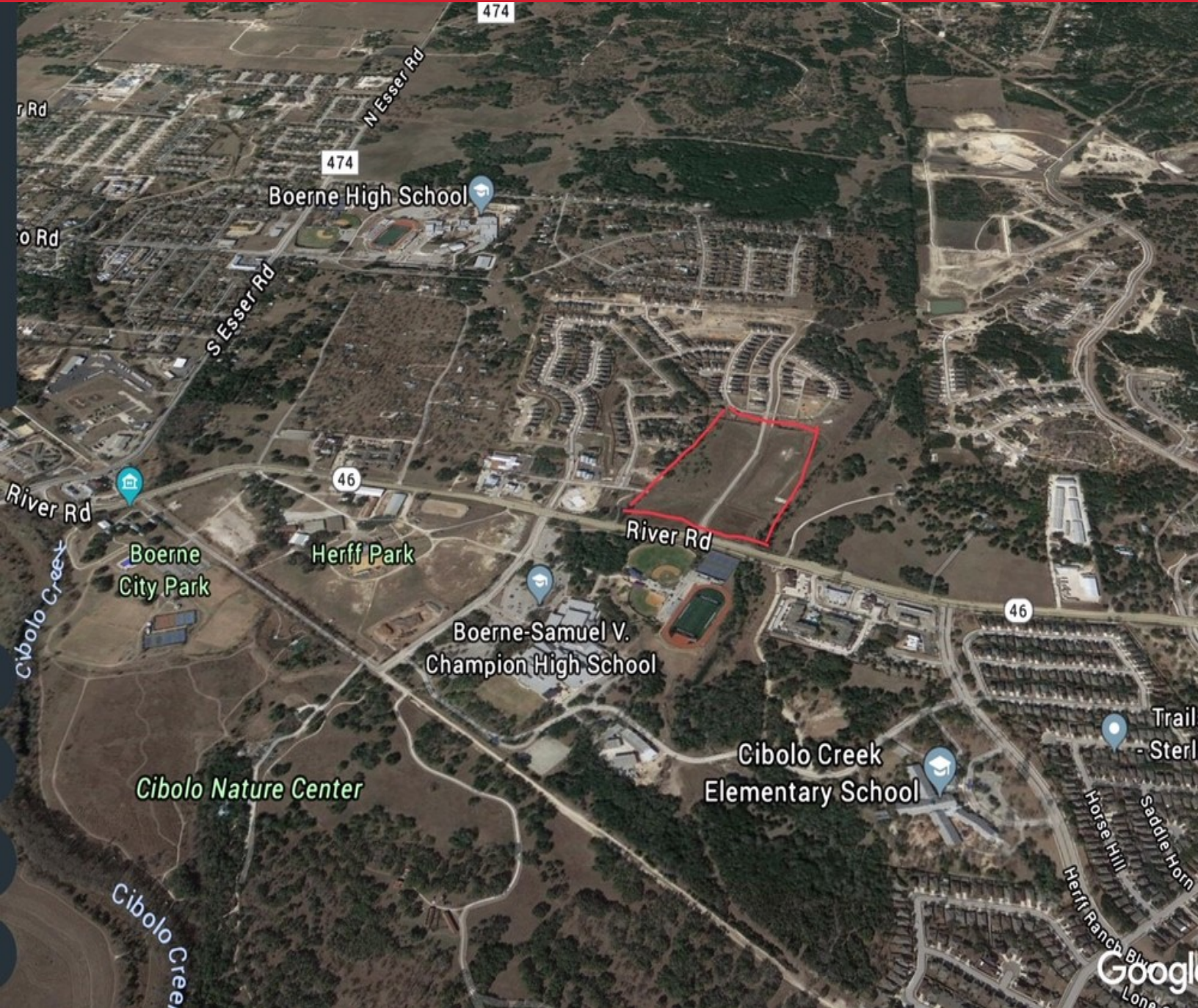


23.03 ACRES IN BOERNE, TEXAS

RIVER RD. (HWY 46 FRONTAGE) BOERNE TX, BOERNE, TX 78006



LAND FOR SALE

For More Information:

