



216 E Blanco Rd.

TWO OFFICE BUILDINGS FOR SALE

216 E Blanco Rd.
Boerne, TX 78006

 Transwestern

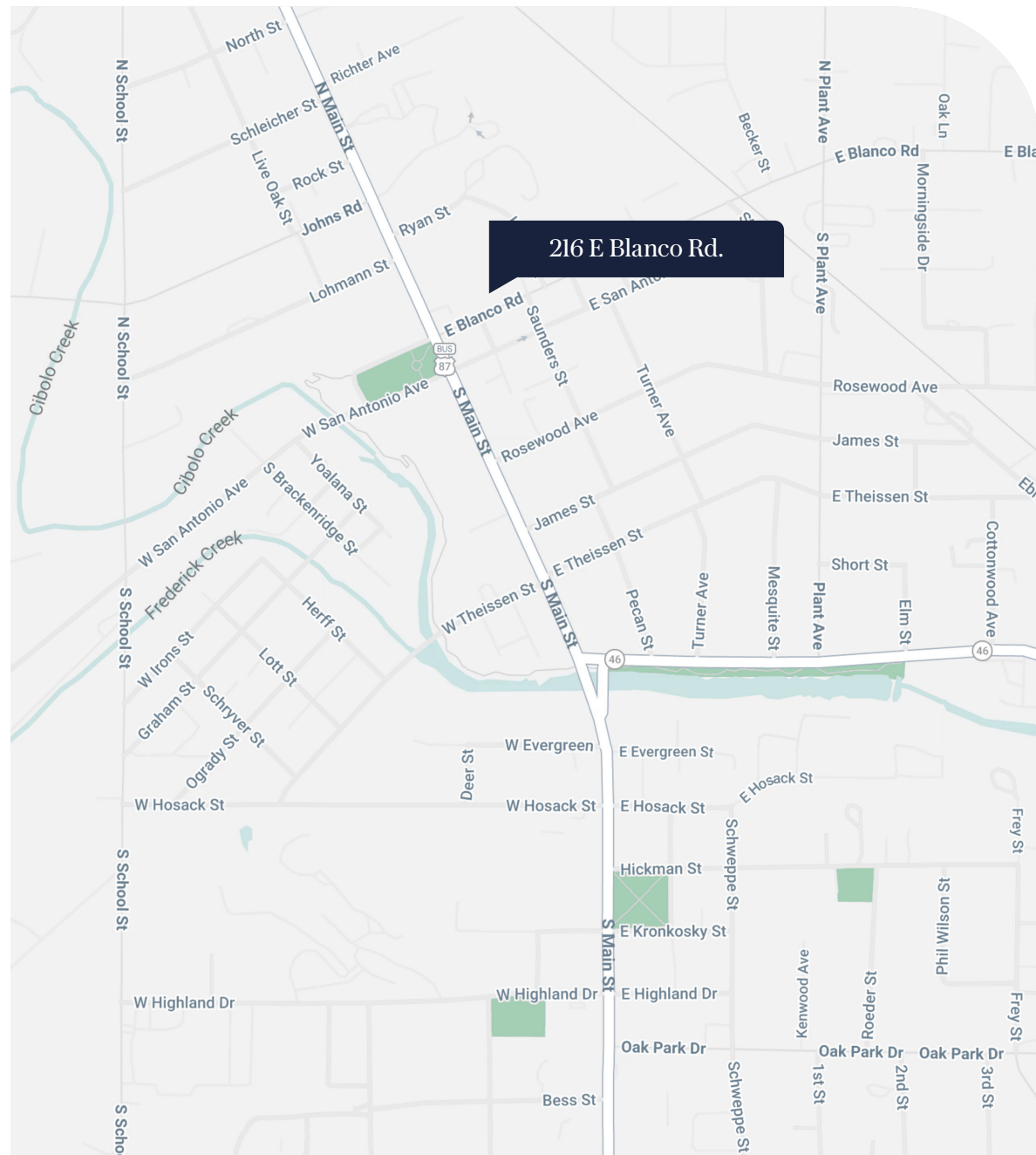
About the Property

Property Overview

216 E Blanco Rd offers a well-located opportunity in Boerne, Texas, positioned along E Blanco Road with convenient access to downtown Boerne and major area thoroughfares. The property benefits from Boerne's strong residential and commercial growth.

