

# 31.624 ACRES IN BOERNE, TEXAS

38400 IH 10 W, BOERNE, TX 78006



## COMMERCIAL LAND FOR SALE

For More Information:

**MICHAEL LYNCH, MCR**

Broker Associate & Development  
210.817.3033  
mlynch@davisequity.com

**DAVIS**  
EQUITY REALTY

602 Boerne Stage Airfield  
Boerne, TX 78006  
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## Property Summary



### PROPERTY DESCRIPTION

Directly across IH-10 from Mission Pharmacal, one of Boerne's largest private employers. Water and electric are to the site and sewer plans have been approved by the City of Boerne and can be brought to the site quickly. The City of Boerne will reimburse sewer line costs.

Site has approximately 1,600 feet of frontage on IH-10, Great IH-10 access with two way traffic to the entrance, Has direct access from IH-10 at the Ranger Creek Rd. Exit. Adjacent to scenic Cibolo Creek which is spring fed and flows year round and only minutes away from Boerne Lake. Site is located within Boerne city limits. Three pad sites with IH-10 frontage available. Site is zoned R4 (20.676 acres-Multi-Family) Zoned B2 (9.399 acres-Commercial) Associate Broker/Owner.

### PROPERTY HIGHLIGHTS

- Located on the north side of Boerne with direct access from IH-10 at the Ranger Creek Road Exit
- Located within Boerne city limits

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### OFFERING SUMMARY

Sale Price:	\$4,477,009
Lot Size:	31.624 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	693	5,444	8,048
Total Population	1,523	13,652	20,837
Average HH Income	\$84,397	\$89,931	\$100,955

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## Executive Summary



### OFFERING SUMMARY

**Sale Price:** \$4,477,009

**Lot Size:** 31.62 Acres

**Zoning:** R4 (20.676 acres) -- B2 (9.399 acres)

**Price / SF:** \$3.25

### PROPERTY HIGHLIGHTS

- Located on the north side of Boerne with direct access from IH-10 at the Ranger Creek Road Exit
- Located within Boerne city limits
- High traffic counts
- Approximately 22 miles from the San Antonio CBD
- Three pad sites with IH-10 frontage available
- Adjacent to scenic Cibolo Creek which is spring fed and flows year round
- Zoned R4 (20.676 acres - Multi-Family)
- Zoned B2 (9.399 acres - Commercial)