MICHAEL LYNCH, MCR

Broker Associate & Development
O: 210.817.3033 | C: 407.595.6636
mlynch@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

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Executive Summary



OFFERING SUMMARY

Sale Price: \$9,028,681

Lot Size: 23.03 Acres

Zoning: B2 Highway 46E Com

Price / SF: \$9.00

PROPERTY OVERVIEW

Excellent development site in Boerne, Texas. Located directly across the street from Samuel V. Champions High School . Site has great visibility on Highway 46 with a traffic count of 12,600 vehicles per day.

PROPERTY HIGHLIGHTS

- Great Visibility on Highway 46
- Located in Boerne's growth corridor

For More Information: **MICHAEL LYNCH, MCR**

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Executive Summary

204-218 Champion Blvd, Boerne, Texas, 78006
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 29.79053
Longitude: -98.70160

	1 mile	5 miles	10 miles
Population			
2000 Population	1,255	13,170	29,469
2010 Population	1,787	20,226	46,128
2018 Population	3,935	28,549	67,226
2023 Population	5,069	33,633	80,049
2000-2010 Annual Rate	3.60%	4.38%	4.58%
2010-2018 Annual Rate	10.04%	4.27%	4.67%
2018-2023 Annual Rate	5.20%	3.33%	3.55%
2018 Male Population	49.6%	48.7%	49.2%
2018 Female Population	50.4%	51.3%	50.8%
2018 Median Age	42.9	44.3	45.0

In the identified area, the current year population is 67,226. In 2010, the Census count in the area was 46,128. The rate of change since 2010 was 4.67% annually. The five-year projection for the population in the area is 80,049 representing a change of 3.55% annually from 2018 to 2023. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	88.7%	88.4%	88.8%
2018 Black Alone	0.5%	0.5%	0.8%
2018 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2018 Asian Alone	1.5%	1.5%	1.9%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	6.1%	6.3%	5.0%
2018 Two or More Races	2.3%	2.6%	2.7%
2018 Hispanic Origin (Any Race)	29.5%	27.1%	27.5%

Persons of Hispanic origin represent 27.5% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 52.5 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	417	4,754	10,655
2010 Households	590	7,662	17,007
2018 Total Households	1,281	10,822	24,631
2023 Total Households	1,654	12,727	29,326
2000-2010 Annual Rate	3.53%	4.89%	4.79%
2010-2018 Annual Rate	9.85%	4.27%	4.59%
2018-2023 Annual Rate	5.24%	3.30%	3.55%
2018 Average Household Size	3.00	2.60	2.71

The household count in this area has changed from 17,007 in 2010 to 24,631 in the current year, a change of 4.59% annually. The five-year projection of households is 29,326, a change of 3.55% annually from the current year total. Average household size is currently 2.71, compared to 2.69 in the year 2010. The number of families in the current year is 19,403 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

204-218 Champion Blvd, Boerne, Texas, 78006
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 29.79053
Longitude: -98.70160

	1 mile	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$98,829	\$88,820	\$107,568
2023 Median Household Income	\$103,954	\$95,748	\$111,254
2018-2023 Annual Rate	1.02%	1.51%	0.68%
Average Household Income			
2018 Average Household Income	\$123,779	\$120,043	\$141,790
2023 Average Household Income	\$136,472	\$131,009	\$152,482
2018-2023 Annual Rate	1.97%	1.76%	1.46%
Per Capita Income			
2018 Per Capita Income	\$43,593	\$45,962	\$52,315
2023 Per Capita Income	\$47,888	\$49,936	\$56,205
2018-2023 Annual Rate	1.90%	1.67%	1.44%

