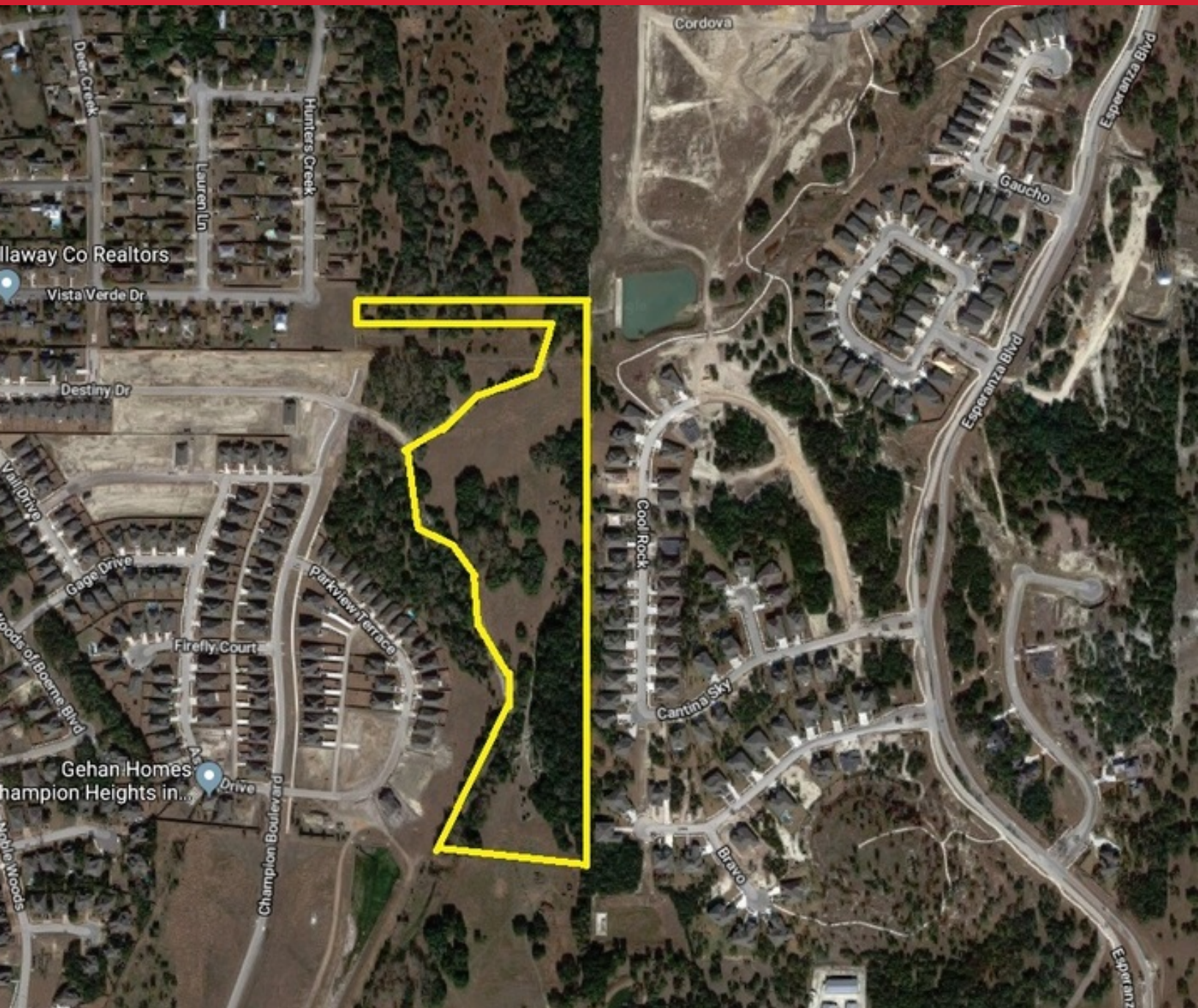


16.1 ACRES IN BOERNE

HWY 46 & RIVER RD, BOERNE, TX 78006



LAND FOR SALE

For More Information:

MICHAEL LYNCH, MCR

Broker Associate & Development
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mlynch@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD, SUITE 101
Weslaco, TX 78596
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Executive Summary



OFFERING SUMMARY

Sale Price: \$3,020,000

Lot Size: 16.1 Acres

Price / Acre: \$187,578

Zoning: B1

PROPERTY OVERVIEW

Excellent development site in Boerne, Texas. Located directly across the street from Samuel V. Champions High School. Site is a good investment opportunity.

