EXECUTIVE HANGAR & OFFICE

322 BOERNE STAGE AIRFIELD, BOERNE, TX 78006



HANGAR PROPERTY FOR SALE

For More Information:

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BROCHURE • DECEMBER 10, 2019



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

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Executive Summary



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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: $12' \times 46'$, $12.5' \times 46.5'$, and $17.5' \times 60'$ (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 restauraunts 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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Additional Photos



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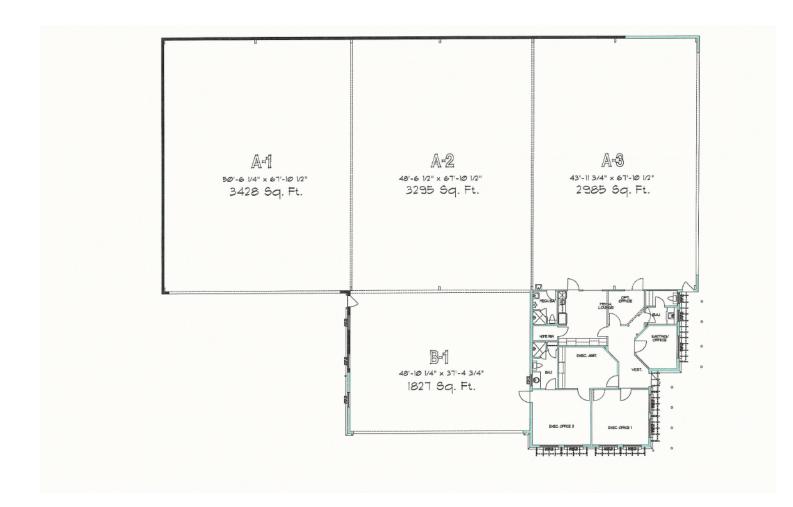
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Site Plan



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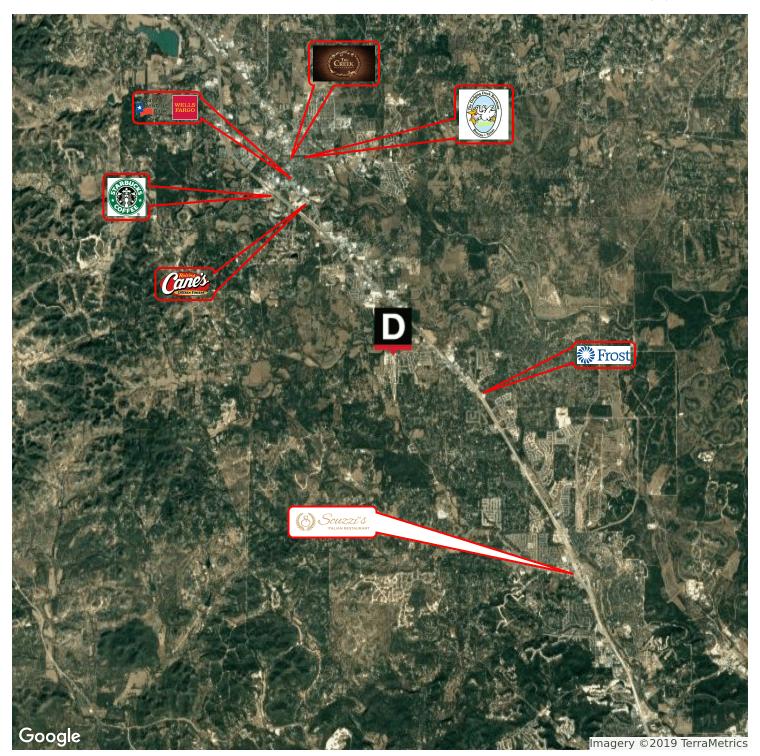
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Retailer Map



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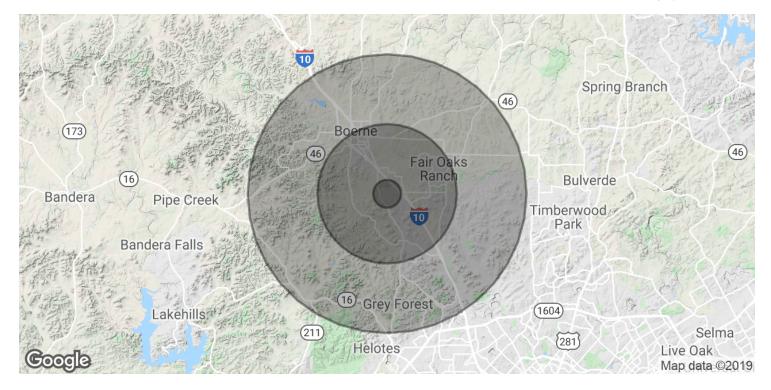
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Demographics Map & Report



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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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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.

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.

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Sales Agent/Associate's Name	License No.	Email	Ph	ione	
Buyer/Ter	nant/Seller/Landlord Ini	tials Date			
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Company Disclosure Statement

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