



**BOERNE, TEXAS
PREMIUM IH 10 COMMERCIAL DEVELOPMENT SITE**

LOCATION: The north corner of IH 10 West at Scenic Loop Road / Boerne Stage Road, at the southern “gateway” into Boerne from San Antonio.

SIZE: Lot 1 – .721 Acre
Lot 3 – 1.369 Acres
Lot 4 – 1.122 Acres

FRONTAGE: Lot 1 – 74 feet +/-
Lot 3 – 400 feet +/-
Lot 4 – 193 feet +/-

UTILITIES: All utilities are to the property line.

Electric: Bandera Electric Coop

Water: City of Boerne Water

Sewer: City of Boerne

Gas: City of Boerne

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

ZONING: B-2, Commercial, City of Boerne.

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

TOPOGRAPHY: The property drains generally to the north with a drainage easement bisecting the tract.

EASEMENTS: Drainage easement and various utility easements.

**DEED
RESTRICTIONS:** None of record.



TRAFFIC COUNT: Most recent State Highway Department traffic count map indicates 52,260 vehicles per day on IH 10 north of the property.

DEMOGRAPHICS:

	3.0 Miles	5.0 Miles	7.0 Miles
Population			
2017 Estimate:	11,483	31,418	49,186
5-Year Projection:	13,880	37,306	58,428
Average Household Income	\$ 114,248	\$ 126,525	\$133,584

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts are for 2017 and 2022.

PRICING: Contact Broker.

- COMMENTS:**
- Excellent visibility and access at the southern entrance to Boerne.
 - Property is very close to Boerne Middle School South and also The Geneva School of Boerne.
 - Mercedes and Toyota dealerships are on the southwest corner of IH 10 W. at Scenic Loop, and Nissan is on the northwest corner. A Ford dealership is on the south side of the lots and a Valero is on the west adjacent border.

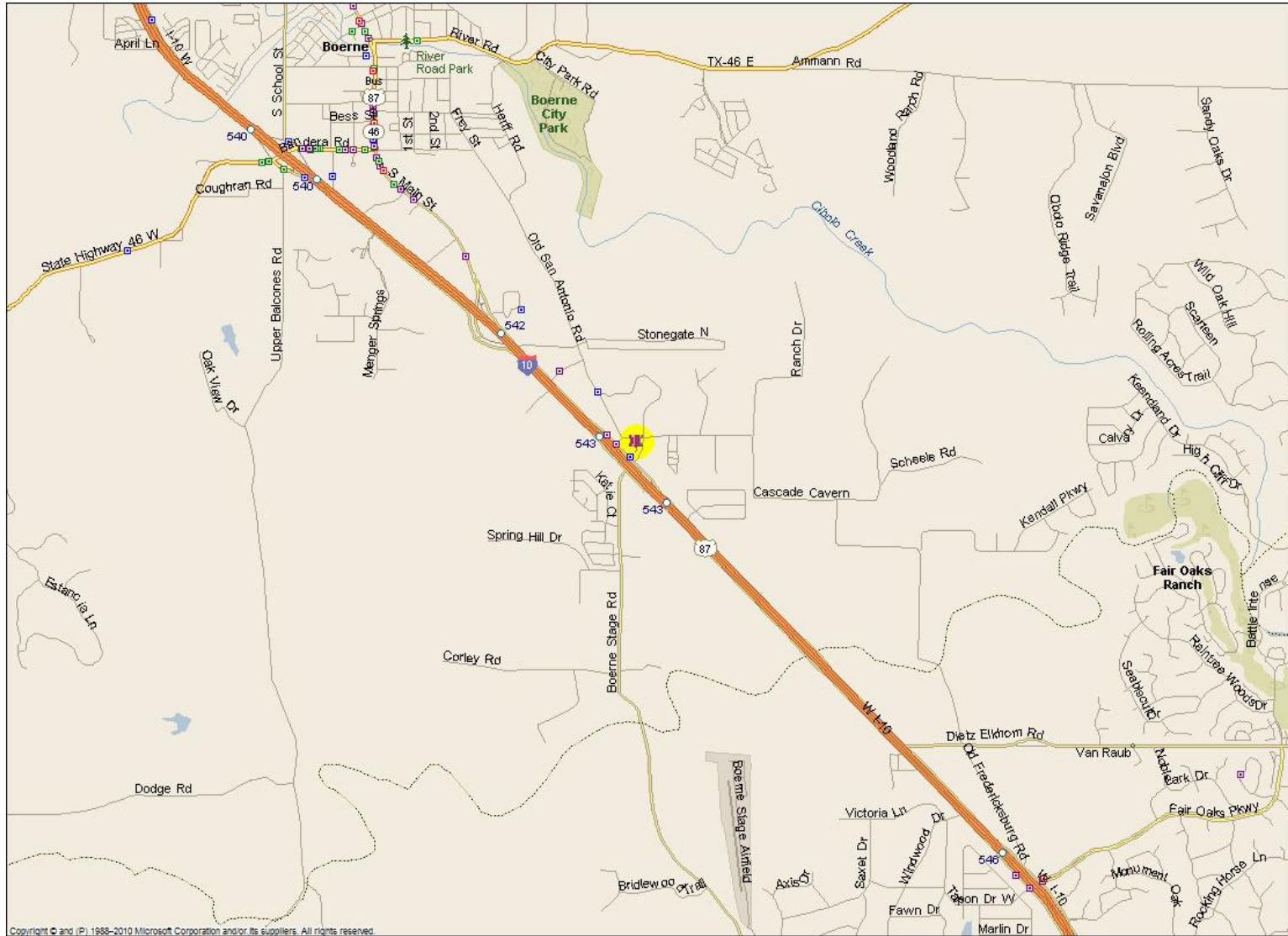
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / mhoward@roalson.com