PROPERTY HIGHLIGHTS

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

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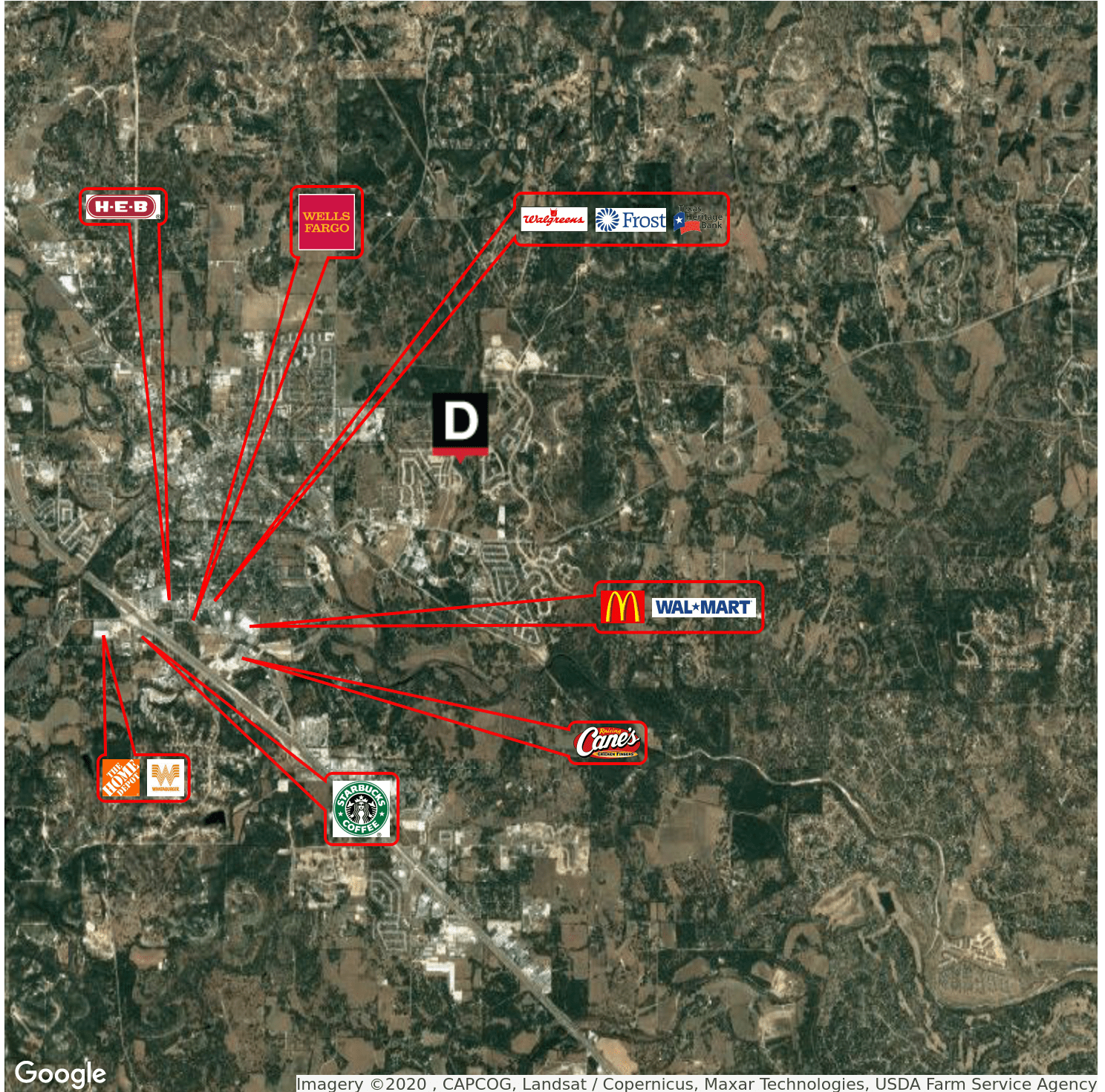
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Retailer Map