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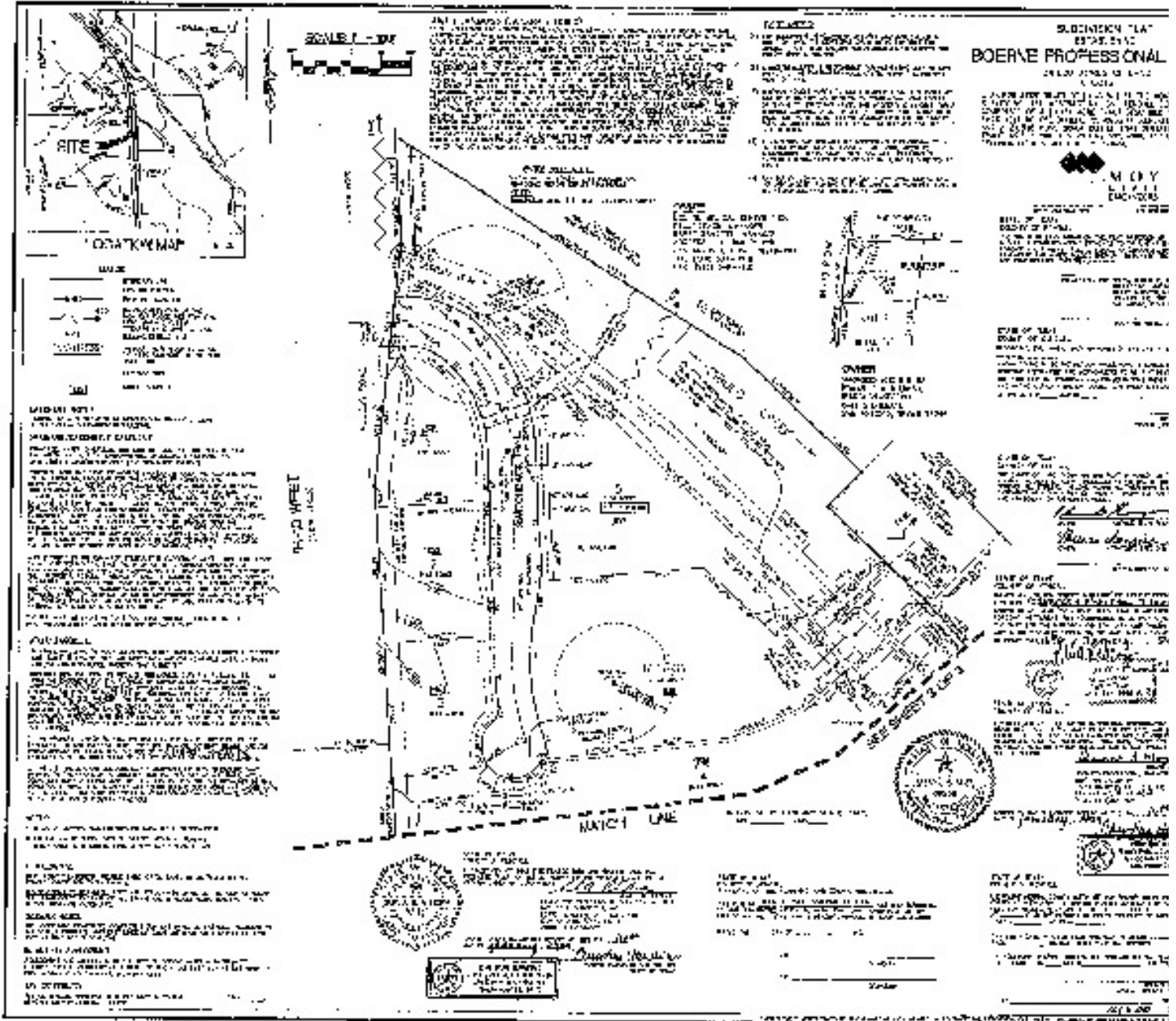
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# DAVIS