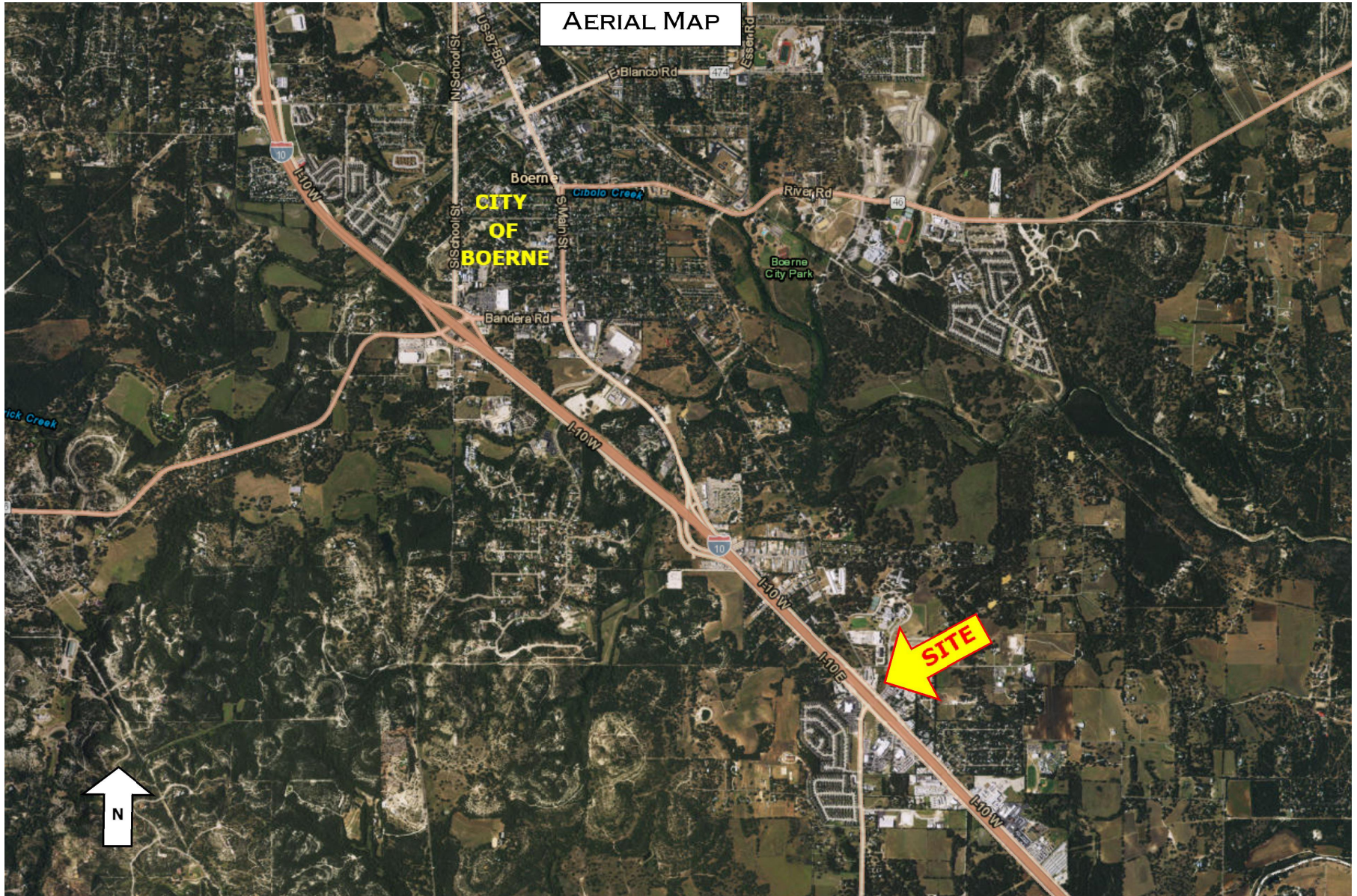
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