Google

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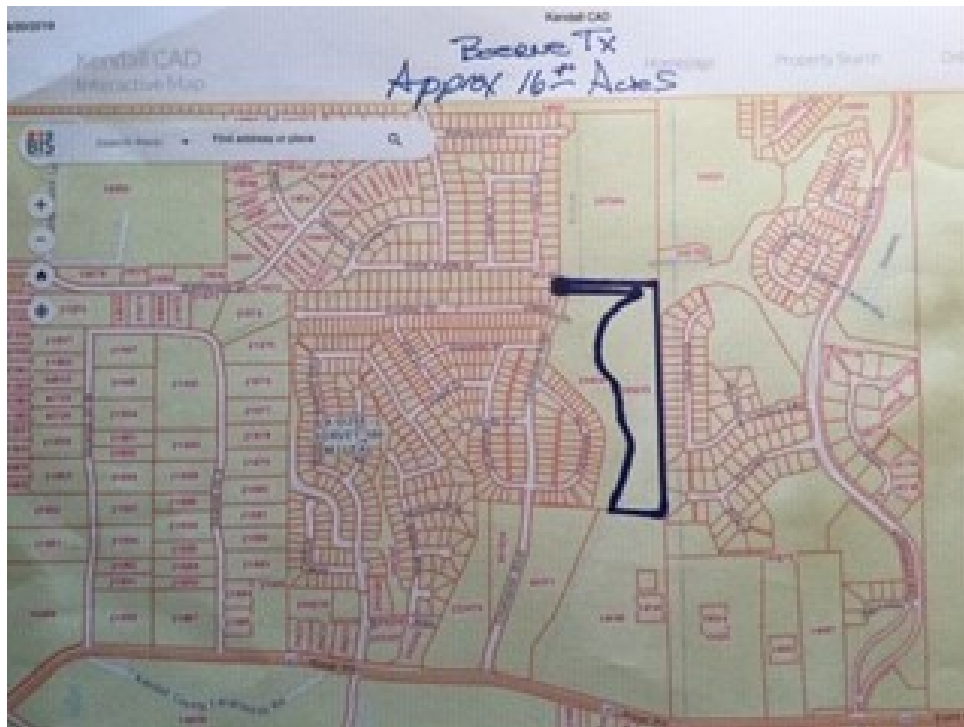
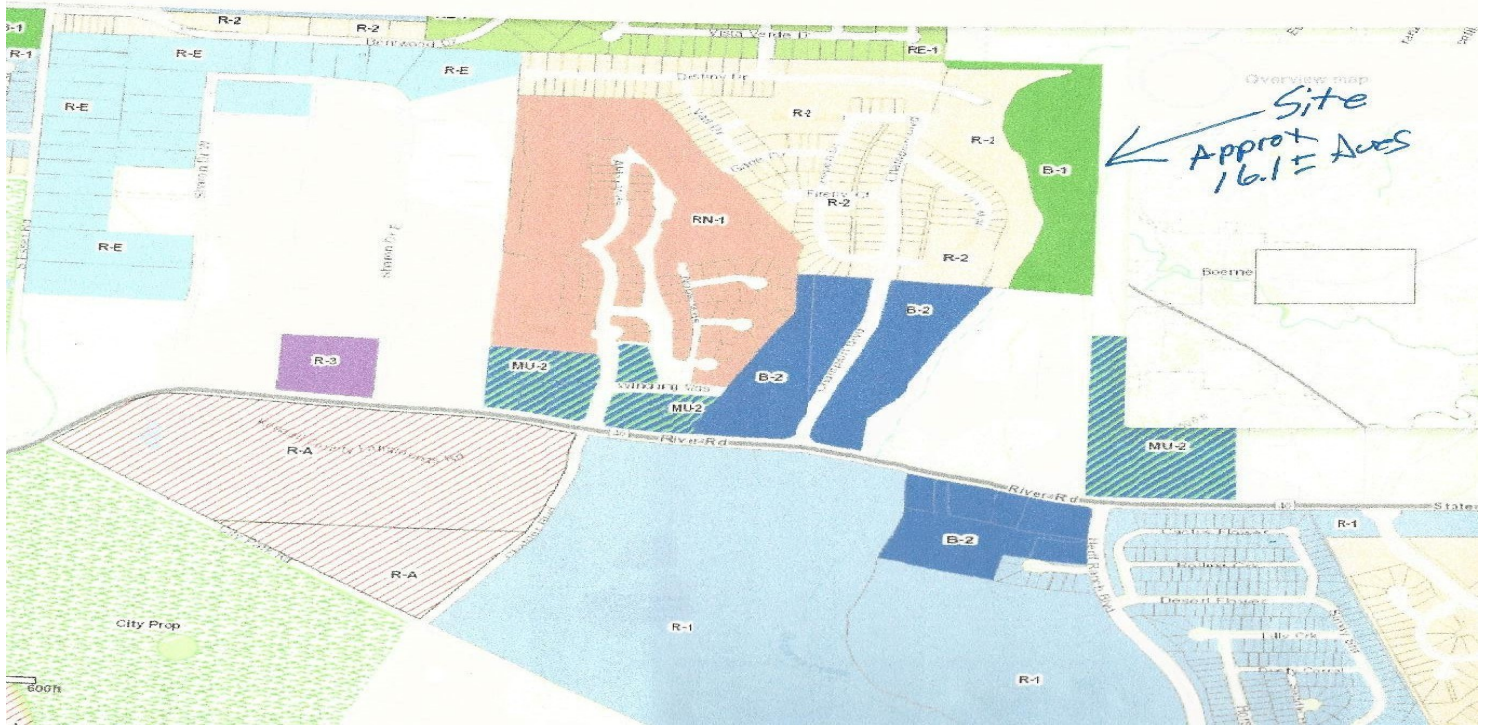
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Additional Photos



