



DEVELOPMENT OPPORTUNITY IN BOERNE

27.46± AC FOR SALE

1670 HWY 46 | BOERNE, TEXAS 78006

CONTACT INFORMATION

RUSSELL T. NOLL, CCIM, CPM®

210.253.2945

russell.noll@transwestern.com

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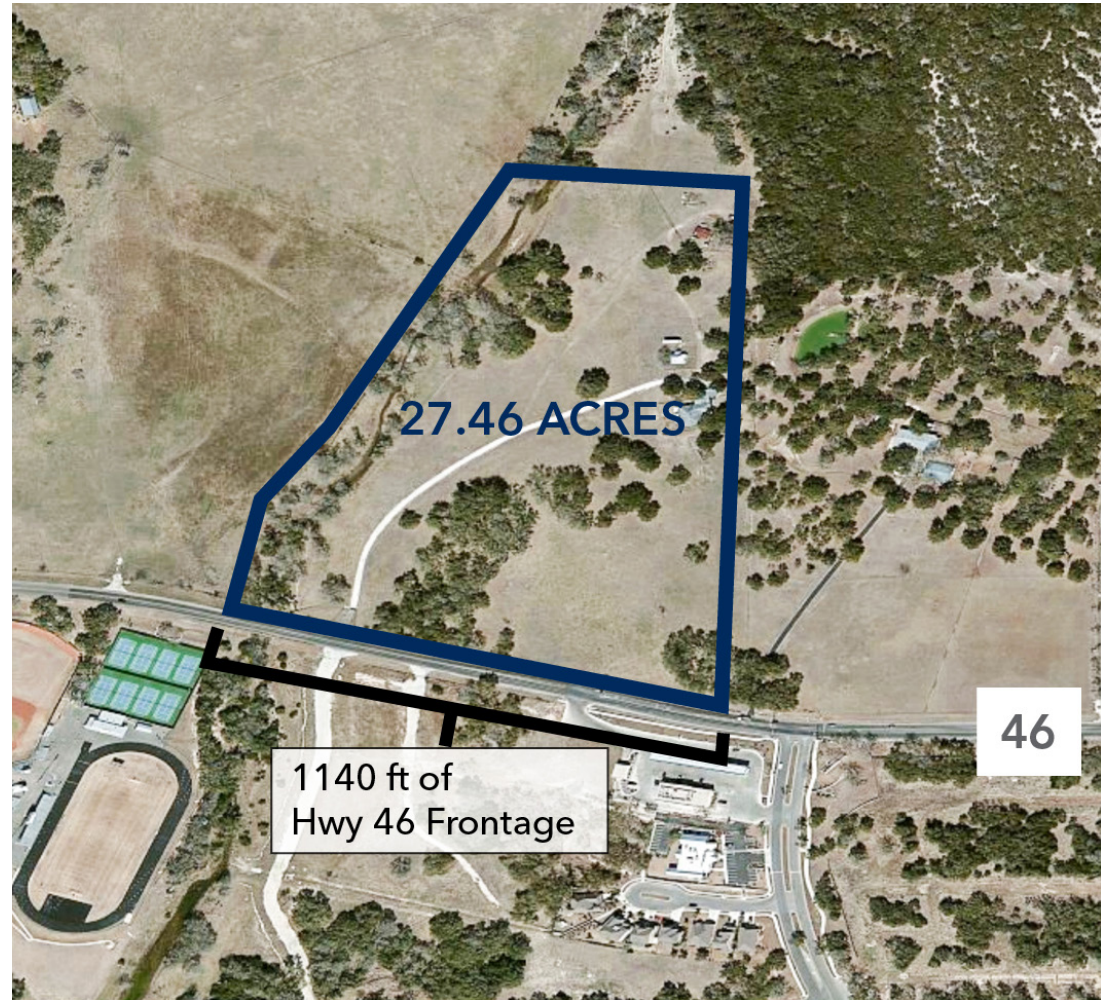
T TRANSWESTERN®

8200 IH-10 West
Suite 800
San Antonio, Texas 78230

T 210.341.1344
F 210.377.2797
www.transwestern.com

PROPERTY DETAILS

LOCATION	1670 Hwy 46, less than 0.4 miles away from Boerne Samuel V. Champion High School
SIZE	±27.46 Acres
ZONING	Boerne ETJ
FRONTAGE	Approximately 1140 feet of Hwy 46 frontage
TRAFFIC COUNT	Approximately 12,553 vehicles a day
LOCATION DETAILS	High Visibility on Hwy 46 Located in the Growth Corridor of Boerne
ASKING PRICE	\$8,672,142.60 (\$7.25/PSF)



