

RETAIL OR OFFICE FOR SALE

OFFICE/RETAIL - BOERNE TEXAS "MIRACLE MILE"

265 N Main St, Boerne, TX 78006



OFFERING SUMMARY

SALE PRICE:	\$1,290,000
LOT SIZE:	0.49 Acres
BUILDING SIZE:	2,325 SF
ZONING:	C3
MARKET:	Boerne
SUBMARKET:	N Main Street
PRICE / SF:	\$554.84

PROPERTY OVERVIEW

This prime commercial property at 265 N. Main Street in Boerne, TX offers an exceptional investment opportunity. The property features two distinct buildings, one totaling 1,615 square feet and the other at 710 square feet, all situated on a generous 0.49± acre lot. Located in a highly desirable area, this property boasts an excellent location with a variety of thriving businesses within easy walking distance. With C-3 zoning, a versatile range of potential uses for this property are possible, making it a superb choice for entrepreneurs and investors alike. Don't miss the chance to secure this prominent commercial space in the heart of Boerne.

PROPERTY HIGHLIGHTS

- Downtown Boerne Texas in the "Miracle Mile"
- Known as Carstanjen-Luchenbach House
- Two buildings - 1,615+/- square feet and 710+/- square feet
- 0.49± acre lot.
- C-3 zoning - versatile range of potential uses
- All utilities
- Flat with no flood

KW COMMERCIAL
Boehm Commercial Group,
PO Box 722
Boerne, TX 78006

GLEN BOEHM, CCIM, GRI
Director / Broker Associate
O: 210.213.6886
C: 210.213.6886
glen@glenboehm.com
TX #550654

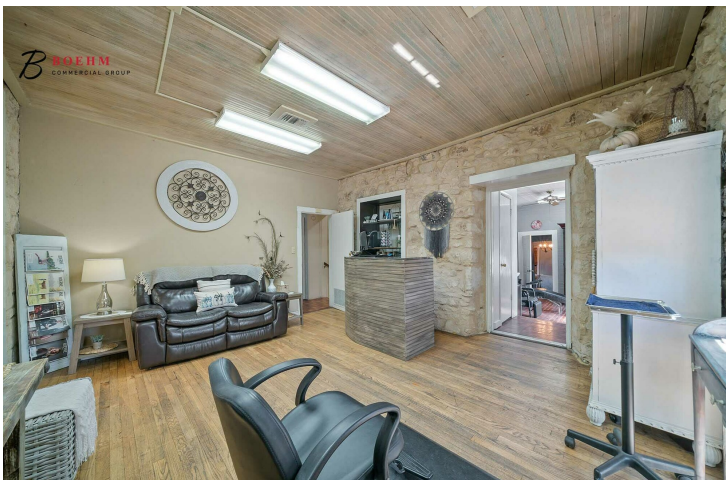
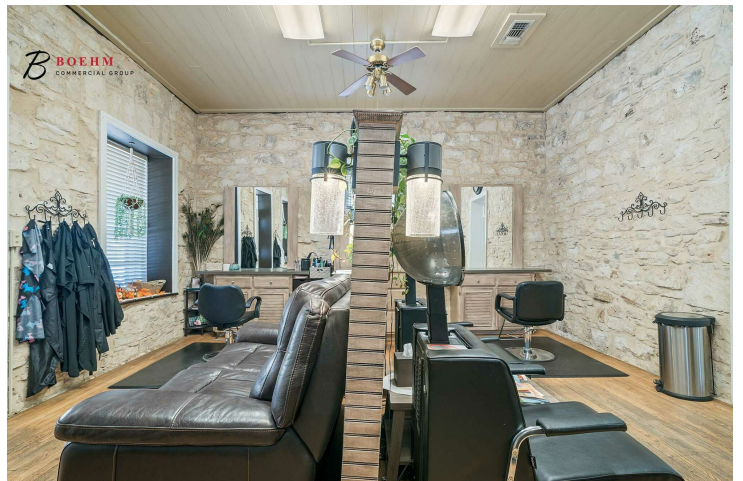
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL OR OFFICE FOR SALE