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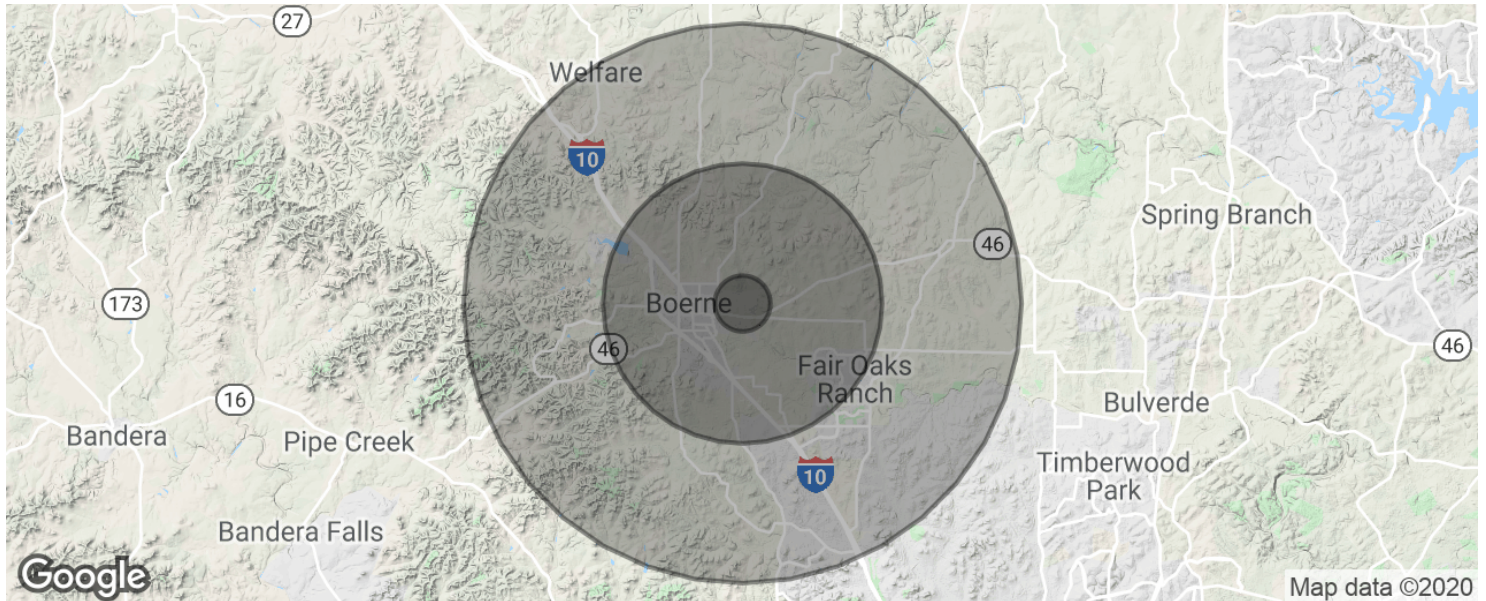
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	279	15,832	44,130
Median age	42.6	41.6	41.9
Median age (Male)	40.7	38.1	40.3
Median age (Female)	44.5	44.6	43.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	95	6,038	16,099
# of persons per HH	2.9	2.6	2.7
Average HH income	\$139,808	\$98,872	\$114,609
Average house value	\$478,011	\$417,979	\$385,767

* Demographic data derived from 2010 US Census

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Information About Brokerage Services

11-2-2015

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.

Davis Equity Realty		info@davisequity.com	(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
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

Davis Equity Realty, 2290 W Pike #100 Weslaco, TX 78596
Randall Summers

Phone: 956.969.8648 Fax:956.968.4574

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IBS Form

FOR SALE • 16.1 ACRES IN BOERNE

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Company Disclosure Statement

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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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