

\$2,665 - 5 Coughran Rd 303, Boerne

MLS® #1909422

\$2,665

Bedroom, Bathroom, 1,222 sqft
Commercial on 2.12 Acres

N/A, Boerne, TX

NOW AVAILABLE in Boerne, Texas, The One 7 Professional Office buildings, with approximately 40,000 sf available with sizes ranging from 1222 sf to 9,775 sf, perfect location for many Users ie. Medical, Professional services, Attorneys, CPA's, etc. Excellent Location with easy access off IH-10 West and Hwy 46, with a 5.5 parking ratio per 1,000 sf, provides ample parking for your clients and staff. All End Caps start at \$28 psf. Minutes away from downtown Boerne, close to other major businesses; Starbucks, Chili's, Boerne Post office

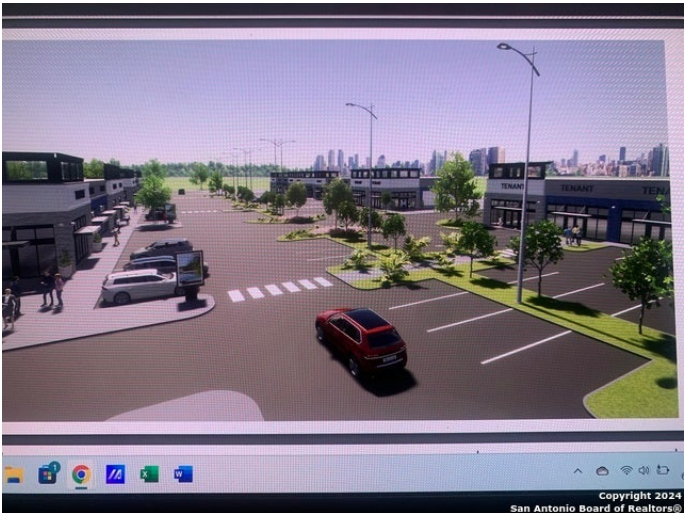
Built in 2025

Essential Information

MLS® #	1909422
Price	\$2,665
Square Footage	1,222
Acres	2.12
Year Built	2025
Type	Commercial
Sub-Type	Office/Medical/Prof Bldg
Status	Active

Community Information

Address	5 Coughran Rd 303
Area	2501
Subdivision	N/A
City	Boerne



County	Kendall
State	TX
Zip Code	78006-8103

Amenities

Amenities	Exterior Lighting, High Speed INternet, Security Lighting
Utilities	Cable TV, Electricity, Telephone, Sewer, Water
Parking Spaces	180

Interior

Heating	Central, Office Only
Cooling	Central, Individual Meters, Total Area, Zoned
# of Stories	1.0
Stories	1

Exterior

Roof	Metal
Construction	Metal, Stucco, Stone, Wood
Foundation	Slab

School Information

District	Boerne
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Additional Information

Date Listed	September 21st, 2025
Days on Market	35
Zoning	COMMERCIAL

Listing Details

Listing Agent	Tony Mangus
Listing Office	Mangus Realty Group

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