



**BOERNE, TEXAS  
PREMIUM IH 10 COMMERCIAL DEVELOPMENT SITE**

**LOCATION:** The property is located on the southwest corner of IH 10 West at Highway 46 in Boerne, Texas.

**SIZE:** 6.815 Acres

**FRONTAGE:** Approximately 255 feet on IH 10

**UTILITIES:** All utilities are to the property line.

**Electric:** Provided by the City of Boerne

**Water:** Provided by the City of Boerne

**Sewer:** Provided by the City of Boerne

**Gas:** Provided by the City of Boerne

*Prospective buyers should retain an independent engineer to verify the location, accessibility and available capacity of all utilities.*

**ZONING:** B-2, Commercial, City of Boerne

*Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.*

**TOPOGRAPHY:** The property is generally level.

**FLOOD PLAIN:** Federal Emergency Management Agency maps do not show any 100 year flood plain on the property.

**EASEMENTS:** There are various utility easements on the property.



**DEED**

**RESTRICTIONS:** Contact Broker

**TRAFFIC COUNT:** Most recent State Highway Department traffic count map indicates 52,260 vehicles per day on IH 10 north of the property.

**DEMOGRAPHICS:**

	3.0 Miles	5.0 Miles	7.0 Miles
Population 2017 Estimate:	17,669	22,800	34,768
5 Year Projection	20,916	27,087	41,193
Average Household Income	\$95,915	\$102,980	\$123,147

*Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.*

**POTENTIAL  
USES:**

The I.H. 10 exposure, combined with Boerne residential growth and strong household income, creates development opportunities for a variety of commercial uses including, restaurants, banks, and a variety of neighborhood retail services.

**PRICING:**

Contact Broker

**COMMENTS:**

- Tremendous visibility and access at the northern entrance to Boerne
- The property is at a signalized intersection with excellent traffic exposure.
- Area retailers include HEB, Home Depot, Whataburger, Chili's and Starbuck's.

**FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD**

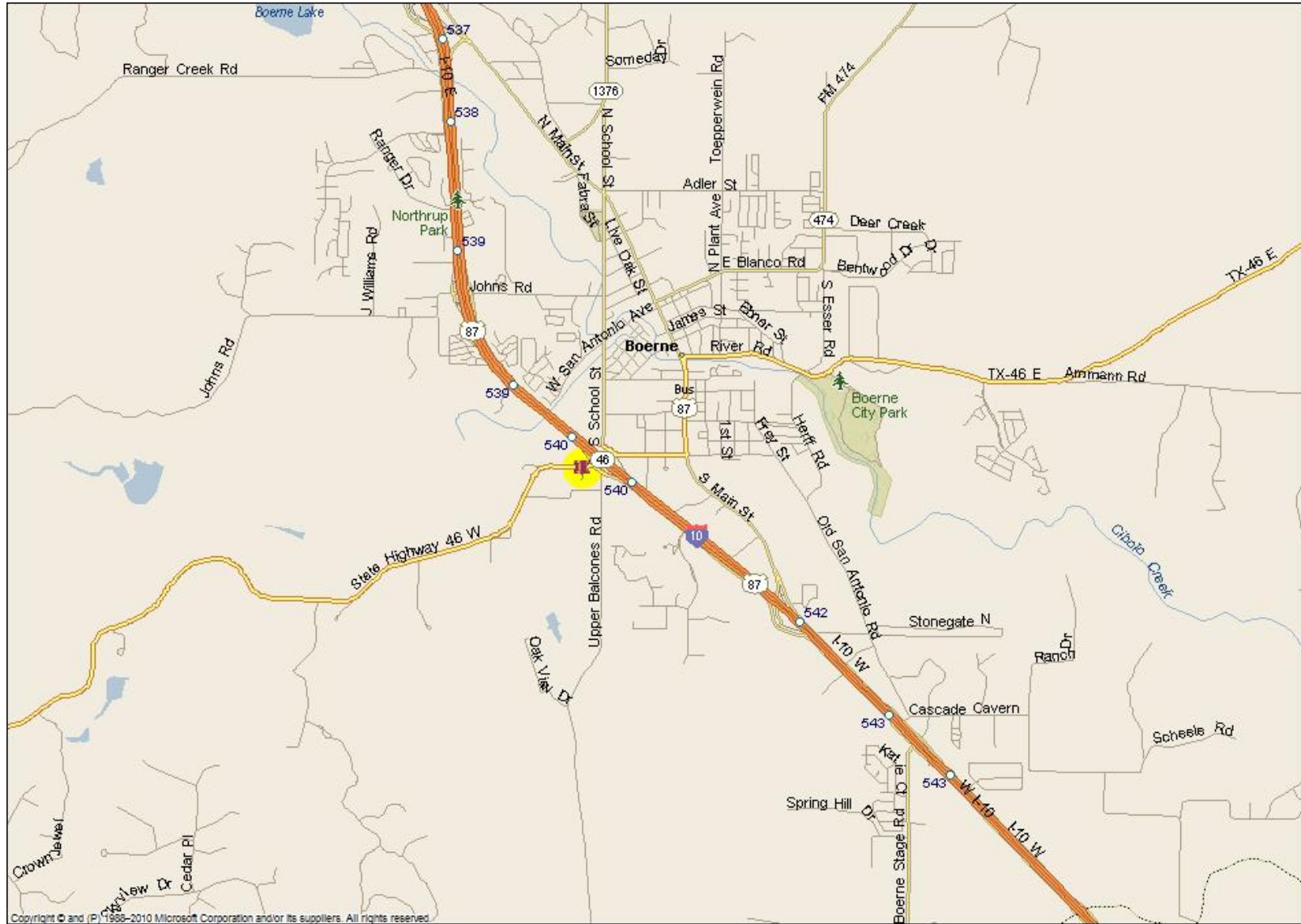
**Phone:** (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** [eldon@roalson.com](mailto:eldon@roalson.com) / [mhoward@roalson.com](mailto:mhoward@roalson.com)

