

THE RICHTER

Offered By:
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This exceptional commercial property in the heart of downtown Boerne, Texas, offers a unique investment opportunity in one of the Hill Country's most charming and thriving towns. Nestled on a bustling street surrounded by rich history and vibrant culture, this building boasts a prime location that guarantees both high foot traffic and visibility.

The property is home to an eclectic mix of established tenants, including a popular restaurant, a lively tavern, a sophisticated wine bar, and a charming bookstore, each contributing to a dynamic atmosphere that draws both locals and visitors alike. Boerne's flourishing arts scene, coupled with its reputation as a desirable destination, ensures a steady stream of patrons to these businesses, making this building a solid income-generating asset.

Perfectly situated for investors looking to diversify their portfolio with a high-caliber property in a growing market, this building offers a rare combination of historical charm and modern amenities. The robust tenant mix and strategic downtown location make it an ideal acquisition for discerning investors seeking both stability and growth potential.





**18,900 sq. ft of retail space in the
HEART OF DOWNTOWN BOERNE**





RICHTER
4 BUSINESSES INCLUDED
— SINCE 1920 —





#1 THE BAKERY





#2 THE WINE BAR

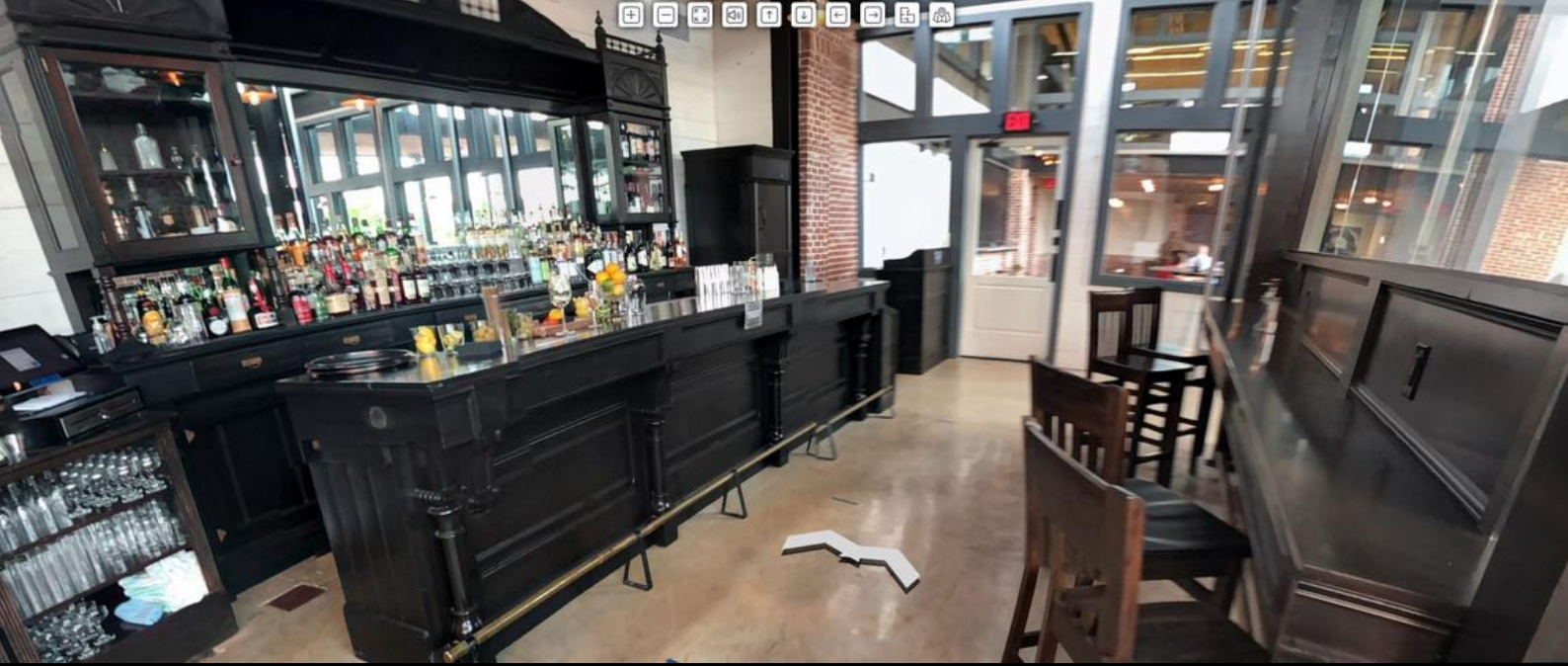




#3

EVENT VENUE INDOOR & OUTDOOR





#4 RICHTER TAVERN

GREAT FOOD, BAR & EVENT SPACE



richterboerne.com



PRIME LOCATION: Situated in the heart of downtown Boerne, Texas, is a quaint sought after thriving Hill Country town.

DIVERSE TENANT MIX: Owner occupied restaurant, tavern, wine bar. Tenants and additional retail spaces offer varied income streams.

HIGH FOOT TRAFFIC: Central location ensures constant flow of customers, enhancing tenant success and stability.

HISTORIC CHARM: The complete 2020 remodel added on additional space within the building yet maintained the character & blends Boerne's rich history with modern conveniences.



Growth Potential: Boerne is a rapidly growing market, making this property a solid long-term investment. The potential for appreciation of the real estate and the potential of the owner occupied businesses is limitless.

INCOME GENERATION: Established tenants with proven track records provide reliable revenue.

INVESTOR APPEAL: Ideal for high net worth individuals seeking a high-quality asset in one of Texas's most desirable Hill Country location.

VIBRANT COMMUNITY: Located in a bustling area known for its culture, arts scene, and visitor appeal.

TURNKEY INVESTMENT: Well-maintained property with existing leases in place, ready for seamless ownership transition.

Offering:

18,900 sq. ft retail center

Includes Businesses

- Richter Tavern
- Cork & Keg Wine Bar
- Bakhaus Bakery
- Event Venue



POPULATION
2020

99,571



DAYTIME POPULATION
2020

82,301



POPULATION GROWTH
2020-2025

14.05%



HOUSEHOLD INCOME
2020

\$120,456



TRAFFIC COUNTS
2020

S Main St	23,888 VPD
W Bandera Rd	16,902 VPD
Interstate 10	43,744 VPD



Contact Broker For Pricing

830.998.9377

Jim Warren, Broker Associate

TEXAS
LAND AND LUXURY GROUP