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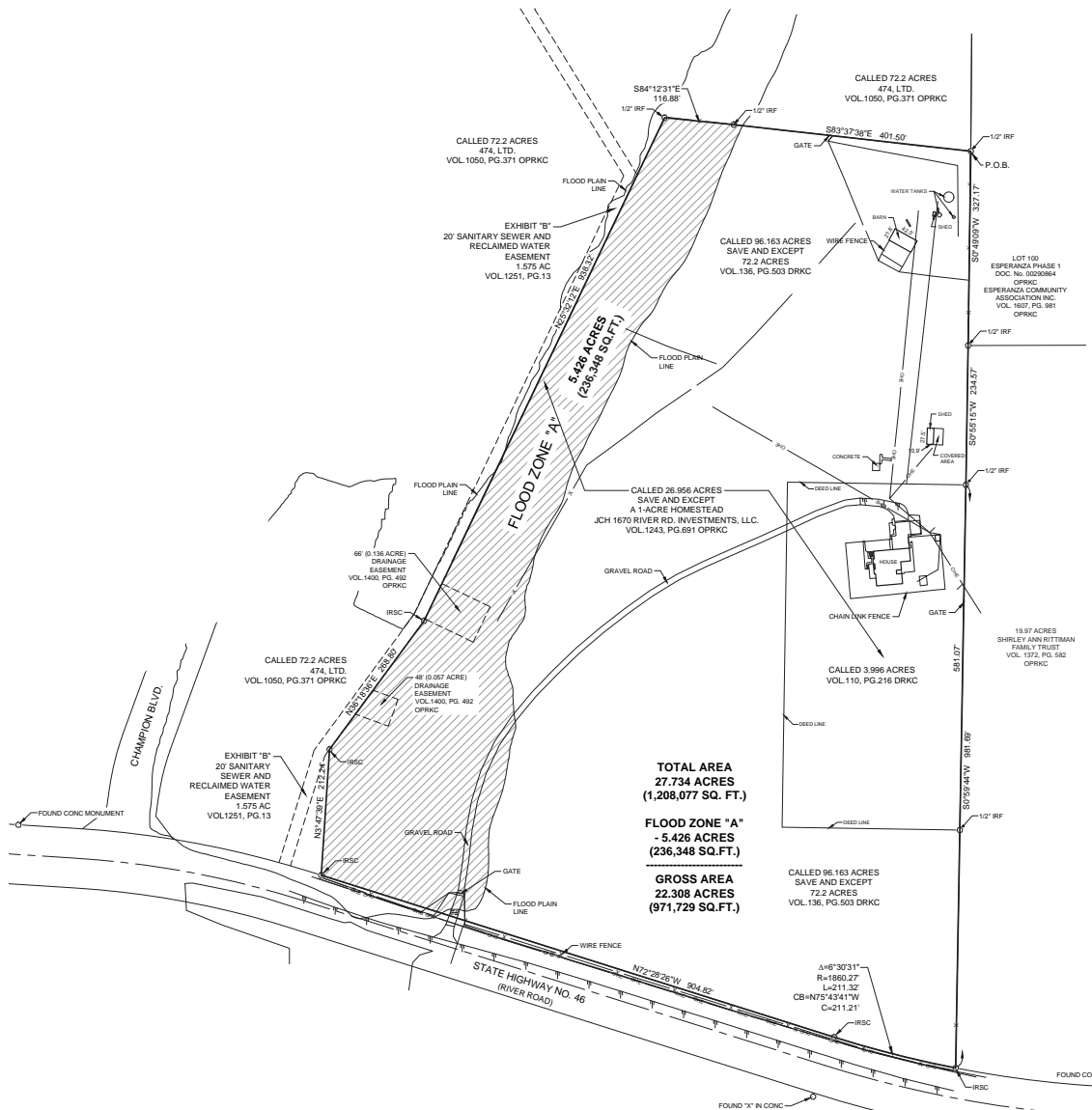
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SURVEY



