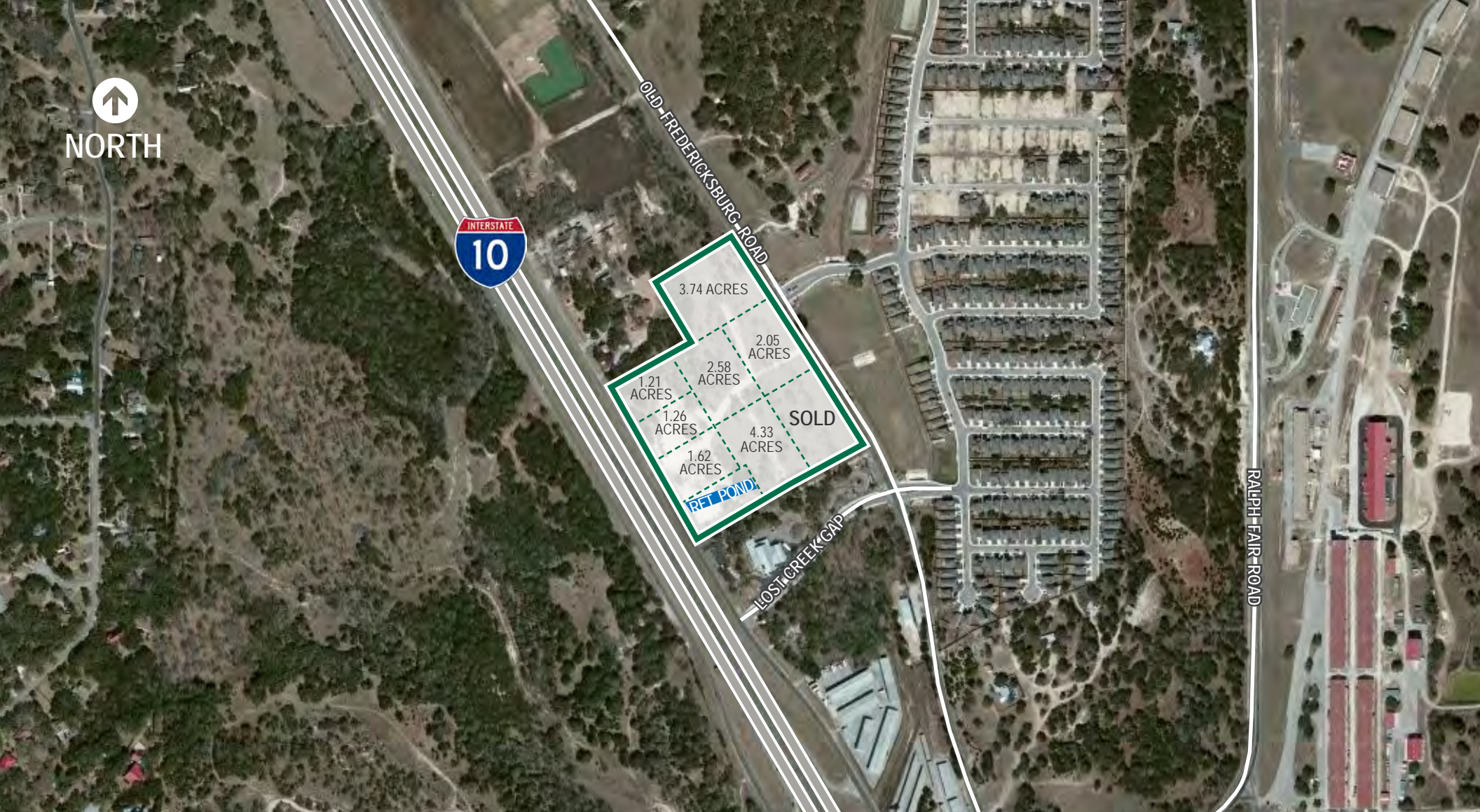




NORTH



OLD-FREDRICKSBURG-ROAD

3.74 ACRES

2.05 ACRES

1.21 ACRES

2.58 ACRES

1.26 ACRES

1.62 ACRES

LOST-CREEK-CAP

SOLD

RET. POND

4.33 ACRES

RALPH-FAIR-ROAD

±16.79 ACRES | BOERNE, TX

IH-10 and Ralph Fair Road, Boerne, TX

FOR SALE
ALL OR PART



JIM LUNDBLAD
210.918.6400 direct
210.602-5401 mobile
jlundblad@endurasa.com

SANDRA ROGERS
210.366.2222 direct
210.710.0541 mobile
srogers@endurasa.com

KAYLA HARMS
210.477.0826 direct
210.379.7479 mobile
kharms@endurasa.com



FEATURES



LOCATION:	IH-10 and Ralph Fair Road Boerne, Texas 78006
LAND SIZE:	±16.79 Acres (all or part)
UTILITIES:	Available to site*
ZONING:	Outside City Limits
ASKING PRICE:	Call broker for pricing

