



MEDICAL ON MAIN

— BOERNE —

701 N. Main St, Boerne, TX

Overview

This 49,000-square-foot, two-story medical office building on Boerne's Main Street delivers modern healthcare space in one of Texas Hill Country's fastest-growing markets. With approximately 220 parking spaces and mature tree canopy throughout the property, the facility offers convenient patient access and welcoming environment that medical practices require. Strategically positioned in Boerne's commercial corridor, the building serves a thriving community of growing families and affluent retirees seeking quality healthcare close to home, making it an ideal opportunity for medical tenants and investors alike.

Key Highlights



Class A
Medical Office
Building



In the growing
city of Boerne



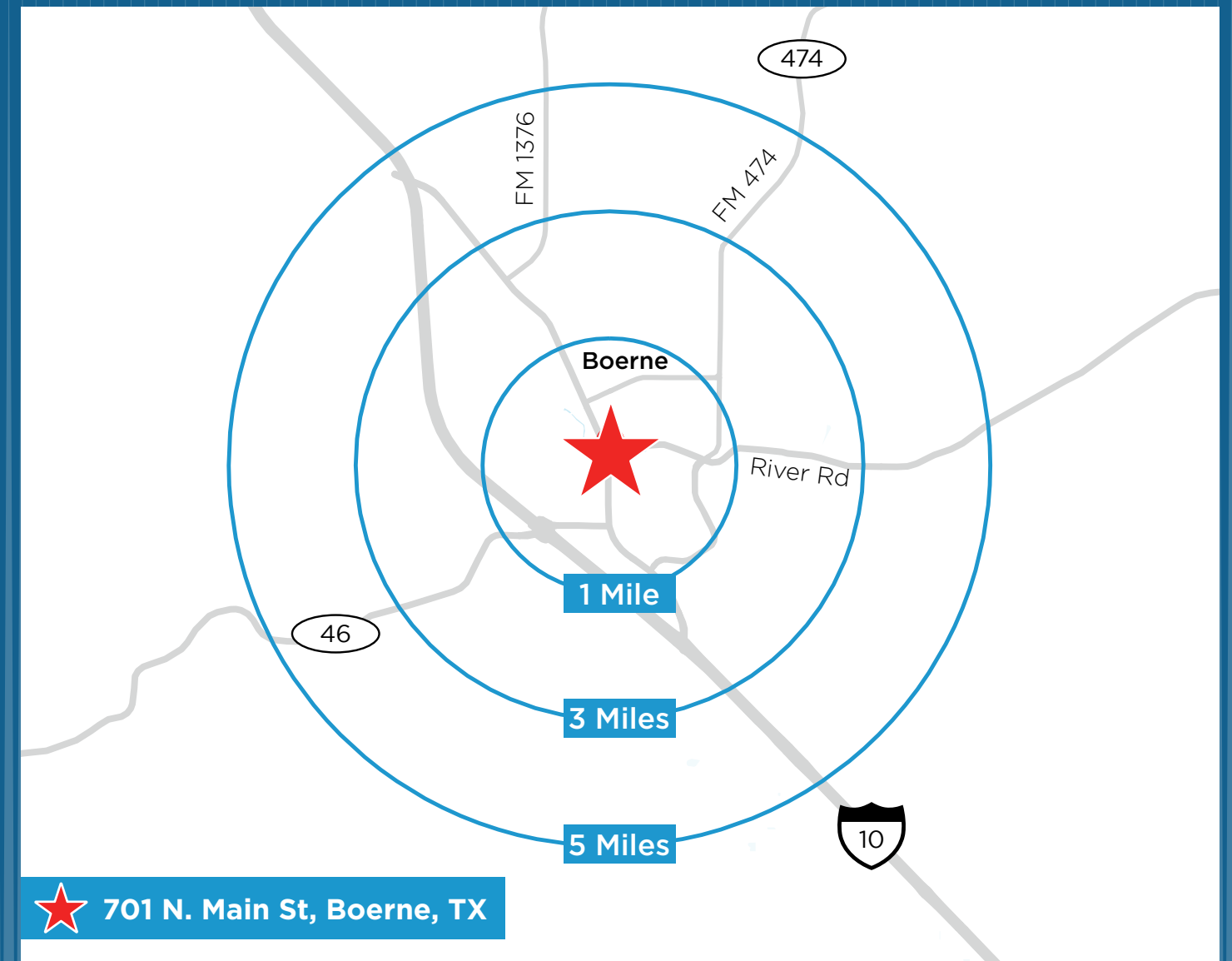
State-of-the-Art
Design &
construction



Parking
220 Spaces



49,000 RSF
Building



Located at 701 Main Street in Boerne, this medical building offers a highly visible, central location just steps from downtown amenities, dining, and services. The property provides convenient access for patients and staff while benefiting from Boerne's strong community presence and growth.