EQUITY REALTY

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## Additional Photos



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# Traffic Count Profile

78006, Boerne, Texas  
Rings: 1, 5, 10 mile radii

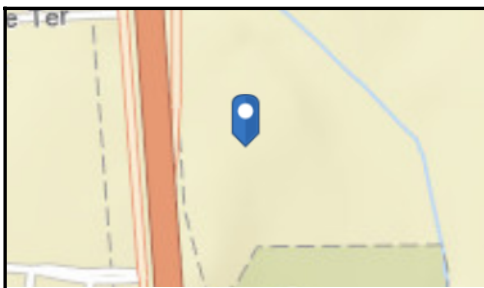
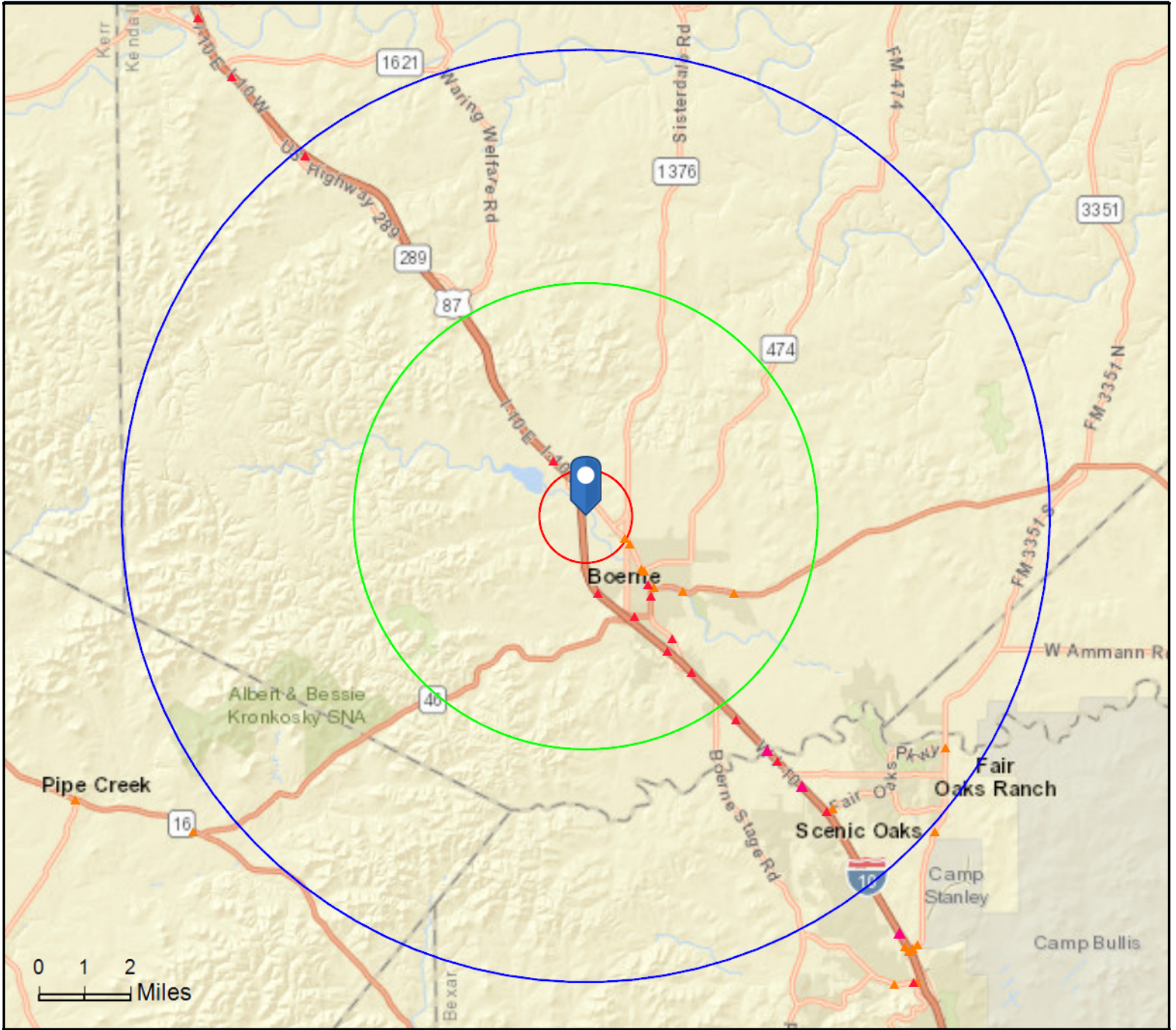
Prepared by Esri  
Latitude: 29.81176  
Longitude: -98.75232

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.37	Ranger Creek Rd	I- 10 W (0.11 miles E)	2010	2,290
0.38	Bus 87 N	N Main St (0.07 miles NW)	2013	7,479
0.39	I- 10	Ranger Creek Rd (0.12 miles S)	2013	21,715
0.51	I- 10	US Hwy 87 (0.08 miles NW)	2010	1,030
0.59	US Hwy 87	I- 10 (0.04 miles SW)	2010	1,520
0.66	N Main St	Sisterdale Rd (0.04 miles NW)	2013	6,992
0.70	Sisterdale Rd	FM 1376 (0.04 miles SW)	2013	1,937
0.73	Pfeiffer Rd	Shooting Club Rd (0.08 miles N)	2010	1,140
0.76		(0.0 miles )	2010	1,650
0.78	US Hwy 87	I- 10 (0.12 miles E)	2010	1,330
0.86	Pfeiffer Rd	Shooting Club Rd (0.05 miles S)	2010	950
0.90	N School St	Hill View Ln (0.14 miles S)	2010	4,340
0.96	N Main St	N School St (0.05 miles SE)	2008	9,400
1.02	Sisterdale Rd	N Someday Dr (0.06 miles N)	2013	5,121
1.06	N School St	W Advogt St (0.1 miles S)	2010	3,270
1.12	N Main St	N School St (0.12 miles NW)	2013	9,447
1.14	Johns Rd	Austin Dr (0.05 miles E)	2010	2,130
1.15	Adler Rd	Garden St (0.09 miles E)	2010	3,620
1.18	I- 10 Frontage Rd	(0.0 miles )	2010	3,190
1.19	I- 10 Frontage Rd	(0.0 miles )	2010	3,550
1.37	Johns Rd	Kaitlin Ln (0.03 miles W)	2010	5,920
1.38	I- 10	US Hwy 87 (0.5 miles SE)	2013	20,921
1.62	Spanish Pass Rd	I- 10 W (0.1 miles S)	2010	730
1.66	N Main St	Lohmann St (0.05 miles NW)	2013	13,827
1.67	I- 10	I- 10 W (0.09 miles SE)	2013	23,784
1.69	W San Antonio Ave	Yoalana St (0.04 miles SW)	2010	2,700
1.71	E Blanco Rd	Watts (0.01 miles NE)	2013	9,828
1.87	N Plant Ave	Surry Dr (0.11 miles N)	2010	3,290
1.99	S Main St	W Theissen St (0.03 miles NW)	2013	16,171
2.12	River Rd	Turner Ave (0.02 miles E)	2013	12,662