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

HIGHLIGHTS

- Platted development lots
- Common area detention in place
- Connector street through to Old Fredericksburg Rd.
- Development ready commercial lots
- Owner will consider bulk sale of the entire property
- Development opportunities for commercial development in affluent western Bexar County and close to Boerne/ Kendall County

5.7.19

ENDURA
ADVISORY GROUP
commercial real estate solutions
9311 San Pedro, Suite 850
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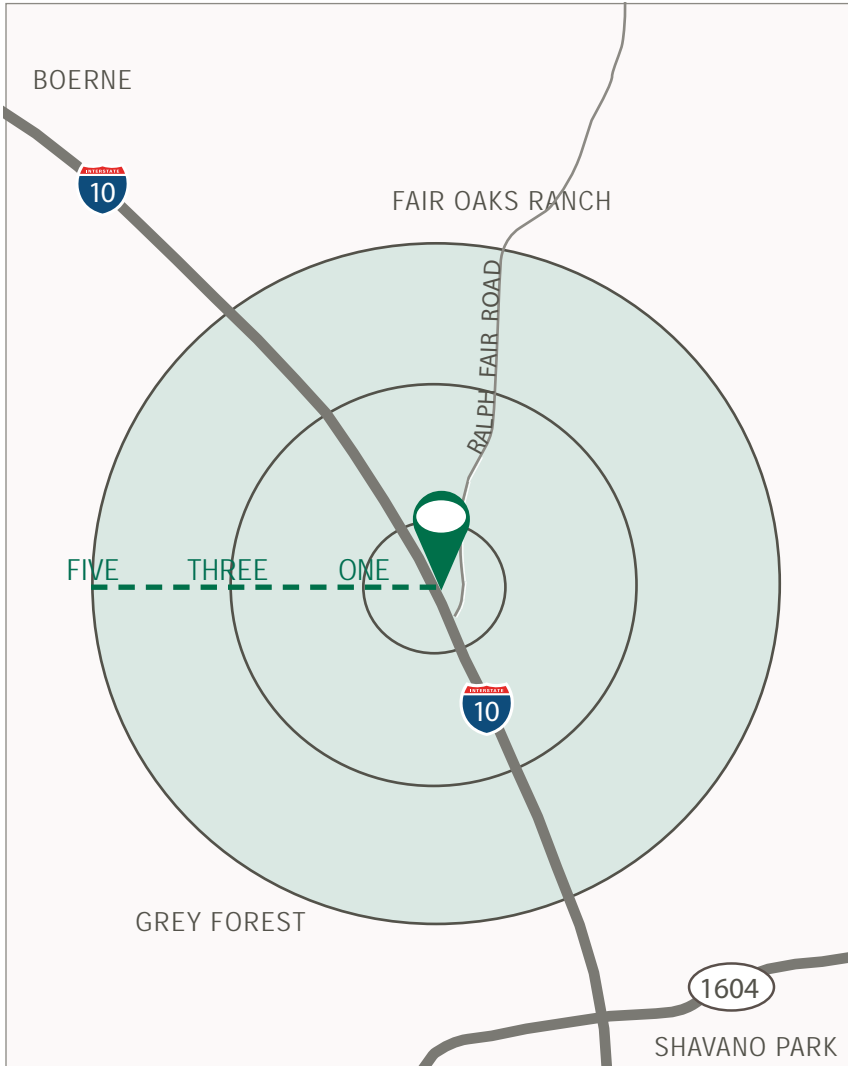
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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	7,491	22,109	43,396
2024 Population:	8,378	24,571	48,823
Population Growth 2019-2024:	11.84%	11.14%	12.51%
Average Age:	38.8	39.5	40.0
Households			
2019 Total Households:	2,549	7,652	15,289
Household Growth 2019-2024:	11.53%	10.81%	12.00%
Median Household Income:	\$138,027	\$134,220	\$135,760
Average Household Size:	2.9	2.8	2.8
2019 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$393,593	\$409,167	\$419,025
Median Year Built:	2005	2004	2005
Daytime Employment			
Total Businesses:	120	585	985
Total Employees:	880	4,675	7,890
Vehicle Traffic			
Ih-10 @ Ralph Fair Rd:	57,711 vpd		
Ralph Fair Rd @ Old Fredericksburg:	11,031 vpd		

Source: CoStar

±16.79 ACRES | ALL OR PART

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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
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sandra Rogers	426020	srogers@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
Kayla Harms	706286	kharms@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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