HIGHLIGHTS

- $\pm 4,768$ SF - two buildings
 - Building 100 - Approximately 2,268 sf
 - Building 200 - Approximately 2,500 sf
- ± 0.44 acres
- Walking distance to downtown Boerne and Kendall County courthouse
- C3 zoning
- Ample on-site parking
- Strong visibility



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Aerial



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Site



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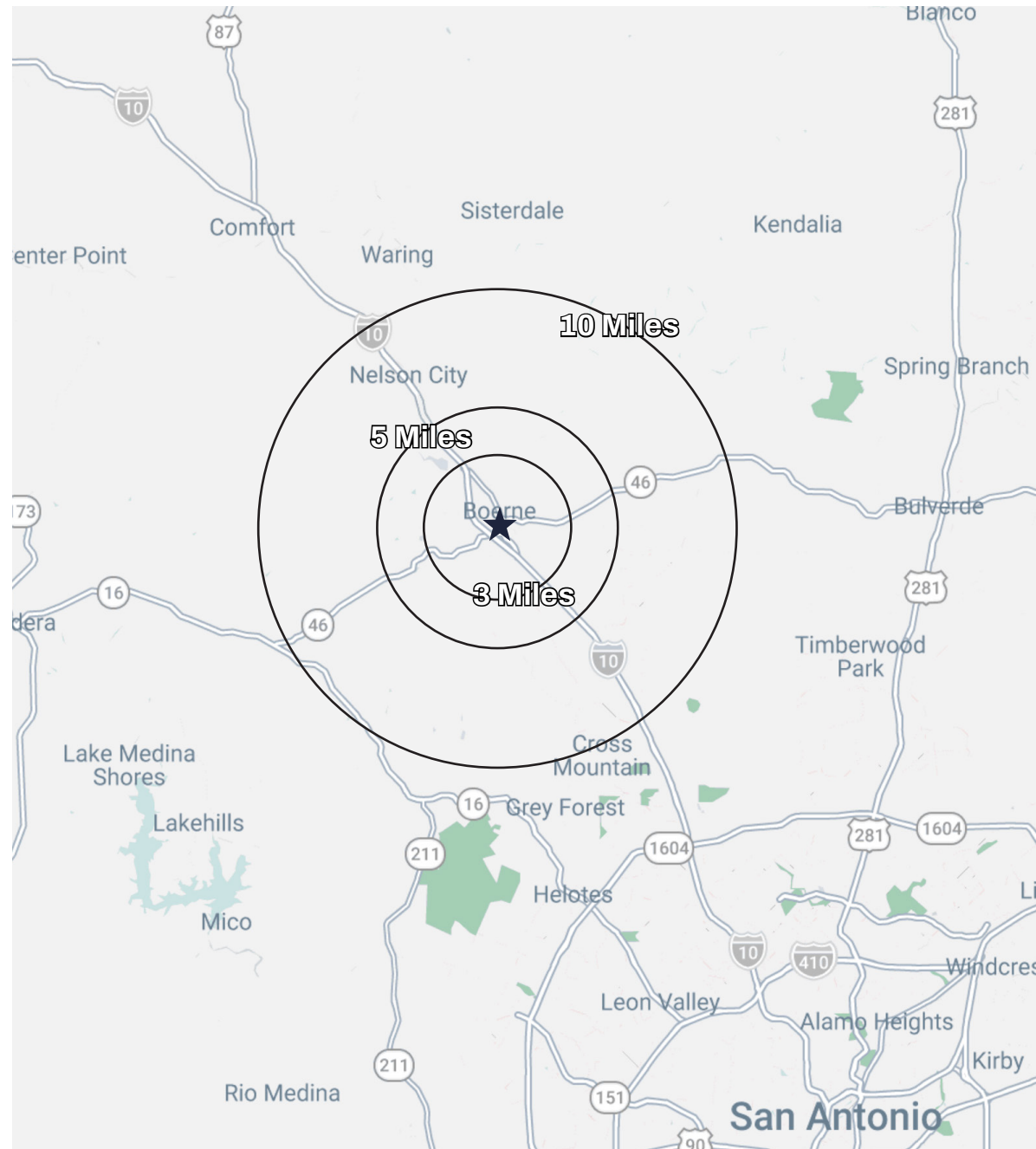
Demographics

Population	3 Miles	5 Miles	10 Miles
2025	10,231	13,447	30,545
2030 Projection	11,588	15,200	33,725
2025–2030 Annual	2.7%	2.6%	2.1%

Household Income	3 Miles	5 Miles	10 Miles
Average Household Income	\$127,137	\$136,935	\$156,952
Median Household Income	\$92,451	\$103,898	\$130,617

Housing Value	3 Miles	5 Miles	10 Miles
Median Home Price	\$480,960	\$510,459	\$526,757

Housing Units	3 Miles	5 Miles	10 Miles
Owner-Occupied Housing	7,800	10,771	27,034
Renter-Occupied Housing	3,789	4,429	6,691



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For More Information

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