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2018 Kalibrate Technologies (Q2 2018).





- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q2 2018).



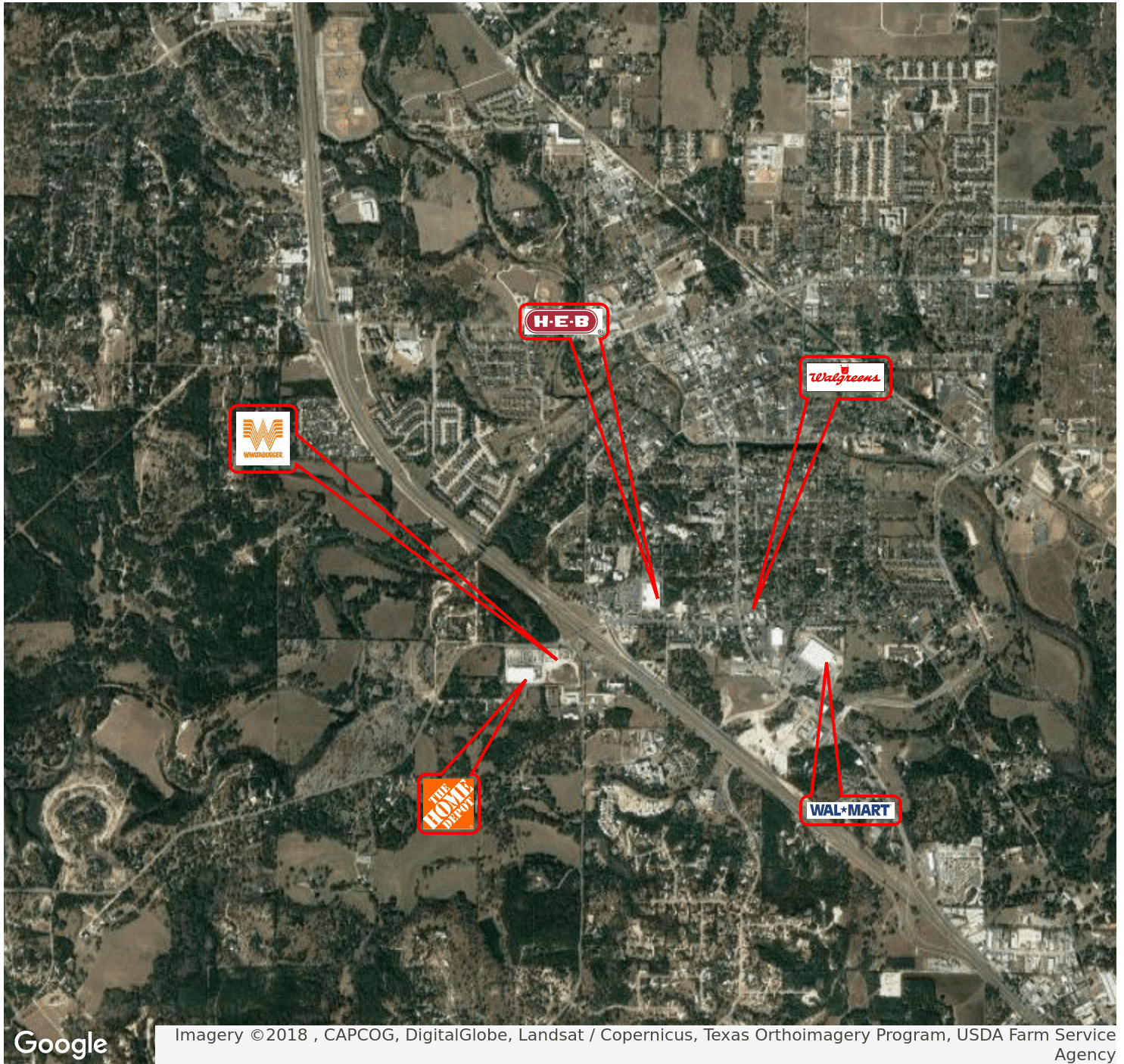
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## Retailer Map



