

EXECUTIVE HANGAR & OFFICE

322 BOERNE STAGE AIRFIELD, BOERNE, TX 78006



HANGAR PROPERTY FOR SALE

For More Information:

MICHAEL LYNCH, MCR

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DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	13,050 SF (Per Owner)
Lot Size:	0.494 Acres
Price / SF:	\$99.62
Year Built:	1995
Zoning:	OCL

PROPERTY OVERVIEW

Hangar located within the Boerne Stage Airfield. Building is 13,050 SF (per owner). Building consists of an 11,500 SF hangar as well as a 1,550 SF office. The hangar has 3 doors which consists of the following measurements: 12' x 46', 12.5' x 46.5', and 17.5' x 60' (Approximately per owner).

PROPERTY HIGHLIGHTS

- Airfield has a 5000' runway with a jet fuel truck
- High Growth area - NW San Antonio, NW Bexar County, Boerne
- Boerne Stage Airfield, also referred to as 5C1, is convenient to the residential areas such as The Dominion, Cordillera Ranch, Anaqua Springs, and Menger Springs. Also, major retail, medical, and hospitality centers including The Rim, La Cantera, Historic Downtown Boerne, and the Medical Center.
- Nearby employers and restaurants include Hart Employment Services, Workforce Solutions Alamo, The Creek, The Cypress Cafe, Dodging Duck, Scuzzi's, La Hacienda, and Piatti's.
- Boerne Stage Airfield is adjacent to the North Central Regional Campus of Alamo Community College, presently under construction.

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Additional Photos



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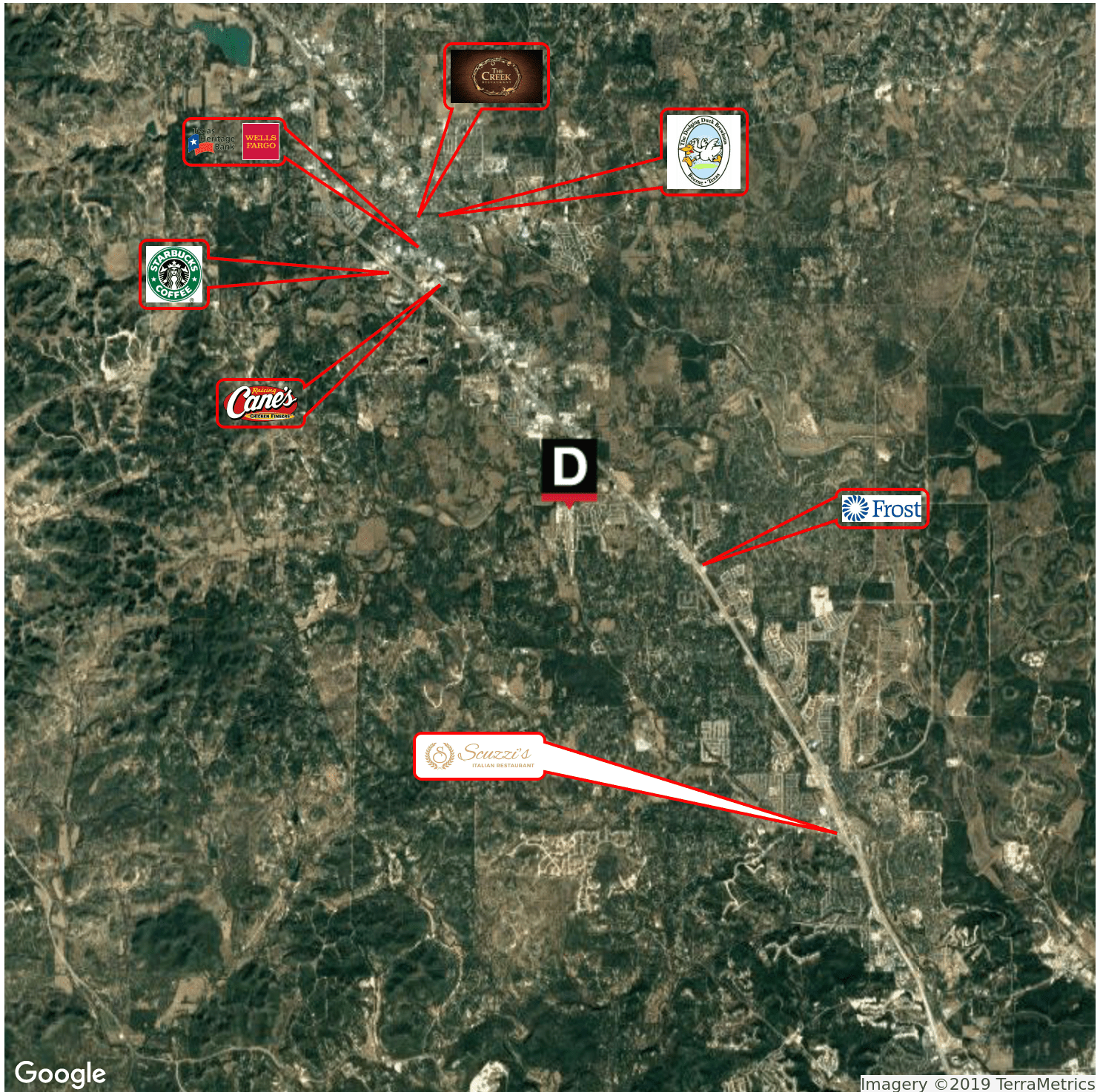
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Retailer Map



