



ALAMO FIESTA  
RV RESORT

±5 ACRES

CITY OF BOERNE  
POLICE DEPARTMENT

DEVELOPMENT OPPORTUNITY IN SOUTH BOERNE

**±5 ACRES FOR SALE**

106 OLD SAN ANTONIO RD | BOERNE, TEXAS 78006

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

# DEVELOPMENT OPPORTUNITY IN SOUTH BOERNE

# ±5 ACRES FOR SALE

106 OLD SAN ANTONIO RD | BOERNE, TEXAS 78006



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

T 210.341.1344  
F 210.377.2797  
www.transwestern.com

## PROPERTY OVERVIEW

- ±5.0 acres
- Currently zoned R-E
- Within 1/4 mile of the Boerne Police Department
- Multifamily, corporate campus or commercial development potential
- Close proximity to Boerne Middle School South and Kendall Elementary School
- Quick access to IH-10
- Minutes from Boerne's high energy business district
- Asking price: \$1,089,000 (\$5.00 PSF)



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 © 2020 Transwestern.



# DEVELOPMENT OPPORTUNITY IN SOUTH BOERNE

# ±5 ACRES FOR SALE

106 OLD SAN ANTONIO RD | 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

## AERIAL



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 © 2020 Transwestern.

# DEVELOPMENT OPPORTUNITY IN SOUTH BOERNE

# ±5 ACRES FOR SALE

106 OLD SAN ANTONIO RD | BOERNE, TEXAS 78006

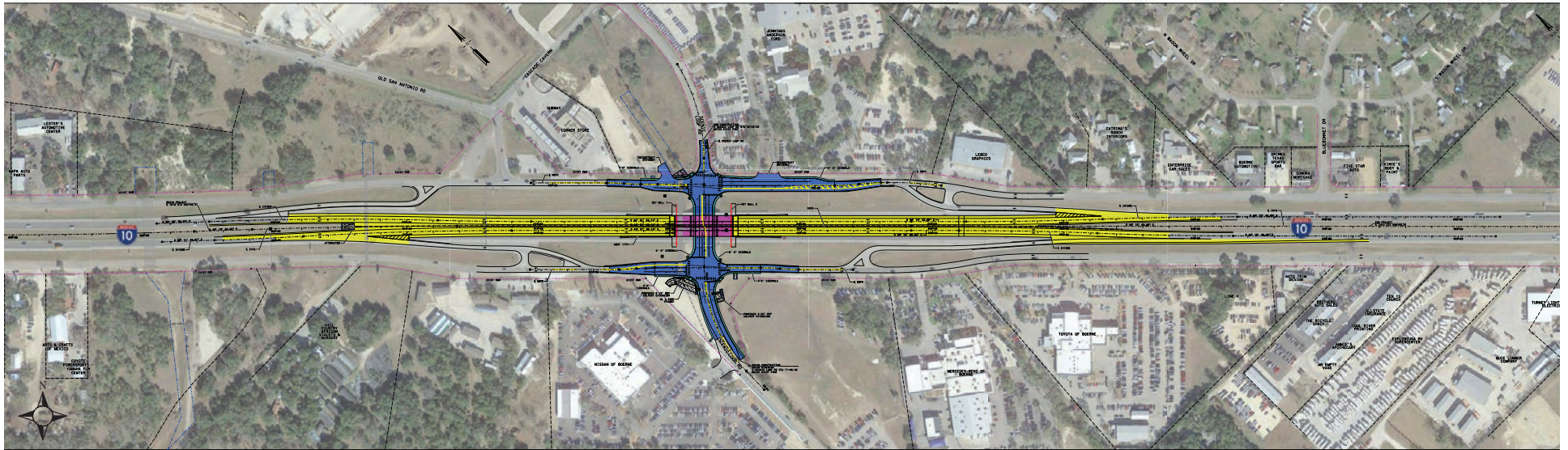
## TX DOT IMPROVEMENTS

The Texas Department of Transportation and the city of Boerne are proposing improvements to IH-10 at Scenic Loop Road.

The project includes:

- Adding separate turn lanes along the frontage road.
- Adding right turn lane along northbound Scenic Loop Road
- Adding sidewalks

### SCHEMATIC OF IMPROVEMENTS



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 © 2020 Transwestern.



# DEVELOPMENT OPPORTUNITY IN SOUTH BOERNE

# ±5 ACRES FOR SALE

106 OLD SAN ANTONIO RD | BOERNE, TEXAS 78006



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

Kendall County's population has grown almost 37% since 2010. Kendall County is ranked seventh in the U.S. among counties showing the largest percentage growth.



**3RD** FASTEST GROWING COUNTY IN TEXAS

### POPULATION GROWTH 2019-2024

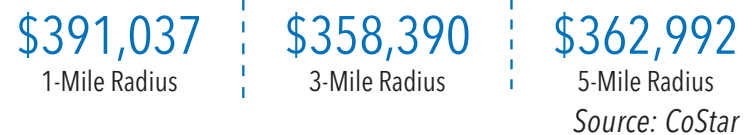


**37%** POPULATION GROWTH IN  
KENDALL COUNTY SINCE 2010

### AVERAGE HOUSEHOLD INCOME



### MEDIAN HOME VALUE



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 © 2020 Transwestern.