Current median household income is \$107,568 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$111,254 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$141,790 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$152,482 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$52,315 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$56,205 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	435	5,077	11,290
2000 Owner Occupied Housing Units	335	3,707	9,030
2000 Renter Occupied Housing Units	82	1,048	1,625
2000 Vacant Housing Units	18	322	635
2010 Total Housing Units	616	8,277	18,284
2010 Owner Occupied Housing Units	437	5,353	13,926
2010 Renter Occupied Housing Units	153	2,309	3,081
2010 Vacant Housing Units	26	615	1,277
2018 Total Housing Units	1,313	11,524	25,824
2018 Owner Occupied Housing Units	1,017	7,731	20,246
2018 Renter Occupied Housing Units	264	3,091	4,385
2018 Vacant Housing Units	32	702	1,193
2023 Total Housing Units	1,666	13,427	30,585
2023 Owner Occupied Housing Units	1,324	9,252	24,344
2023 Renter Occupied Housing Units	330	3,474	4,982
2023 Vacant Housing Units	12	700	1,259

Currently, 78.4% of the 25,824 housing units in the area are owner occupied; 17.0%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 18,284 housing units in the area - 76.2% owner occupied, 16.9% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 16.59%. Median home value in the area is \$400,330, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.82% annually to \$438,194.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Traffic Count Profile

204-218 Champion Blvd, Boerne, Texas, 78006
Rings: 1, 5, 10 mile radii

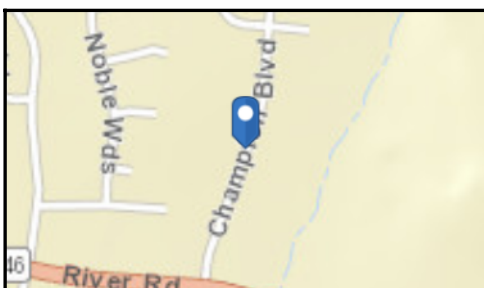
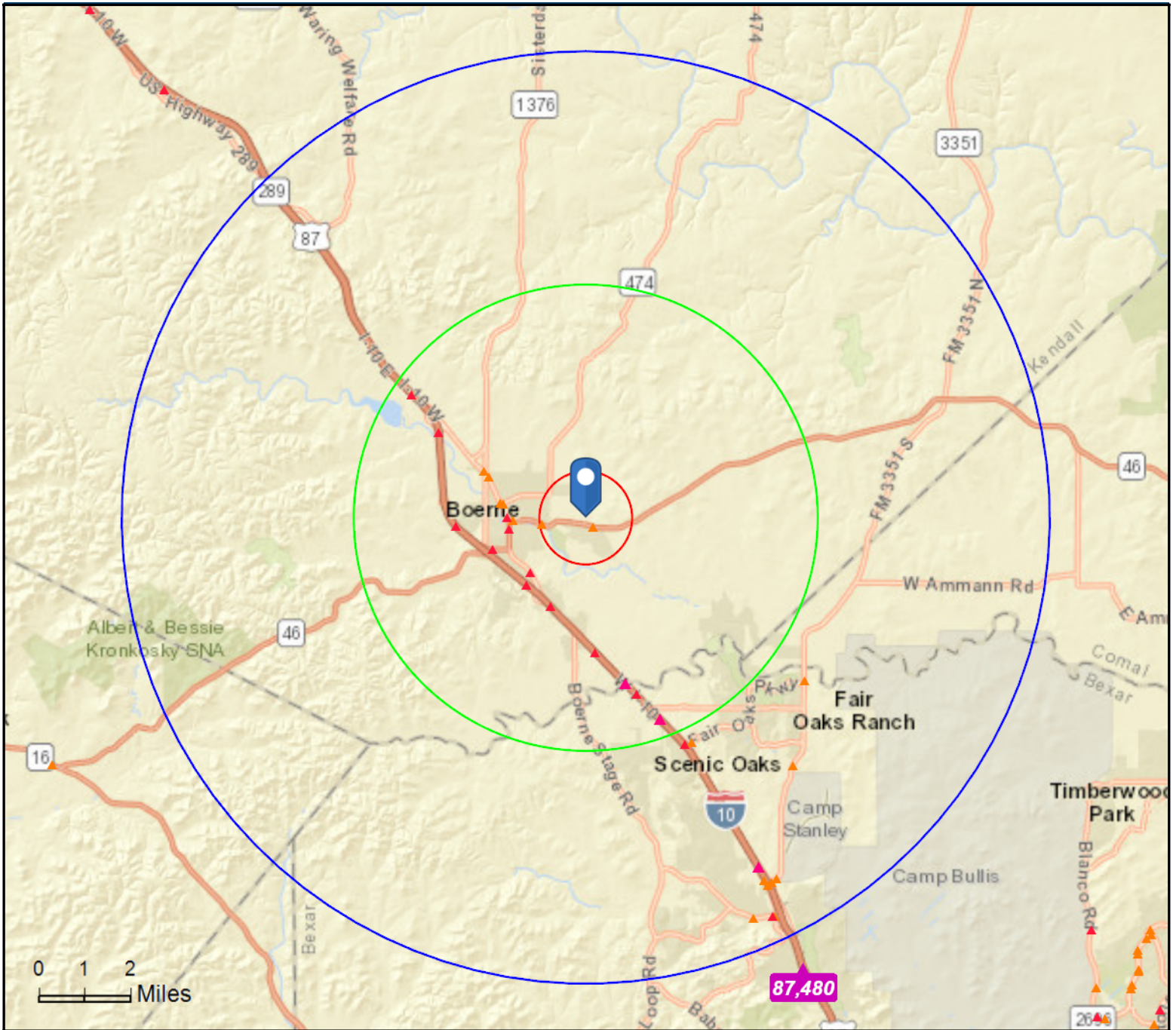
Prepared by Esri
Latitude: 29.79053
Longitude: -98.70160