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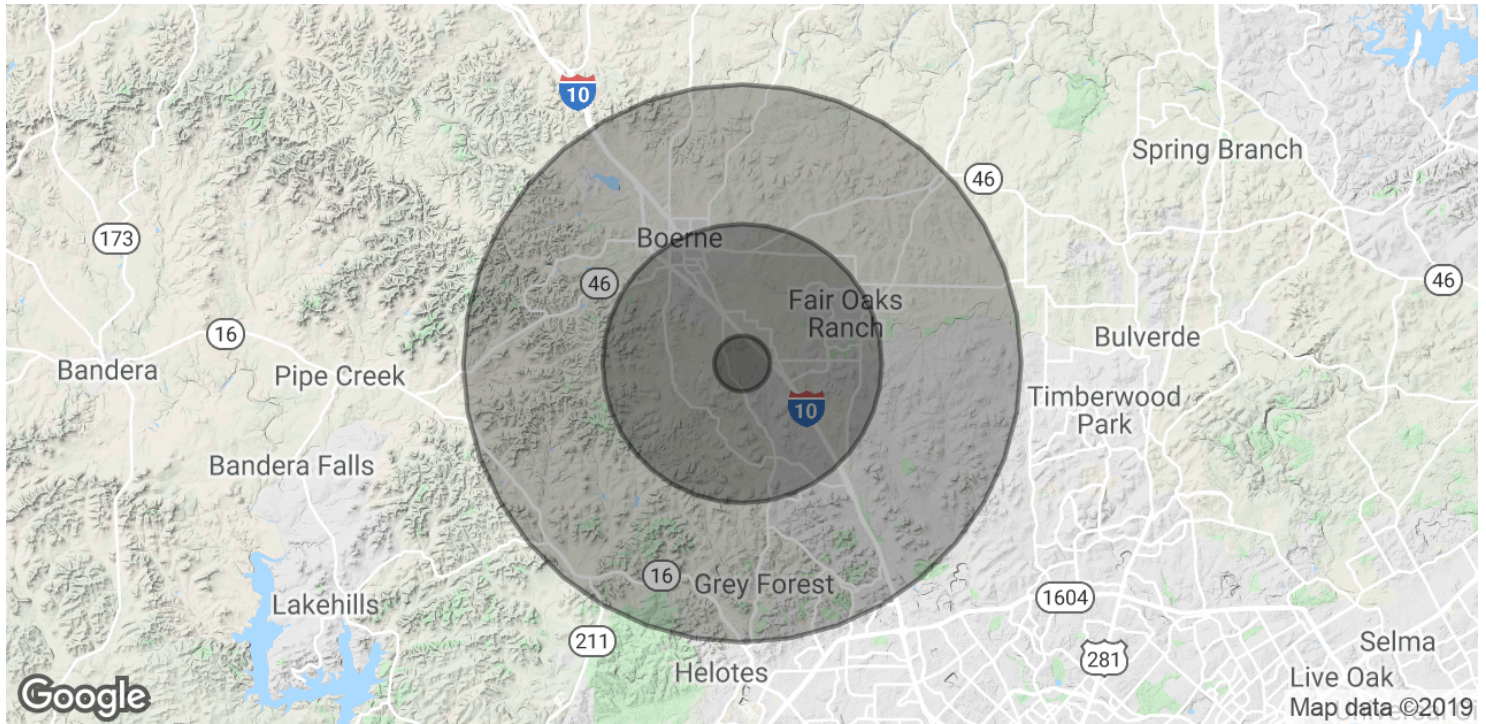
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,535	22,545	56,941
Median age	39.1	41.3	40.0
Median age (Male)	37.7	39.0	38.6
Median age (Female)	40.4	43.3	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	502	8,032	20,280
# of persons per HH	3.1	2.8	2.8
Average HH income	\$128,054	\$120,134	\$122,471
Average house value	\$321,953	\$333,441	\$347,897

* Demographic data derived from 2010 US Census

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Company Disclosure Statement

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