



**CLICK TO VIEW  
DRONE VIDEO**

**LAND FOR SALE**  
**±23.34 ACRES**  
8 STATE HIGHWAY 46, BOERNE, TEXAS 78006

**CONTACT INFORMATION**  
RUSSELL T. NOLL, CCIM, CPM®  
210.253.2945 | russell.noll@transwestern.com

LAND FOR SALE

±23.34 ACRES

8 STATE HIGHWAY 46, BOERNE, TEXAS 78006

**T** TRANSWESTERN®

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

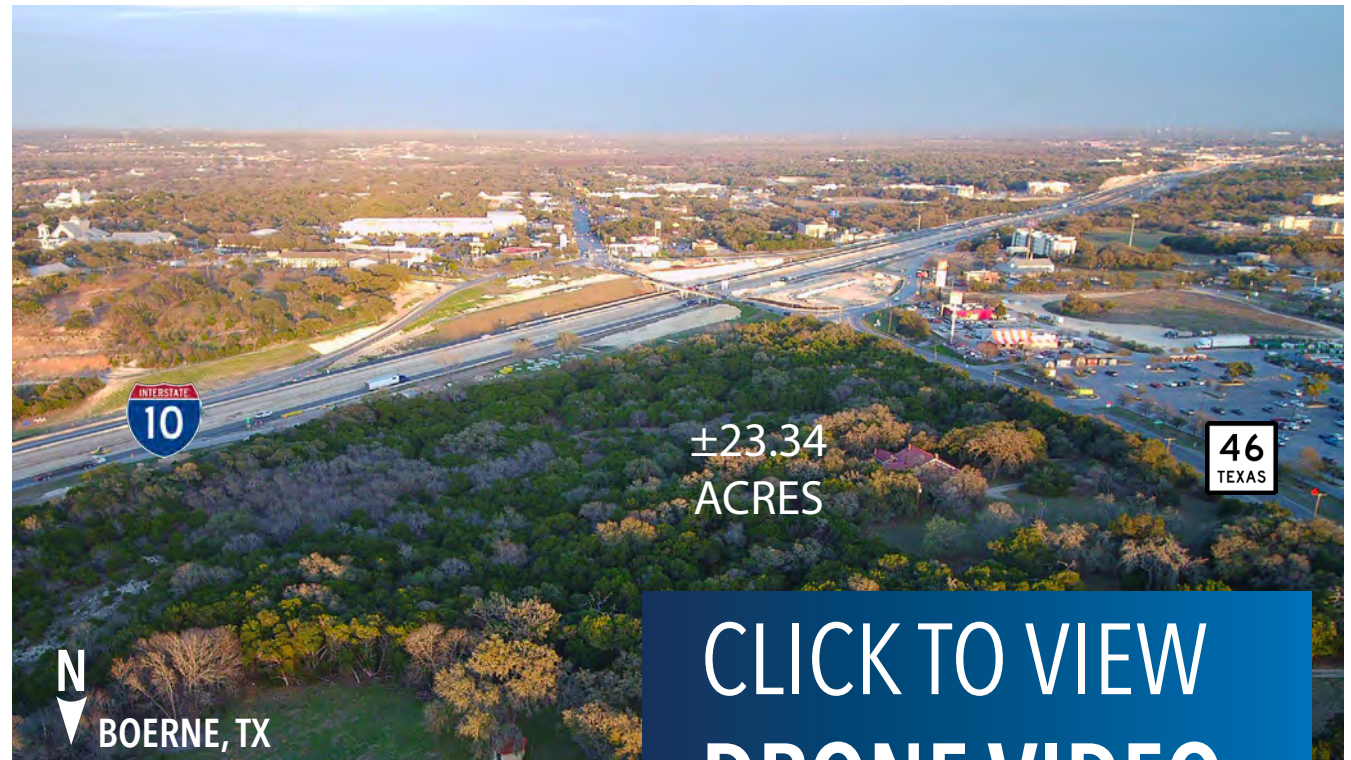
T 210.341.1344  
F 210.377.2797  
www.transwestern.com

## PROPERTY OVERVIEW

- ±23.34 acres
- ±1,985 feet of frontage - IH-10
- ±1,125 feet of frontage - Hwy 46
- Zoning: ETJ
- Asking Price: \$15.00/sf

### HIGHLIGHTS

- Commanding Presence & Visibility
- Hard-corner IH-10 & Hwy 46
- TXDot Improvements in Progress
- Strong Demographic Profile
- High Traffic Counts



CLICK TO VIEW  
DRONE VIDEO

### CONTACT INFORMATION

RUSSELL T. NOLL, CCIM, CPM®  
210.253.2945  
russell.noll@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2019 Transwestern.