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.24	State Hwy 46	Brentwood Dr (0.09 miles W)	2013	12,553
0.77	S Esser Rd	River Rd (0.19 miles SW)	2010	7,860
0.97	River Rd	Dietert Ave (0.06 miles NW)	2013	10,349
0.98	E Blanco Rd	S Esser Rd (0.06 miles E)	2013	5,998
1.29	N Esser Rd	Adler Rd (0.07 miles S)	2013	4,362
1.35	Old San Antonio Rd	Old San Antonio Rd (0.1 miles NW)	2010	7,180
1.36	Adler Rd	Latigo Ln (0.09 miles E)	2010	3,340
1.51	N Plant Ave	Surry Dr (0.11 miles N)	2010	3,290
1.57	River Rd	Turner Ave (0.02 miles E)	2013	12,662
1.64	Oak Park Dr	Schwepe St (0.06 miles E)	2010	1,460
1.66	S Main St	W Hosack St (0.03 miles N)	2013	22,859
1.67	S Main St	Crosspoint (0.03 miles SE)	2013	16,780
1.70	S Main St	W Theissen St (0.03 miles NW)	2013	16,171
1.81	E Blanco Rd	Watts (0.01 miles NE)	2013	9,828
1.88	N Main St	Lohmann St (0.05 miles NW)	2013	13,827
1.93	US Hwy 87	I- 10 (0.08 miles W)	2010	5,670
1.94	I- 10	US Hwy 87 (0.28 miles SE)	2013	33,942
1.95	W San Antonio Ave	Yoalana St (0.04 miles SW)	2010	2,700
2.03	US Hwy 87	I- 10 (0.08 miles N)	2010	5,820
2.05	I- 10	US Hwy 87 (0.11 miles NW)	2013	43,963
2.11	W Bandera Rd	Wanda St (0.1 miles E)	2013	16,680
2.18		(0.0 miles)	2010	5,240
2.22	S School St	W Highland Dr (0.07 miles N)	2010	4,220
2.23	Adler Rd	Garden St (0.09 miles E)	2010	3,620
2.25	I- 10 Frontage Rd	(0.0 miles)	2010	4,830
2.27	N Main St	N School St (0.12 miles NW)	2013	9,447
2.31	Johns Rd	Kaitlin Ln (0.03 miles W)	2010	5,920
2.33	N School St	W Advogt St (0.1 miles S)	2010	3,270
2.33	Cascade Caverns Rd	Scenic Loop Rd (0.06 miles W)	2010	3,130
2.36	I- 10 Frontage Rd	(0.0 miles)	2010	3,350