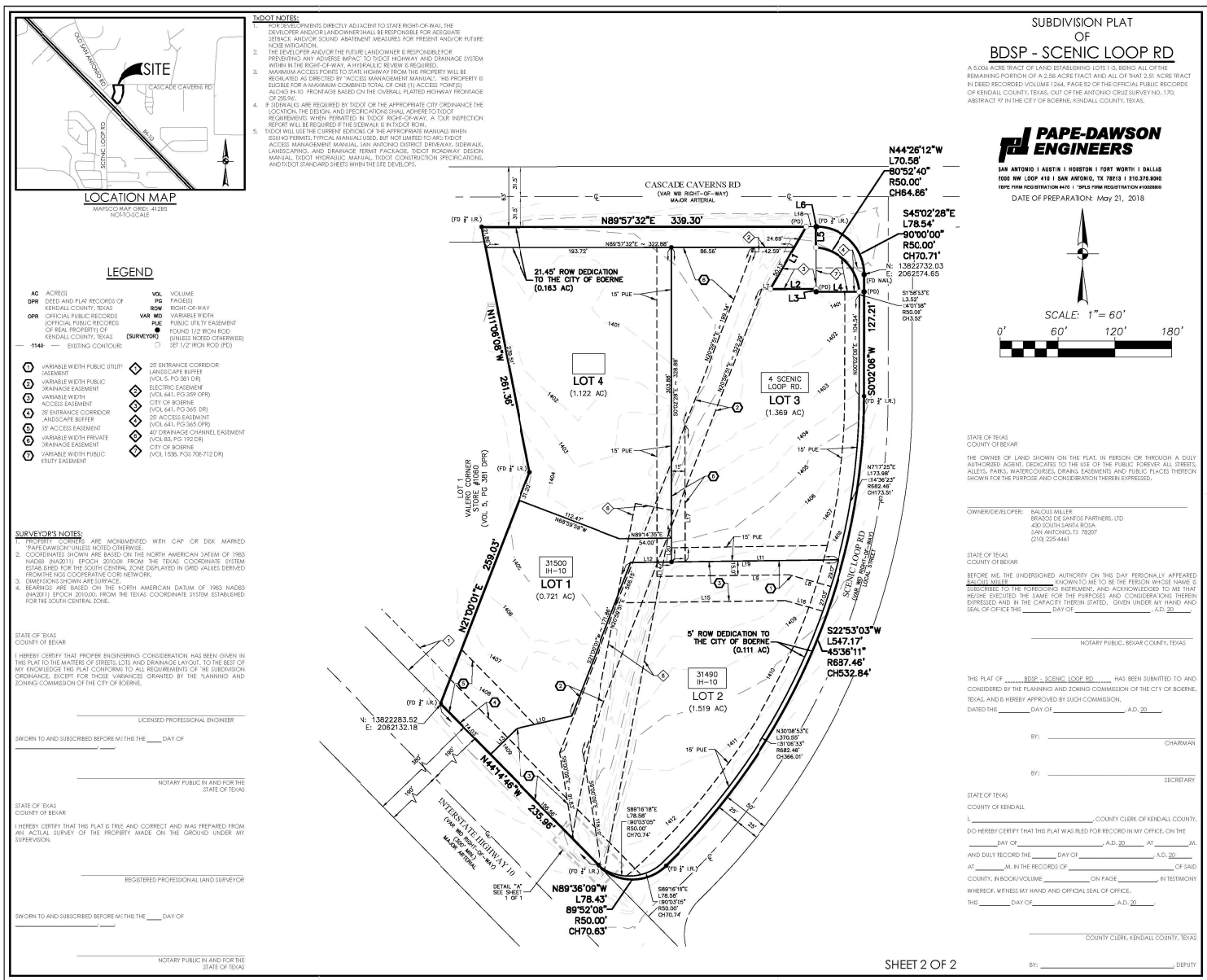
Area Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