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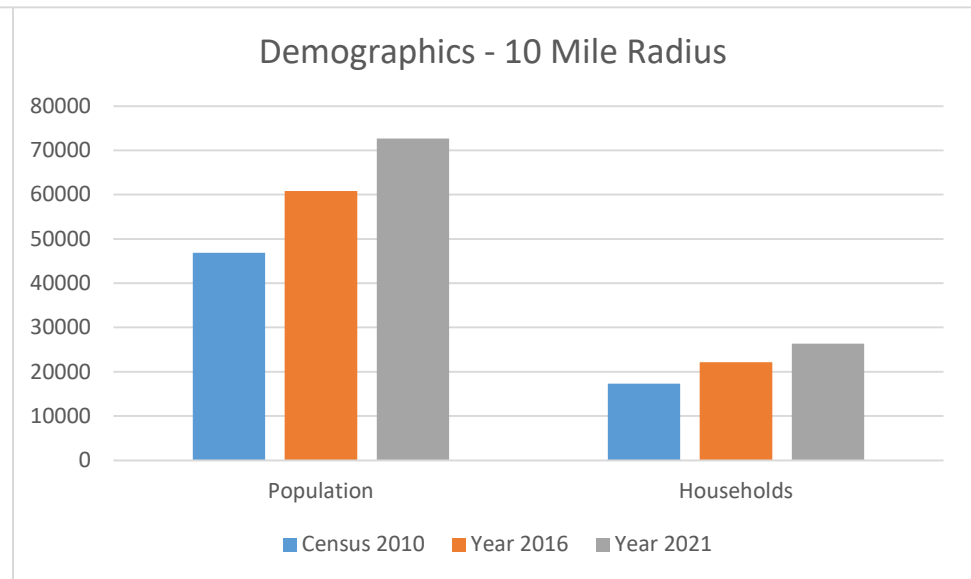
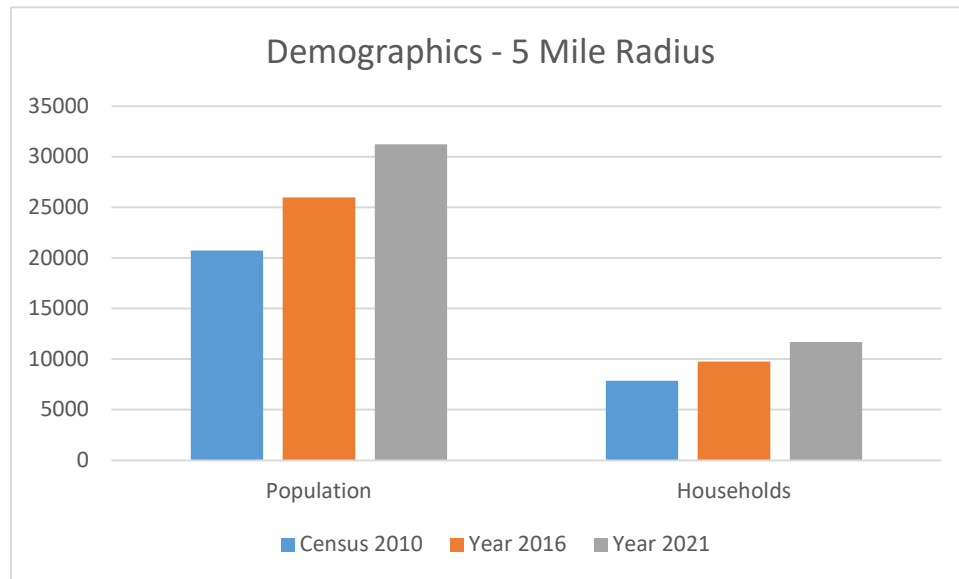
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DEMOGRAPHIC AND INCOME PROFILE

AVERAGE HOUSEHOLD INCOME	2018	2021
3 MILE RADIUS	\$104,973	\$99,253
5 MILE RADIUS	\$118,543	\$118,933
10 MILE RADIUS	\$140,230	\$142,523