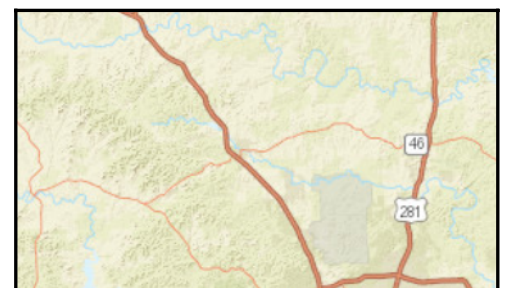
Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 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).

December 03, 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).



SCALE: 1" = 100'

LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊗ SET 60D NAIL
- ⊙ FOUND 1/2" IRON ROD WITH AN ORANGE 'PFEIFFER SURVEY' PLASTIC CAP
- ⊕ CALCULATED POINT (UN-ABLE TO SET DUE TO EXCAVATION)
- ⊙ FOUND TXDOT CONCRETE ROW MARKER
- ⊙ FOUND 1/2" IRON ROD WITH AN ILLEGIBLE PLASTIC CAP
- ⊙ UTILITY POLE
- X— WIRE FENCE
- OHE OVERHEAD ELECTRIC
- OHT OVERHEAD TELEPHONE
- () RECORD CALL PER VOLUME 1306 PAGE 766, OFFICIAL RECORDS
- [] RECORD CALL PER VOLUME 1305 PAGE 97, OFFICIAL RECORDS
- { } RECORD CALL PER VOLUME 1243 PAGE 683, OFFICIAL RECORDS

BOERNE 46 WOODS, L.P.
69.135 ACRE TRACT
VOLUME 1308, PAGES 766-773
OFFICIAL RECORDS

12.068 ACRES
M.I. LEAL
SURVEY NO. 180
ABSTRACT NO. 298

10.962 ACRES
M.I. LEAL
SURVEY NO. 180
ABSTRACT NO. 298

SHARON STANFORD, PAT BROWN, CONNIE
MARX, CAROL REAGAN AND ANITA MILLS
REMAINDER OF A 96.163 ACRE TRACT
VOLUME 1243, PAGES 683-690
OFFICIAL RECORDS

STATE HIGHWAY NO. 46
100' RIGHT-OF-WAY PER
TXDOT ROW MAP

- NOTES:**
- 1) PROPOSED BORROWER: LEE DUANE CHRISTIANSON
 - 2) ADDRESS: STATE HIGHWAY 46 EAST
 - 3) BASIS OF BEARING: GPS OBSERVATIONS
 - 4) THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY/KENDALL COUNTY ABSTRACT COMPANY, G.F. NUMBER 35786, ISSUED DATE OF OCTOBER 23, 2013, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 5) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 6) FENCES NEAR THE BOUNDARY LINE MEANDER BACK AND FORTH AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
 - 7) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
 - 8) FOR RECORD COURSES AND DISTANCES ALONG STATE HIGHWAY NO. 46, SEE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP.
 - 9) THERE ARE TEMPORARY CONSTRUCTION EASEMENTS THAT APPLY TO THESE TRACTS. FOR TERMS AND CONDITIONS OF SUCH EASEMENTS, SEE DOCUMENTS IN WHICH THE UTILITY EASEMENTS SHOWN HEREON WERE CREATED.

BOUNDARY SURVEY SHOWING A 12.068 ACRE TRACT OF LAND OUT OF THE M.I. LEAL SURVEY NO. 180, ABSTRACT NO. 298, KENDALL COUNTY, TEXAS, SAID 12.068 ACRE TRACT OF LAND ALSO BEING A PORTION OF THAT CERTAIN 33.00 ACRE TRACT OF LAND RECORDED IN VOLUME 1073, PAGE 241, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 72.2 ACRE TRACT OF LAND RECORDED IN VOLUME 1050, PAGE 371, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