LAND FOR SALE

±23.34 ACRES

8 STATE HIGHWAY 46, BOERNE, TEXAS 78006

CONTACT INFORMATION

RUSSELL T. NOLL, CCIM, CPM®

210.253.2945 | russell.noll@transwestern.com

AERIAL



LAND FOR SALE

±23.34 ACRES

8 STATE HIGHWAY 46, BOERNE, TEXAS 78006

CONTACT INFORMATION

RUSSELL T. NOLL, CCIM, CPM®

210.253.2945 | russell.noll@transwestern.com

## AREA AMENITIES



BOERNE MOB

WELLS  
FARGO

COMFORT  
SUITES

Hampton  
Inn & Suites

STARBUCKS  
COFFEE

WHATABURGER

THE  
HOME  
DEPOT

H-E-B

TACO CABANA

Denny's

Chili's

DQ

Chili's

Days Inn

Bandera Rd / Hwy 46

INTERSTATE  
10

SITE

FIRST BAPTIST  
CHURCH

S School St

BOERNE, TX

Custom Aerial Drone Services

LAND FOR SALE

# ±23.34 ACRES

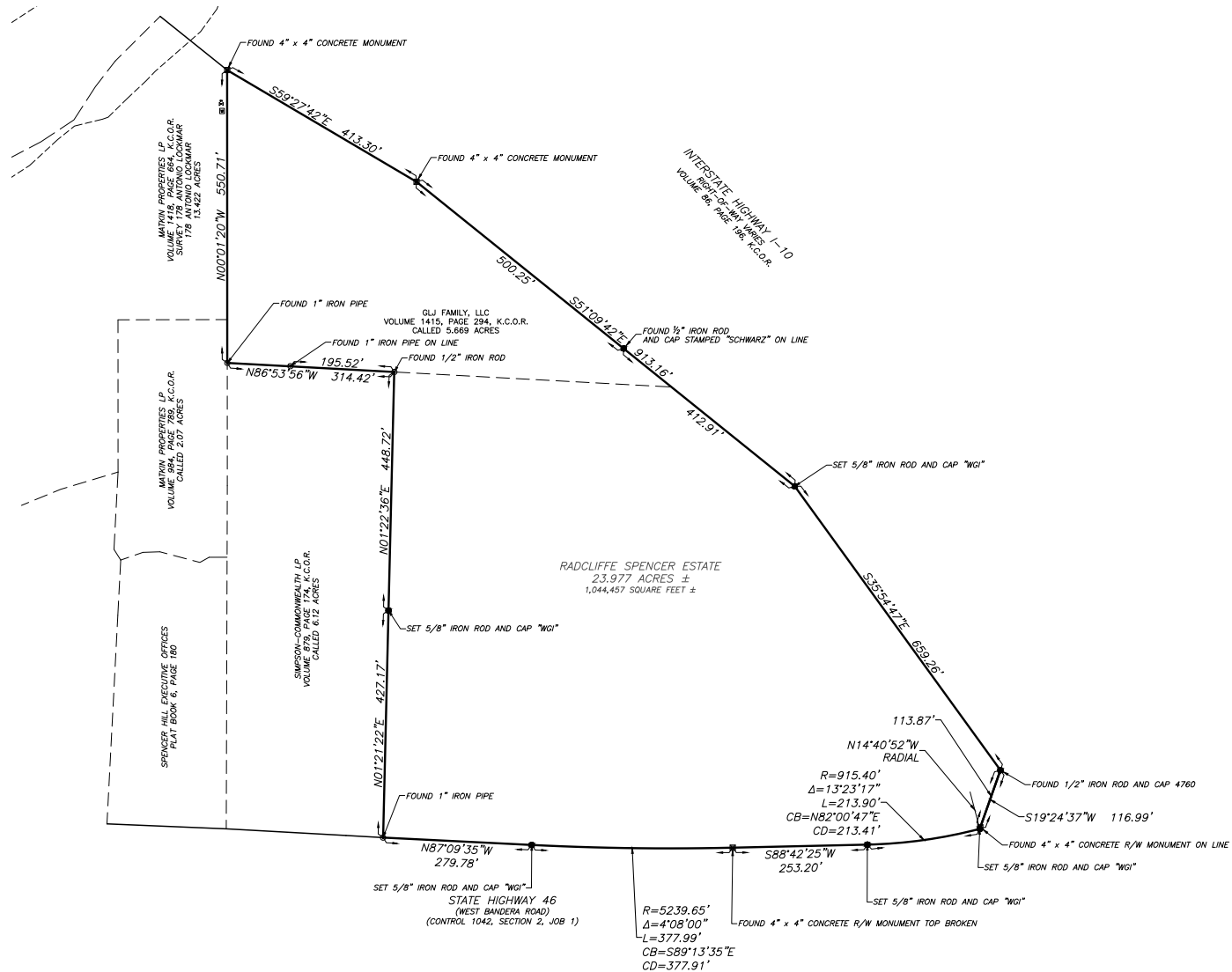
8 STATE HIGHWAY 46, BOERNE, TEXAS 78006

## SURVEY

CONTACT INFORMATION

RUSSELL T. NOLL, CCIM, CPM®

210.253.2945 | russell.noll@transwestern.com



LAND FOR SALE

# ±23.34 ACRES

8 STATE HIGHWAY 46, BOERNE, TEXAS 78006

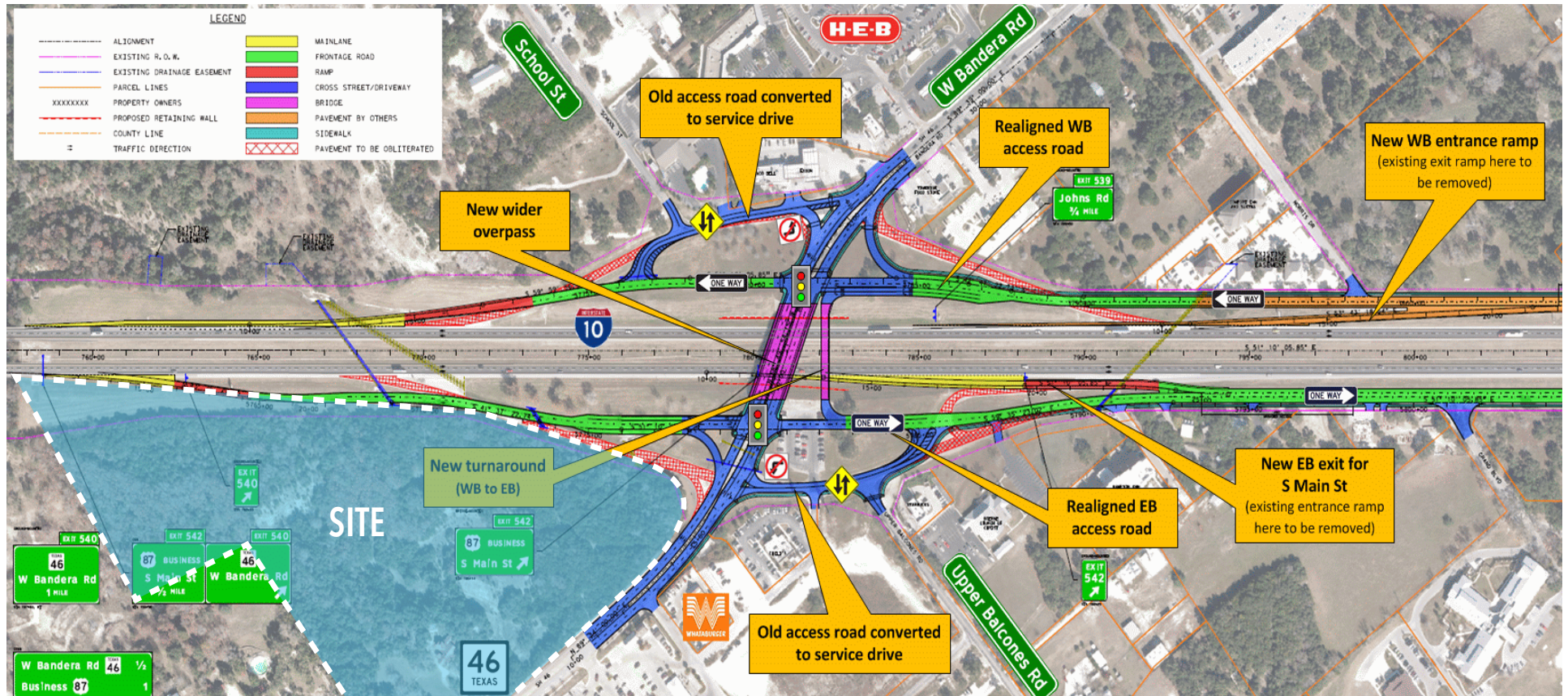
CONTACT INFORMATION

RUSSELL T. NOLL, CCIM, CPM®

210.253.2945 | russell.noll@transwestern.com

## TXDOT IMPROVEMENTS

**WORK STARTED JUNE 2018**  
**ESTIMATED COMPLETION: 4Q 2020**



LAND FOR SALE

**±23.34 ACRES**

8 STATE HIGHWAY 46, BOERNE, TEXAS 78006

**T TRANSWESTERN®**

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

T 210.341.1344  
F 210.377.2797  
www.transwestern.com

## DEMOGRAPHICS



**7TH** FASTEST GROWING COUNTY IN US



**3RD** FASTEST GROWING COUNTY IN TEXAS



**37%** POPULATION GROWTH IN  
KENDALL COUNTY SINCE 2010



AVERAGE HOUSEHOLD INCOME

**\$80,067**

1-Mile Radius

**\$98,438**

3-Mile Radius

**\$105,504**

5-Mile Radius



TRAFFIC COUNTS:

**±38,400 VPD** IH-10 @ Hwy 46

**±8,400 VPD** Hwy 46 @ Spencer Rd

### CONTACT INFORMATION

RUSSELL T. NOLL, CCIM, CPM®

210.253.2945

russell.noll@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2019 Transwestern.



# 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.

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

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

\_\_\_\_\_  
Date