# DEVELOPMENT OPPORTUNITY IN SOUTH BOERNE

# ±5 ACRES FOR SALE

106 OLD SAN ANTONIO RD | BOERNE, TEXAS 78006

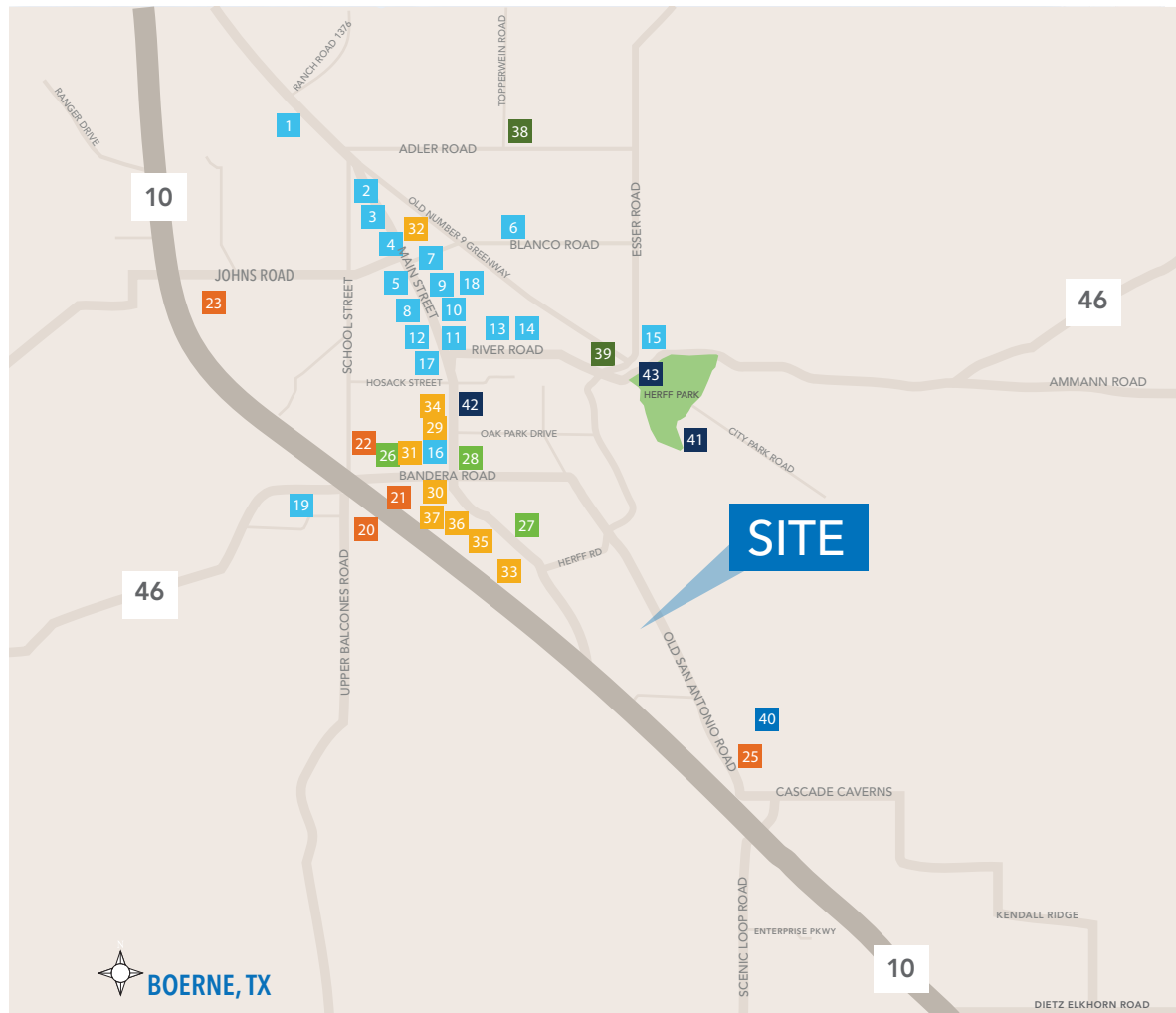
## SALE INFORMATION

RUSSELL T. NOLL, CCIM, CPM®

210.253.2945

russell.noll@transwestern.com

## AMENITIES MAP



### DINING

- 1 Broken Stone Pizza
- 2 Magues Café
- 3 Fritze's BBQ & Catering
- 4 Fredo's Ristorante
- 5 Limestone Grille
- 6 Mary's Tacos
- 7 Soda Pops Partio Grill & Bar
- 8 Cypress Grille
- 9 The Daily Grind
- 10 259 Brantley's Bistro
- 11 Bear Moon Bakery and Café
- 12 The Creek Restaurant
- 13 The Dodging Duck Brewhaus
- 14 Little Gretel
- 15 Longhorn Café
- 16 La Mansion
- 17 Guadalajara Mexican Grill
- 18 Hungry horse
- 19 Chili's

### LODGING

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

### GROCERY & PHARMACY

- 26 HEB Plus
- 27 Walgreens
- 28 Walmart

### BANKING

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

### FITNESS CENTERS

- 38 YMCA
- 39 Anytime Fitness (Coming Soon)

### ENTERTAINMENT

- 40 Starplex Cinemas

### POINTS OF INTEREST

- 41 Cibolo Nature Center
- 42 Boerne Convention Center
- 43 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