BOUNDARY SURVEY SHOWING A 10.962 ACRE TRACT OF LAND OUT OF THE M.I. LEAL SURVEY NO. 180, ABSTRACT NO. 298, KENDALL COUNTY, TEXAS, SAID 10.962 ACRE TRACT OF LAND ALSO BEING A PORTION OF THAT CERTAIN 72.2 ACRE TRACT OF LAND RECORDED IN VOLUME 1050, PAGE 371, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Wes Rexrode

Wes Rexrode - Pfeiffer Land Surveying
Registered Professional Land Surveyor No. 6001
Boerne, Texas 78006 Ph. 830 - 249 - 3385

DATE: DECEMBER 4, 2013

JOB NUMBER: 217-13

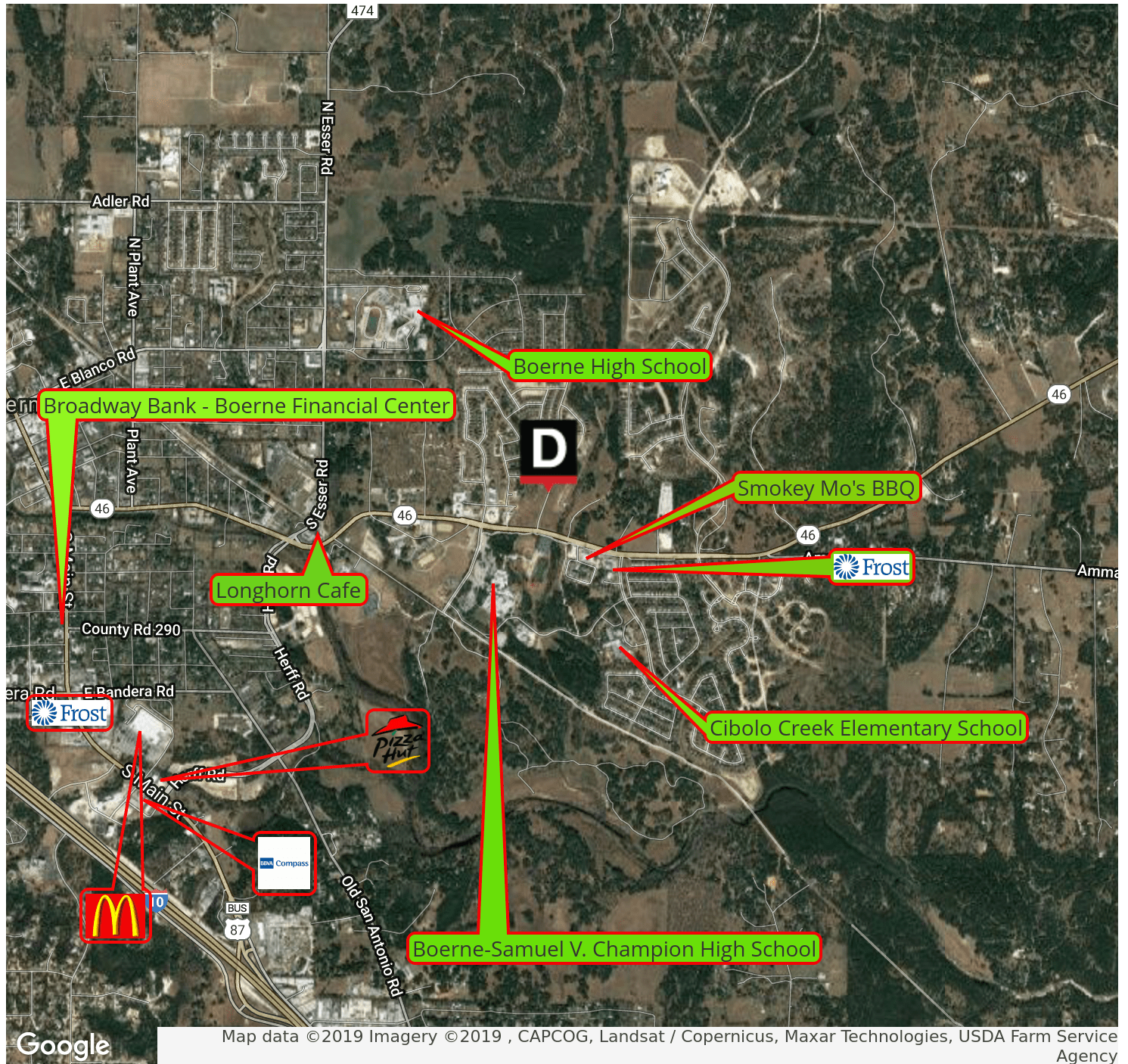
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Retailer Map