Google

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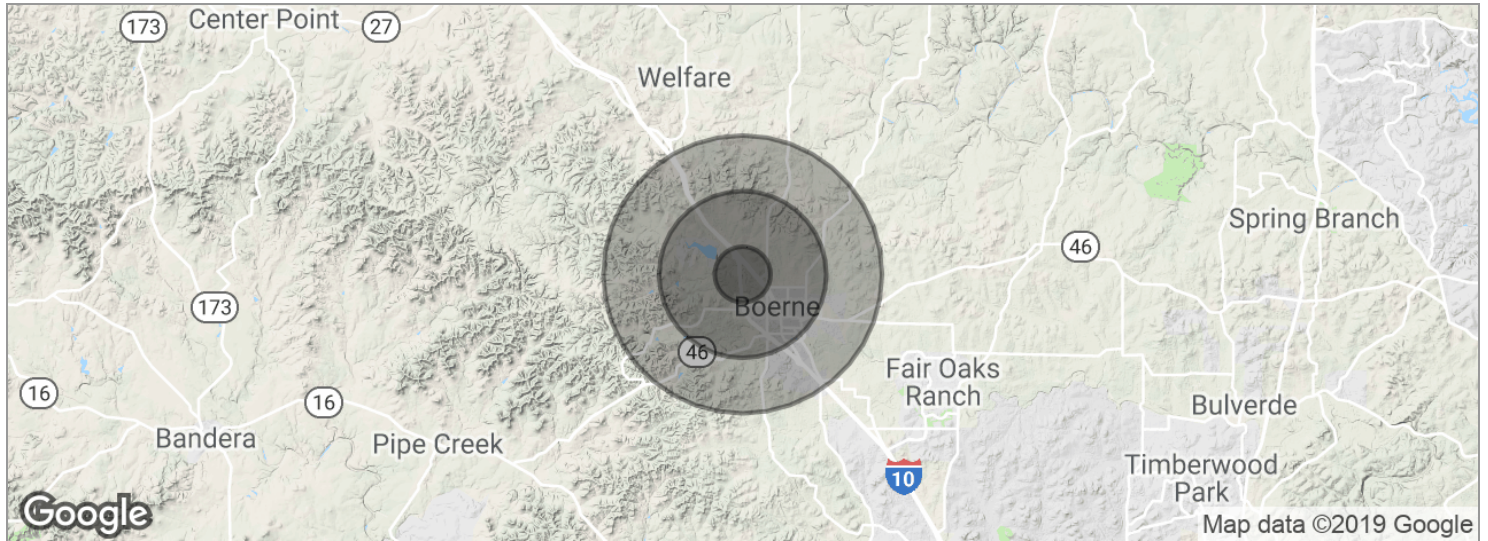
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## Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	1,523	13,652	20,837
Median age	44.1	42.2	43.0
Median age (Male)	41.7	39.6	40.8
Median age (Female)	46.1	44.7	45.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	693	5,444	8,048
# of persons per HH	2.20	2.46	2.54
Average HH income	\$84,397	\$89,931	\$100,955
Average house value	\$382,057	\$407,327	\$414,641

\* Demographic data derived from 2010 US Census

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## Company Disclosure Statement

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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.

#### Davis Equity Realty

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	(956)969-8648 Phone
<b>Dale L Davis</b>	<b>0216551</b>	<b>daled@davisequity.com</b>	<b>(956)969-8648</b>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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IABS 1-0 Date