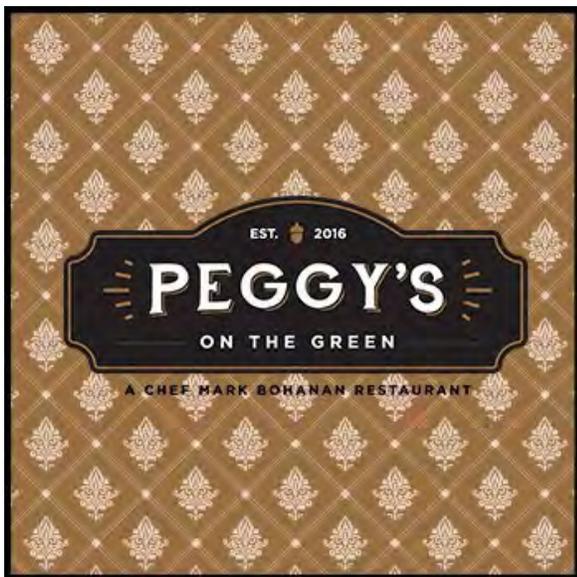
SIZE: ±29,827.5 SF

LAND: ±4.13 ACRES



ADDITIONAL PROPERTIES INCLUDED:

ADDRESS:	SIZE:	LAND:	YEAR BUILT:	USE:
209 Lohmann St, Boerne, TX 78006	1,320 SF	.189	2016	Restaurant
303 Lohmann St, Boerne, TX 78006	0	.1898	2005	Parking Lot





HOTEL ACCOMMODATIONS



HISTORIC CABINS

The Kendall offers 34 rooms, suites, and cottages each exquisitely appointed and beautifully restored.

- Cottages
- Grand Suites
- Courtyard
- Historic Cabins
- Front Porch
- School House
- Garden Courte



ENCHANTED CABIN



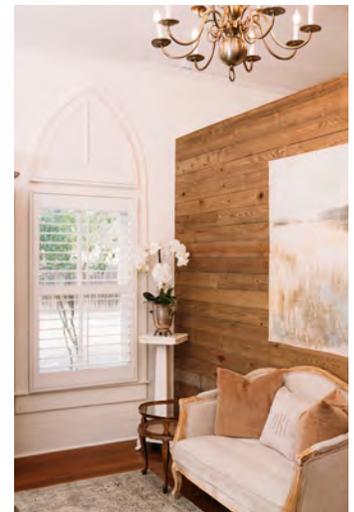
ST. JOHN'S SUITE



SCHOOL HOUSE



SARAH REED GRAND SUITE





ON-SITE VENUES



MEETING ROOM

OFFICE SPACE AND MEETING ROOMS

- Ground Floor-Lobby Space
- Third Floor Level
- Wi-Fi Access

CONFERENCE CENTER

- 4,500 square foot
- Flexible layout options for any type of event
- Open foyer for group registration and check-in
- Adjacent to Antebellum Courtyard



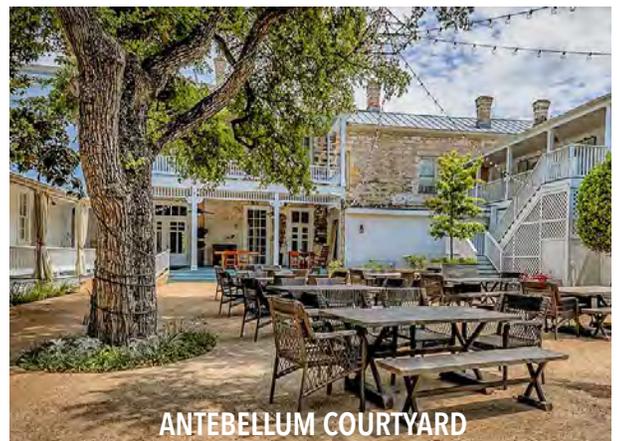
KENDALL HALLE

OUTDOOR SPACE

- Natural setting and ambience
- Unique view of the Cibolo Creek
- Wedding location



CREEKSIDE OUTDOOR VENUE



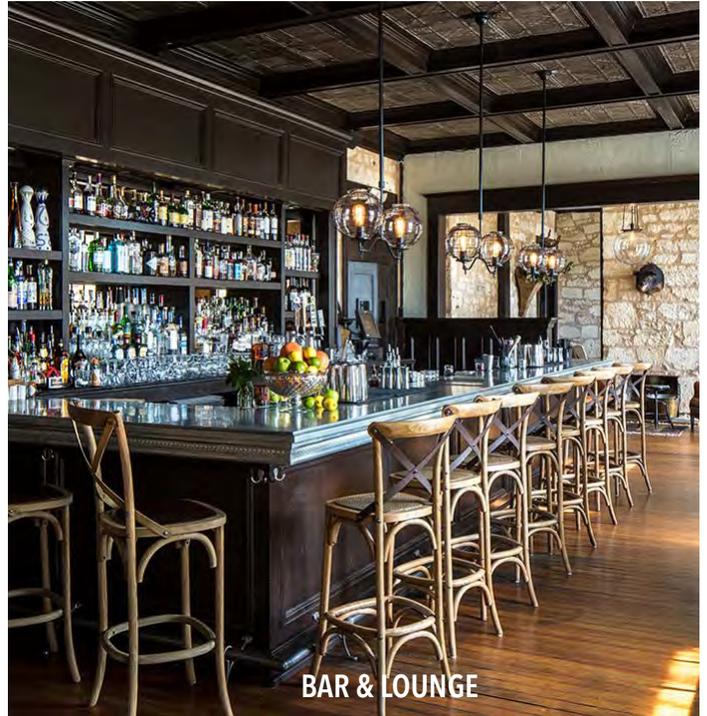
ANTEBELLUM COURTYARD



FOOD & DRINK



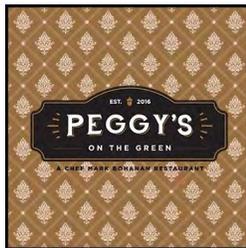
RESTAURANT



BAR & LOUNGE

PEGGY'S ON THE GREEN RESTAURANT & BAR COMPADRES HILL COUNTRY COCINA

- South-Inspired American Cuisine
- Chef Mark Bohanan
- Lunch & Dinner
- Sunday Brunch & Dinner



- Mexican, Tex-Mex, BBQ
- Veteran-owned and operated
- Lunch & Dinner



Mark Bohanan is Chef/Owner of Bohanan's, the highly-regarded prime steak and seafood restaurant in downtown San Antonio. This restaurateur proudly executed the establishment of a South-inspired, all-American restaurant in Boerne. The impeccable Peggy's on the Green is named for Mark's late mother, who was a great cook in her own right.

Chef Mark Bohanan and Peggy's on the Green have been featured in the NBIZ Magazine's Restaurant Issue.

Originating as a popular food truck, former executive chef for Fair Oaks Ranch Golf & Country Club, Mark Sierra opened his very own sit-down restaurant serving popular dishes such as Menudo, posole, carnitas, street tacos, ceviche, barbacoa, pan dulce, y mas.

A restaurant providing the best Mexican and Tex-Mex food in the Texas Hill Country!



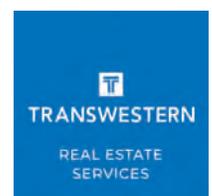
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FOR INFORMATION CONTACT:

EXCLUSIVE BROKER:

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210.253.2945
russell.noll@transwestern.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.

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
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russell Noll	386386	russell.noll@transwestern.com	210-341-1344
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date