OFFICE/RETAIL - BOERNE TEXAS "MIRACLE MILE"

265 N Main St, Boerne, TX 78006



KW COMMERCIAL
Boehm Commercial Group,
PO Box 722
Boerne, TX 78006

GLEN BOEHM, CCIM, GRI
Director / Broker Associate
O: 210.213.6886
C: 210.213.6886
glen@glenboehm.com
TX #550654

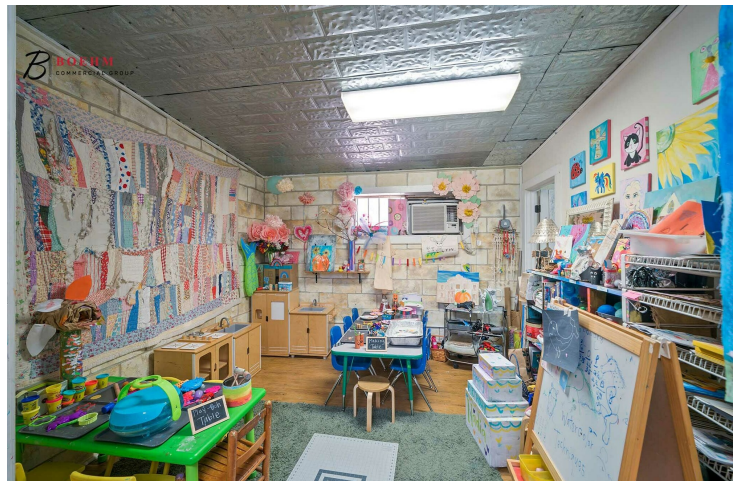
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL OR OFFICE FOR SALE

OFFICE/RETAIL - BOERNE TEXAS "MIRACLE MILE"

265 N Main St, Boerne, TX 78006



KW COMMERCIAL
Boehm Commercial Group,
PO Box 722
Boerne, TX 78006

GLEN BOEHM, CCIM, GRI
Director / Broker Associate
O: 210.213.6886
C: 210.213.6886
glen@glenboehm.com
TX #550654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



CARSTANJEN-LUCKENBACH HOUSE

264 N. Main
Library File #22

OWNERS: Jacob Luckenbach, Werner, J. D. Griggs, H.L. Davis, Sr., Harry Phillip	ADDITION: Kuhlmann-Ryan LOT#:29	DATE: c1860 Style/Period: German Pioneer
BUILDER: Carstanjen	CONSTRUCTED OF: Logs-Rock	DESCRIPTION: Originally a log cabin, another room was added on a higher level. Later another room was added at a still higher level. The log cabin was enclosed in board walls. The original cedar beams are exposed in ceiling.

HISTORY: The house got it's name, "Old Luckenbach House" from Jacob Luckenbach, who on November 22, 1883, retired from his farm in Luckenbach and moved to Boerne. Soon after moving here, Jacob and his wife, Justina, purchased the house from its builder, Rudolph Carstanjen who also built the HALL MANSION. Two unmarried daughters, Emelia and Clara, lived in the house with them, and in about 1890, a grand-daughter, Adele Luckenbach, came to live with them. Adele, then 18 months old, was the daughter of Julius Luckenbach and had come to live with her grandparents upon her mothers's death. She lived there until her marriage to Henry J. Wendler about 1911. Jacob Luckenbach died soon after and his wife followed him in death. After changing hands several times, a Dr. Griggs purchased the house. A retired army major, Dr. Griggs lived there until his death in 1950. Then H. L. Davis, Sr., who owned much of the property surrounding the house, purchased it. Mr. Davis then sold it to Harry Phillip on March 28, 1953. Dr. Jim and Mildred Wyatt purchased the old house from Harry Phillip in 1975. They operated a cosmetic studio and dress shop until recently.