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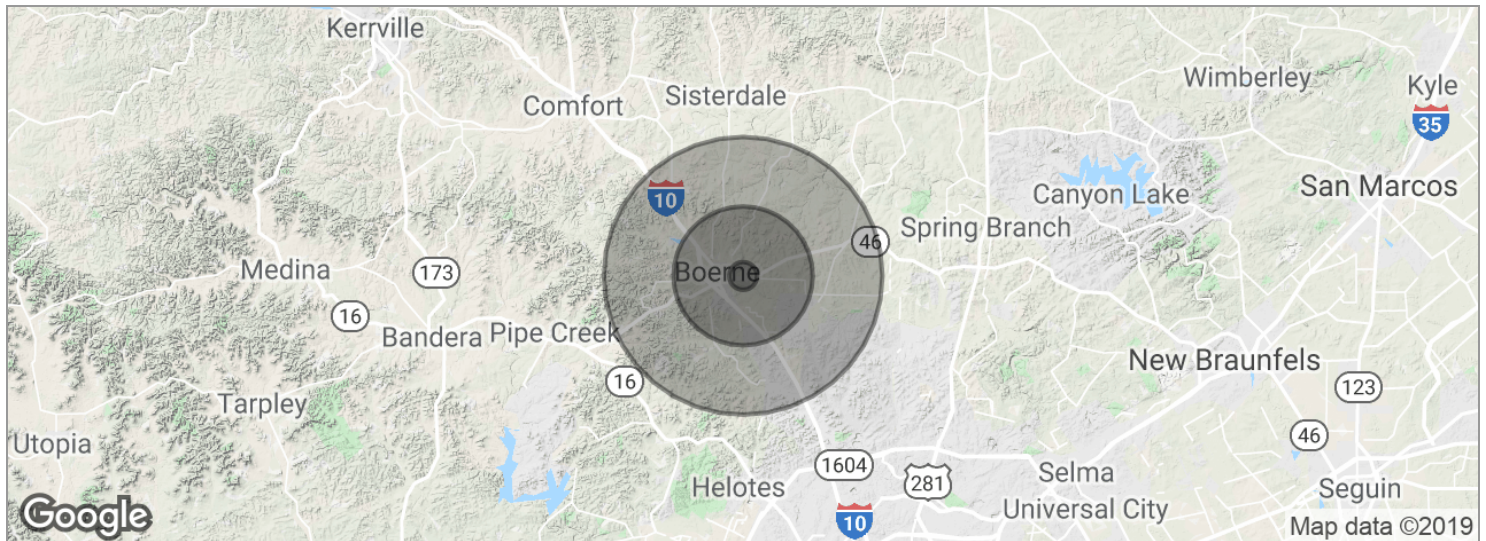
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Demographics Map



	1 MILE	5 MILES	10 MILES
POPULATION			
Total population	374	16,793	44,098
Median age	40.1	41.5	41.8
Median age (Male)	36.7	38.2	40.3
Median age (Female)	43.3	44.5	43.1
HOUSEHOLDS & INCOME			
Total households	123	6,360	16,046
# of persons per HH	3.0	2.6	2.7
Average HH income	\$131,212	\$100,898	\$116,151
Average house value	\$472,228	\$400,021	\$385,150

* Demographic data derived from 2010 US Census

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Company Disclosure Statement

This information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Davis Equity Realty and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

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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:
 - 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 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			(956)969-8648
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Dale L Davis	0216551	daled@davisequity.com	(956)969-8648
_____ 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date