[www.roalson.com](http://www.roalson.com)



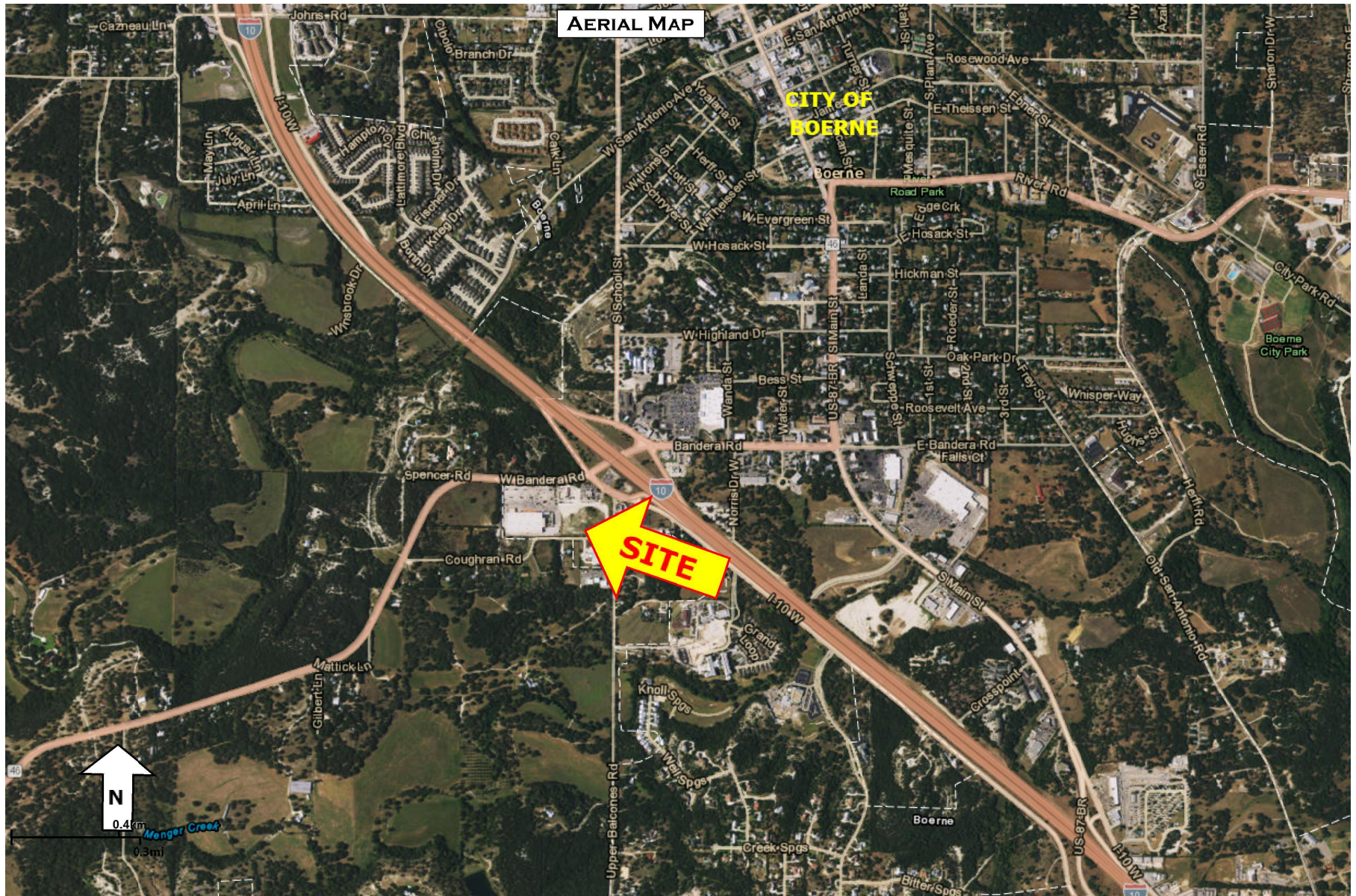


# Area Map



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## DEMOGRAPHIC OVERVIEW

March 23, 2018

### IH 10 AT HIGHWAY 46

	3.0 Miles:	5.0 Miles:	7.0 Miles:
<b>Population</b>			
2010 Census	13,224	17,029	26,459
2017 Estimate	17,669	22,800	34,768
5 Year Projection	20,916	27,087	41,193
<b>Households</b>			
2010 Census	5,152	6,520	9,900
2017 Estimate	6,857	8,719	12,985
5 Year Projection	8,131	10,374	15,392
<b>2017 Population by Race</b>			
White	87.2%	87.9%	89.2%
Black	0.5%	0.5%	0.6%
Asian or Pacific Islander	1.5%	1.4%	1.5%
American Indian	0.5%	0.6%	0.6%
<b>2017 Population by Ethnicity</b>			
Hispanic Origin	29.1%	28.0%	25.6%
<b>2017 Total Housing Units</b>			
Owner-Occupied	4,004	5,566	9,504
Renter-Occupied	2,853	3,153	3,481
Average Household Size	2.53	2.57	2.65
<b>2017 Household Income</b>			
Income \$ 0 - \$15,000	6.2%	5.3%	4.2%
Income \$ 15,000 - \$24,999	8.9%	8.1%	6.3%
Income \$ 25,000 - \$34,999	7.0%	6.8%	5.9%
Income \$ 35,000 - \$49,999	13.7%	12.8%	10.5%
Income \$ 50,000 - \$74,999	15.7%	15.0%	13.5%
Income \$ 75,000 - \$99,999	13.5%	14.0%	13.7%
Income \$ 100,000 - \$149,999	17.5%	18.3%	19.6%
Income \$ 150,000 - \$199,999	9.2%	9.8%	11.6%
Income \$200,000 +	8.2%	9.9%	14.7%
Average Household Income	\$95,915	\$102,980	\$123,147
Median Household Income	\$71,629	\$77,685	\$91,002
Per Capita Income	\$38,115	\$40,003	\$46,707

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.

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## **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.  
18618 TUSCANY STONE, SUITE 200  
SAN ANTONIO, TEXAS 78258**





## 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.

<b>Roalson Interests, Inc.</b>	<b>0338503</b>		<b>(210)496-5800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Eldon Roalson</b>	<b>214067</b>	<b>eldon@roalson.com</b>	<b>(210)445-5858</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Matthew Howard</b>	<b>603462</b>	<b>mhoward@roalson.com</b>	<b>(210)865-4411</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date