SOURCE : "Old Luckenbach House made new," Boerne Star, Sept. 27, 1979 from files in the Boerne Public Library.

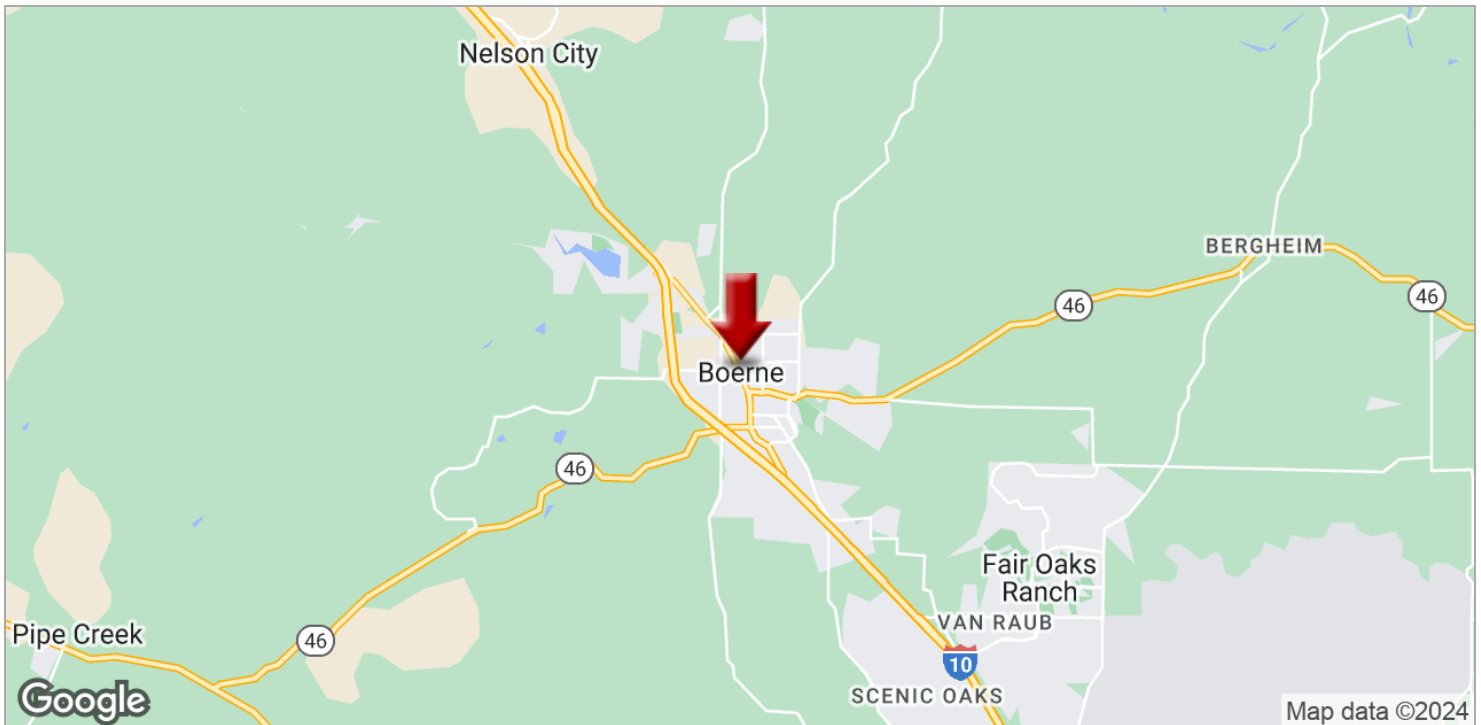
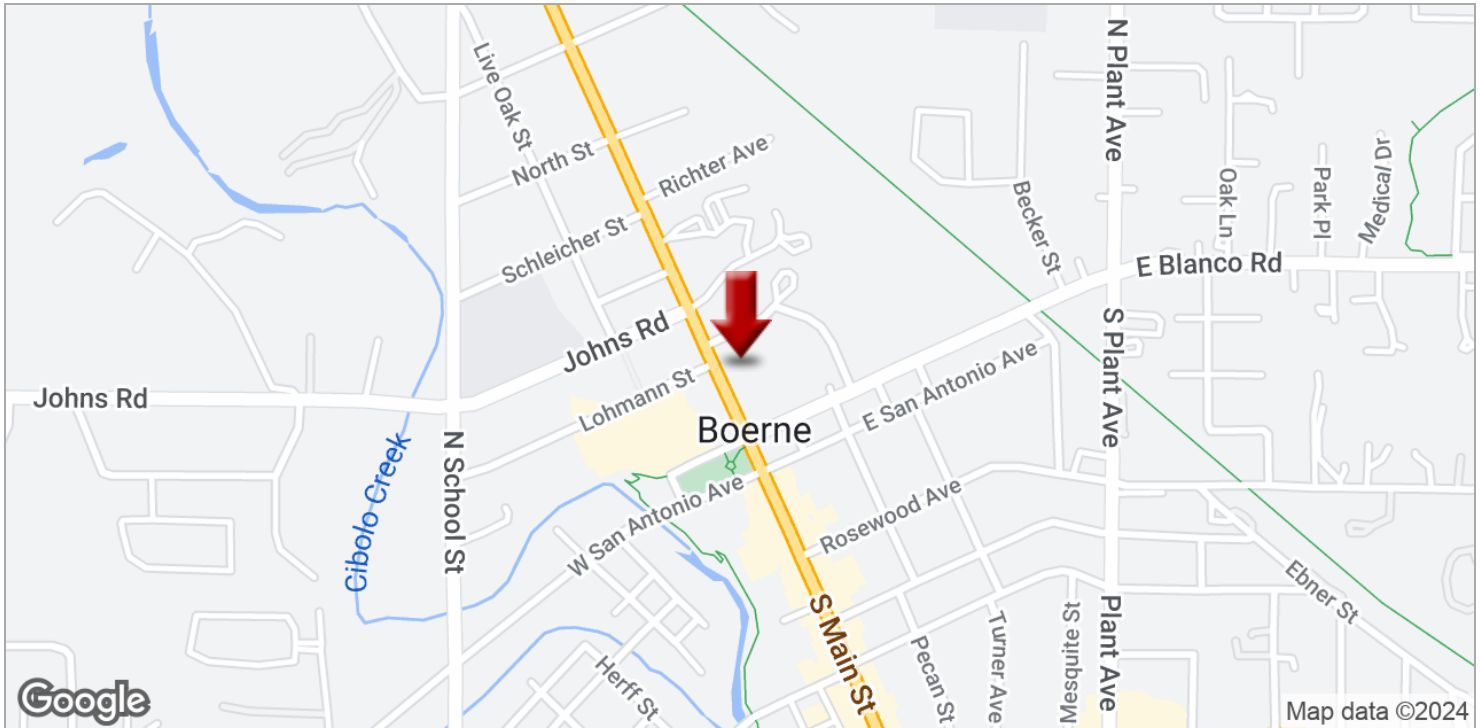
[Back to Kendall County Main Page](#)



RETAIL OR OFFICE FOR SALE

OFFICE/RETAIL - BOERNE TEXAS "MIRACLE MILE"

265 N Main St, Boerne, TX 78006



KW COMMERCIAL
Boehm Commercial Group,
PO Box 722
Boerne, TX 78006

GLEN BOEHM, CCIM, GRI
Director / Broker Associate
O: 210.213.6886
C: 210.213.6886
glen@glenboehm.com
TX #550654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.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.

11-2-2015



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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Glen Boehm	550654	glen@glenboehm.com	2102136886
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date