

RANCHLAND VIEW

NICHOLS CREEK



±6.445
ACRES

FOX BRIAR LANE

WOODLAND GREEN

HIDDEN TRAILS

FOR SALE
PLATTED LOTS AVAILABLE

RANCHLAND VIEW

±6.445 Acres | SWC of IH-10 & Ranchland View, San Antonio, TX 78006

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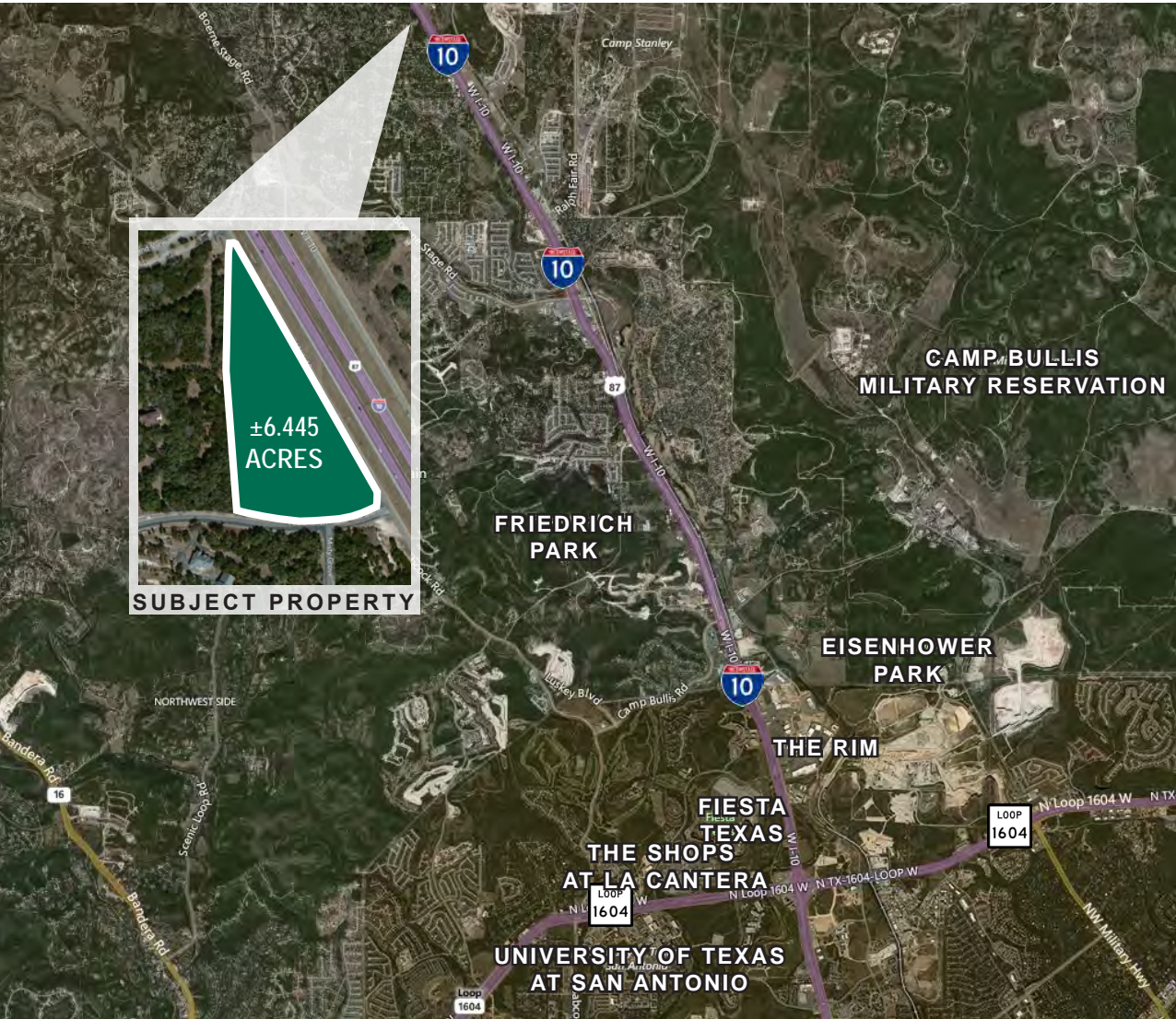
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RANCHLAND VIEW

SWC of IH-10 W & Ranchland View, San Antonio, TX 78006

FEATURES



LOCATION: SWC of IH-10 W & Ranchland View San Antonio, TX 78006

SIZE: +/- 6.445 Acres

ZONING: OCL (Outside City Limits)

PRICE: Available upon request

FRONTAGE: IH-10: +/- 1,035'
Fox Briar Lane: +/- 551.2'
Ranchland View +/- 23'

TRAFFIC COUNTS: 53,241 VPD
Source: Costar 2014 MPSI Estimate

UTILITIES:** Available to Site

**Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

HIGHLIGHTS

- Platted lots available
- Provides frontage on three roads, including approx. 1,035' along IH-10.
- Located just across IH-10 from Fair Oaks Ranch and is just minutes from downtown Boerne.
- A mixed-use development project is being planned just north of this tract, which will include a multifamily project and some other commercial uses.

6.27.18

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2018 Total Population:	3,719	22,368	36,859
2023 Population:	4,222	24,929	41,757
Population Growth 2018-2023:	13.53%	11.45%	13.29%
Average Age:	37.9	41.1	41.0
Households			
2018 Total Households:	1,257	7,847	12,948
Household Growth 2018-2023:	13.13%	11.10%	12.97%
Median Household Income:	\$131,493	\$129,522	\$129,394
Average Household Size:	2.9	2.8	2.8
2018 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$352,095	\$367,435	\$393,629
Median Year Built:	2007	2002	2003
Daytime Employment			
Total Businesses:	35	447	907
Total Employees:	214	3,560	8,038
Vehicle Traffic			
IH-10 @ Fair Oaks Pkwy:	39,000 vpd		
Fox Briar Ln @ Misy Grove:	883 vpd		

Source: COSTAR



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Corbin Barker	491799	cbarker@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date



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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
David Held	319600	dheld@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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