Demographics

Within 1, 3, and 5 miles

Area Radius	1 Mile	3 Miles	5 Miles
Median Age	41.7	42.3	43.1
Population	6,153	22,293	31,187
Number of Households	2,524	8,452	11,872
Median Households Income	\$83,673	\$99,419	\$111,801

Amenity Map



Hotels

- The Kendall
- Best Western Boerne Inn & Suites

Restaurants

- Bella Sera of Boerne
- Longbranch Saloon
- Klein Smokehaus
- Selah Cafe Coffee & Market

Retail

- Boerne Oaks Shopping Center
- Hill Country Square

Education

- Curington Elementary School
- Boerne High School
- St. Helena's Episcopal School Boerne

Community

- Boerne City Hall
- Patrick Heath Public Library
- Boerne Fire Department

Medical

- Sports & Family Medicine of Boerne
- Premier Dental Center Boerne
- Boerne Healthcare Group
- Methodist Boerne Medical Center
- Boerne Medical Clinic
- Boerne Family Medicine
- Communicare Health Centers
- Methodist Physicians Hill Country

Site Plan



2 Story, 49,000 sf of rentable space



Pedestrian plaza along N. Main Street

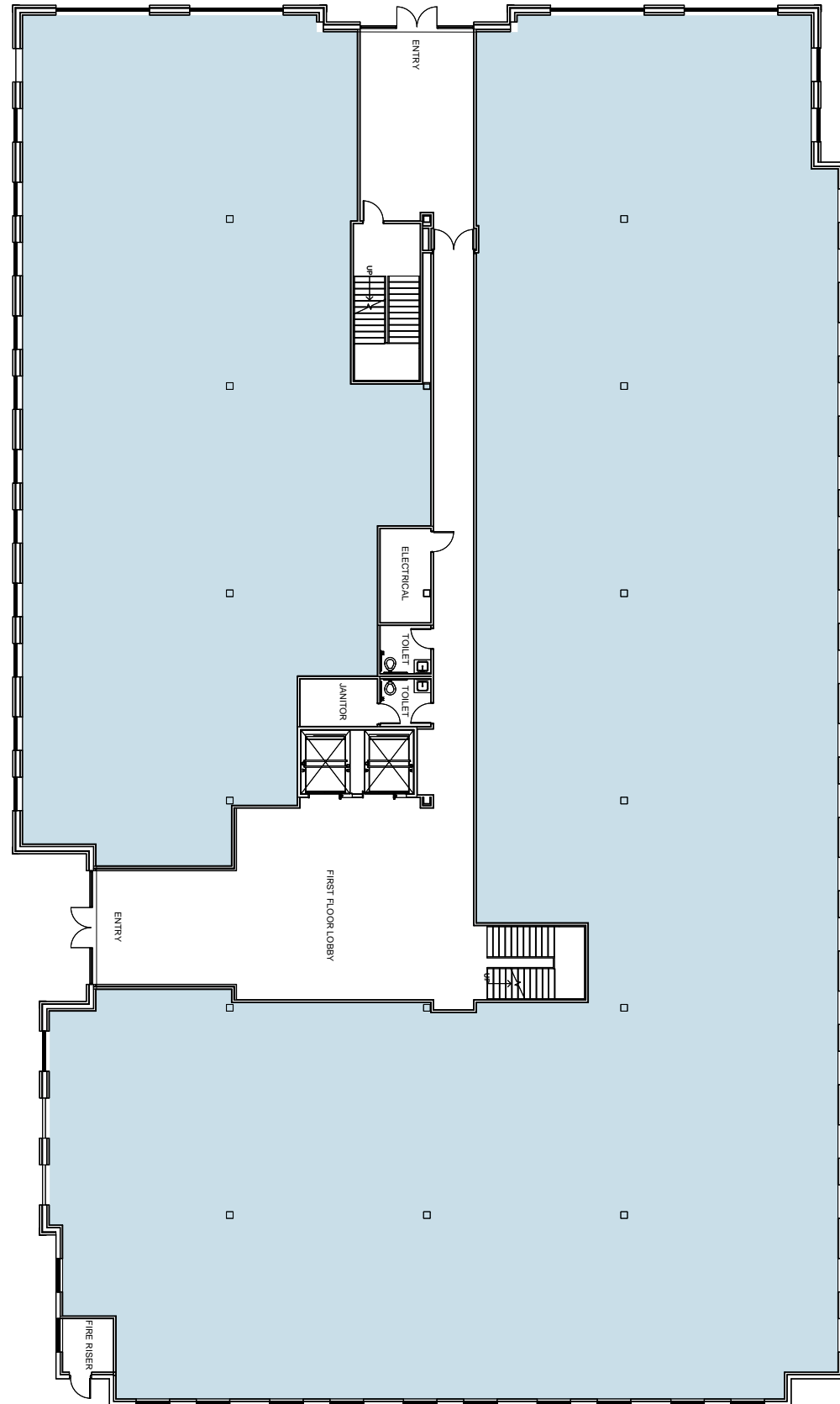


220 +/- Parking spaces

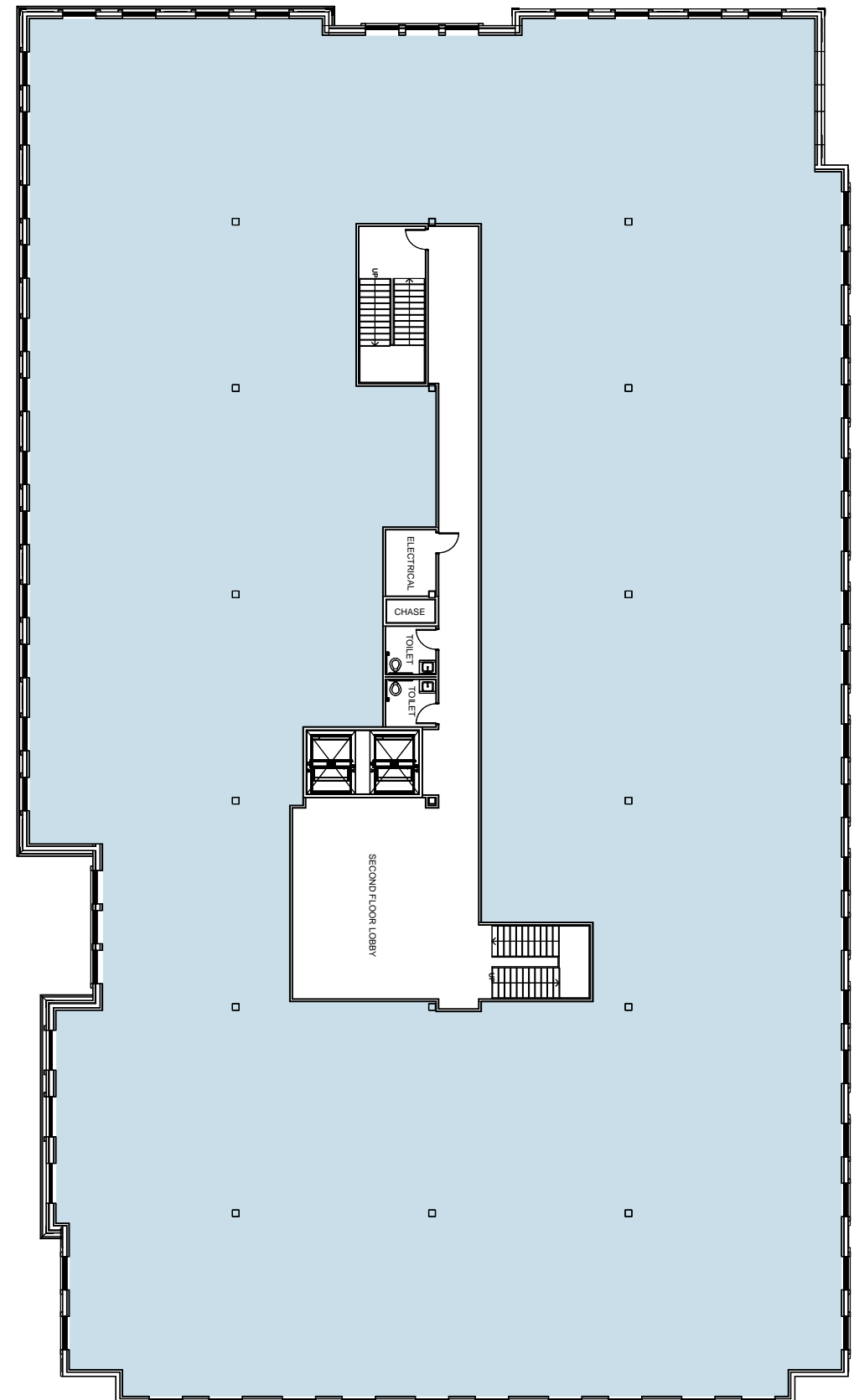


Large areas of existing trees to be saved

First Floor Plan



Second Floor Plan





Hill Country Medical Upgrades

Boerne's medical landscape is undergoing a major expansion with the development of the city's first acute care hospital by the Baptist Health System and a new Boerne Specialty Hospital, which will add a 24/7 emergency room and inpatient services. This local growth mirrors regional enhancements across the Texas Hill Country, including an emergency department expansion at Methodist Hospital | Hill Country and Hill Country Memorial's new partnership with Methodist Healthcare System to broaden access to specialized care. These significant upgrades are bringing a new level of comprehensive, advanced healthcare directly to the rapidly growing community.

7th Largest
City in Nation

0%
State and Local Tax

53.7%
Diversity Index

16.1%
Projected Population
Growth Rate in the
Next 5 Years

#1 State
Business
Climate—Chief
Executive Magazine





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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Buyer/Tenant/Seller/Landlord Initials

Date