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DEMOGRAPHIC OVERVIEW

July 26, 2017

IH 10 AT SCENIC LOOP ROAD IN BOERNE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	8,069	23,811	34,831
2017 Estimate	11,483	31,418	49,186
5 Year Projection	13,880	37,306	58,428
Households			
2010 Census	2,996	8,983	12,909
2017 Estimate	4,222	11,796	18,032
5 Year Projection	5,088	13,993	21,406
2017 Population by Race			
White	87.3%	89.3%	89.2%
Black	0.5%	0.6%	0.8%
Asian or Pacific Islander	1.5%	1.6%	2.0%
American Indian	0.6%	0.6%	0.6%
2017 Population by Ethnicity			
Hispanic Origin	31.7%	26.1%	26.9%
2017 Total Housing Units			
Owner-Occupied	2,829	8,566	14,180
Renter-Occupied	1,393	3,230	3,852
Average Household Size	2.68	2.63	2.70
2017 Household Income			
Income \$ 0 - \$15,000	3.7%	4.3%	3.9%
Income \$ 15,000 - \$24,999	7.1%	6.2%	4.9%
Income \$ 25,000 - \$34,999	5.3%	5.6%	4.7%
Income \$ 35,000 - \$49,999	12.6%	10.2%	9.0%
Income \$ 50,000 - \$74,999	13.9%	13.0%	12.8%
Income \$ 75,000 - \$99,999	13.9%	13.0%	13.7%
Income \$ 100,000 - \$149,999	20.0%	20.3%	21.3%
Income \$ 150,000 - \$199,999	10.9%	11.9%	12.0%
Income \$200,000 +	12.7%	15.5%	17.7%
Average Household Income	\$114,248	\$126,525	\$133,584
Median Household Income	\$86,614	\$94,709	\$101,526
Per Capita Income	\$42,552	\$47,905	\$49,245

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date