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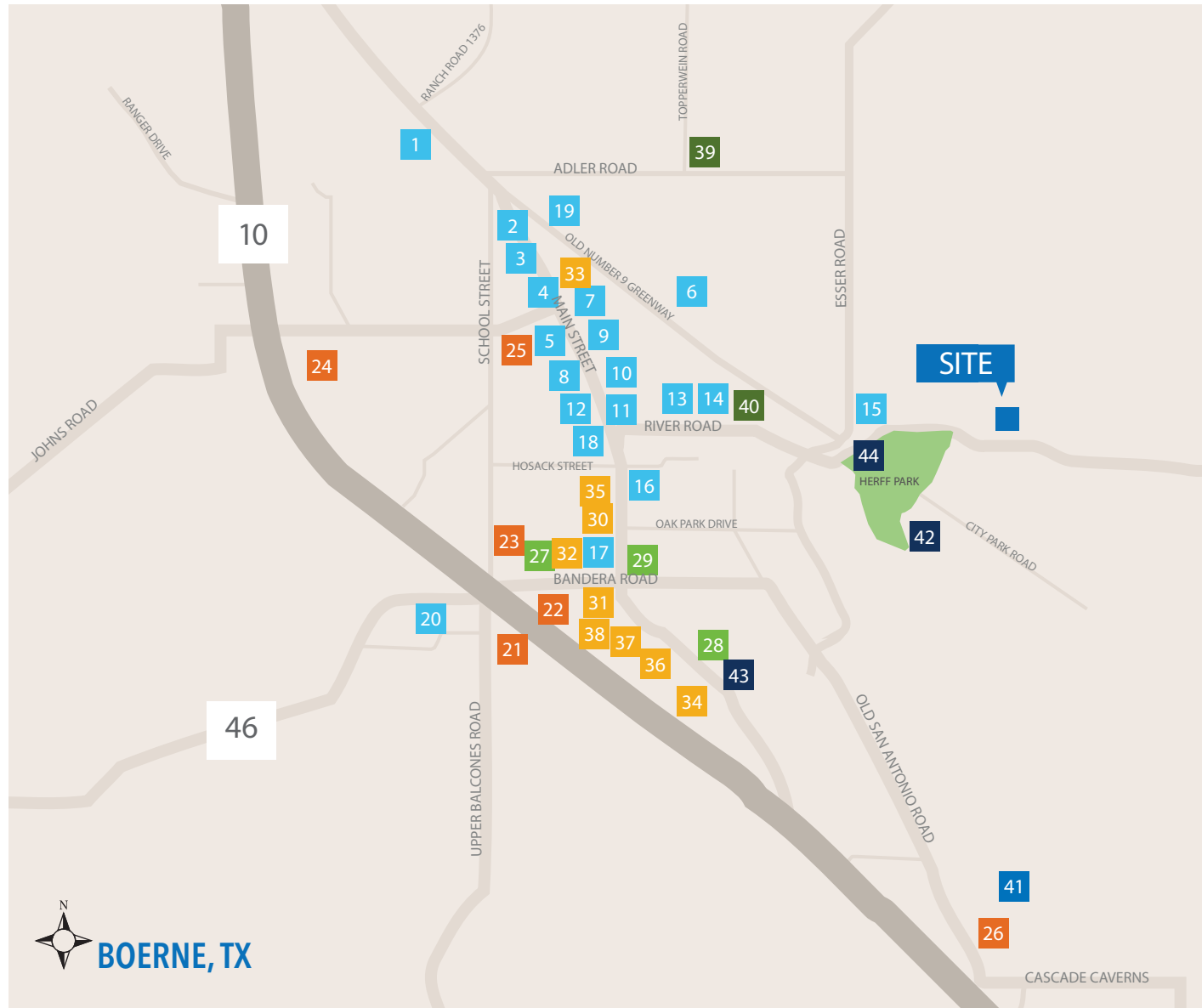
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AMENITIES MAP

DINING

- 1 Broken Stone Pizza
- 2 Magues Café
- 3 Fritze's BBQ & Catering
- 4 Bella Sera
- 5 Peggy's on the Green
- 6 Mary's Tacos
- 7 Soda Pops Partio Grill & Bar
- 8 Cypress Grille
- 9 The Daily Grind
- 10 259 Brantley's Bistro
- 11 Bear Mood Bakery and Café
- 12 The Creek Restaurant
- 13 The Dodging Duck
- 14 Little Gretel
- 15 Longhorn Café
- 16 La Mansion
- 17 Guadalajara Mexican Grill
- 18 Cibolo Creek Brewing Co
- 19 Hungry horse
- 20 Chili's

GROCERY & PHARMACY

- 27 HEB Plus
- 28 Walmart
- 29 Walgreens

BANKING

- 30 Texas Heritage Bank
- 31 Frost Bank Financial Center
- 32 Sonora Bank
- 33 Jefferson Bank
- 34 BBVA Compass
- 35 Broadway Bank
- 36 Randolph Brooks Federal Credit Union
- 37 Frost (ATM)
- 38 Wells Fargo (ATM)

FITNESS CENTERS

- 39 YMCA
- 40 Anytime Fitness

LODGING

- 21 Hampton Inn & Suites
- 22 Comfort Inn & Suites
- 23 Americas Best Value Inn
- 24 La Quinta Inn & Suites
- 25 Ye Kendall inn
- 26 Fairfield Inn & Suites

ENTERTAINMENT

- 41 Starplex Cinemas

POINTS OF INTEREST

- 42 Cibolo Nature Center
- 43 Boerne Convention Enter
- 44 Agricultural Heritage Museum





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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russell Noll	386386	russell.noll@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date