



IH 10 COMMERCIAL DEVELOPMENT SITES BOERNE, TEXAS

LOCATION: The property is comprised of two tracts along the southwest side of IH 10 at Menger Springs adjacent to the Methodist Healthcare facility in Boerne, Texas. It is just south of the IH 10 at Highway 46 interchange.

Tract 1: SWS of IH 10 just north of Menger Springs
Tract 2: SEC of IH 10 at Menger Springs

SIZE:

Tract 1:	3.8 acres
Tract 2:	<u>6.4 acres</u>
Total	10.2 acres

IH 10 FRONTAGE:

Tract 1:	Approximately 674 feet
Tract 2:	Approximately 540 feet

UTILITIES:

Electricity:	Available
Sewer:	Available
Water:	Available
Gas:	Available

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, Texas

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

TRAFFIC: 2016 Texas Department of Transportation maps indicate 41,625 vehicles per day on I. H. 10 just southeast of the property.



DEMOGRAPHICS:

2017 ESRI Estimates:	Population:	Average Household Income:
1-mile radius	2,079	\$103,700
3-mile radius	17,032	\$96,054
5-mile radius	24,168	\$106,336

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

FLOOD PLAIN:

The Federal Emergency Management Agency maps appear to indicate a small portion of 100 year flood plain on the south end of Tract 1 by Menger Creek.

TOPOGRAPHY:

Tract 1 has a gentle slope from IH 10 to the southwest. Tract 2 slopes generally to the east to IH 10.

EASEMENTS:

Tract 1 has a 20' utility easement along the northern and eastern boundaries. Tract 2 has utility and pedestrian easements. Refer to Survey.

DEED RESTRICTIONS:

Restrictions and covenants are in place to promote the overall quality of development in Menger Springs. Contact Broker.

AREA DEVELOPMENT:

The Menger Springs subdivision, Methodist medical office building and ambulatory surgery center and Morningside Ministries senior care are adjacent to the properties. Significant commercial development including H.E.B. and Home Depot are just north of the properties at the IH 10 and Highway 46 interchange.

POTENTIAL USE:

Retail, hospitality, office, healthcare, senior services and other commercial uses

INVESTMENT:

Price: Tract 1: \$16.00 per square foot; \$2,648,448

Tract 2: \$16.00 per square foot; \$4,460,541

Subdivides will be considered.

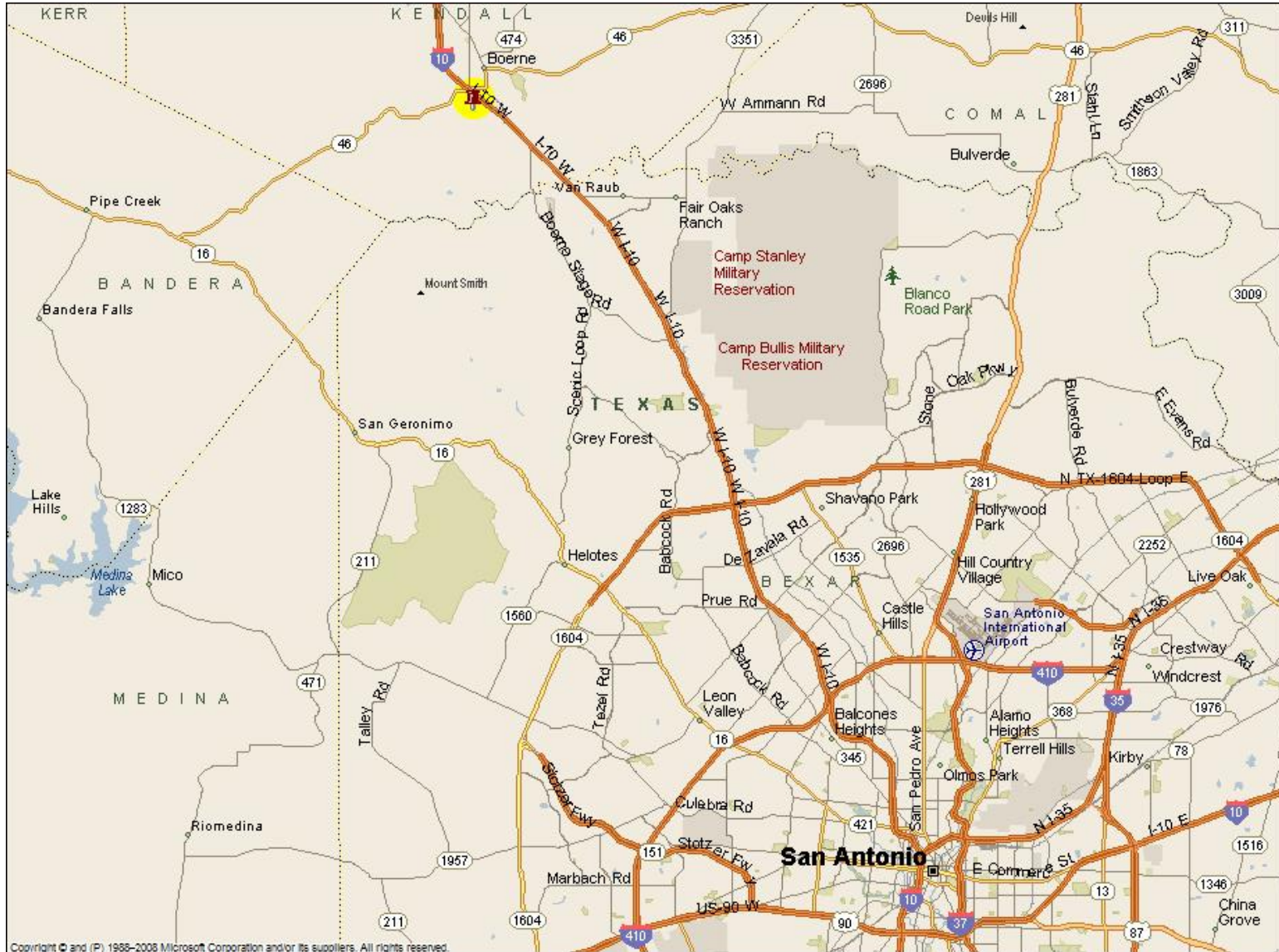
COMMENTS:

- Exceptional growth within the City of Boerne is driving the need for retail, office and other commercial uses, as well as healthcare services.
- Located at the entrance to Morningside Ministries and Methodist Healthcare, the tracts have excellent visibility and access to IH 10.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD
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www.roalson.com



LOCATION MAP

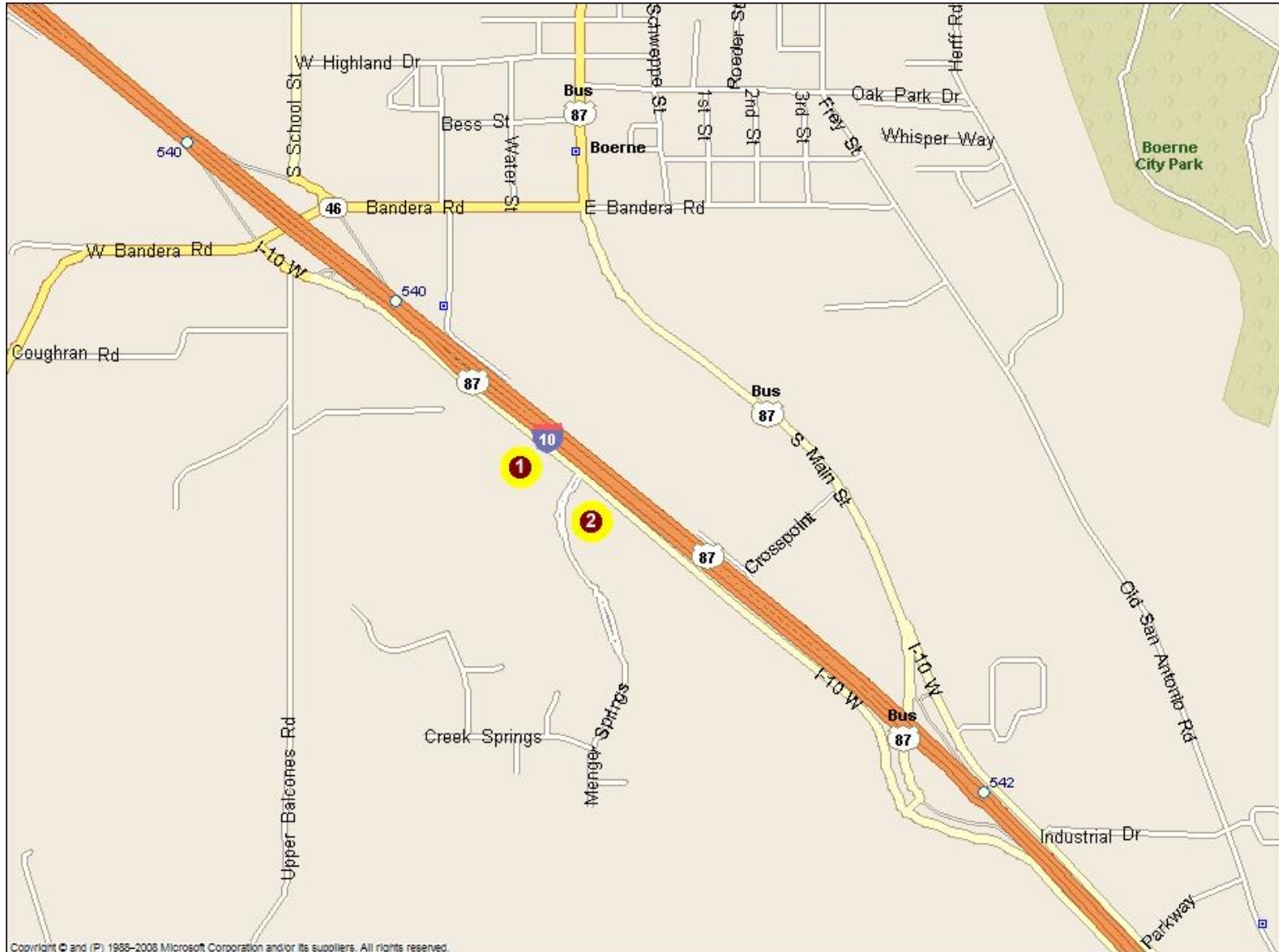


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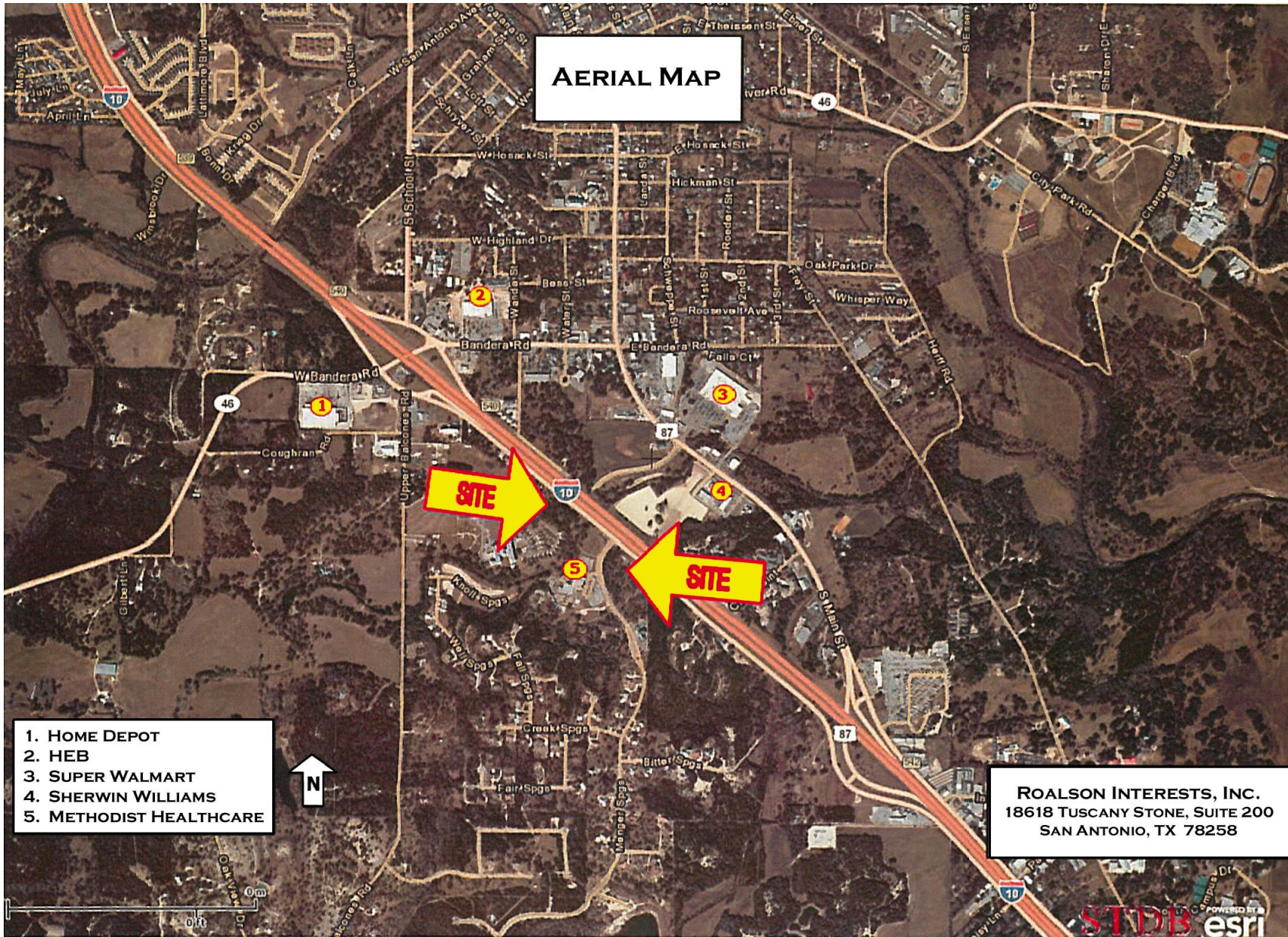


AREA MAP



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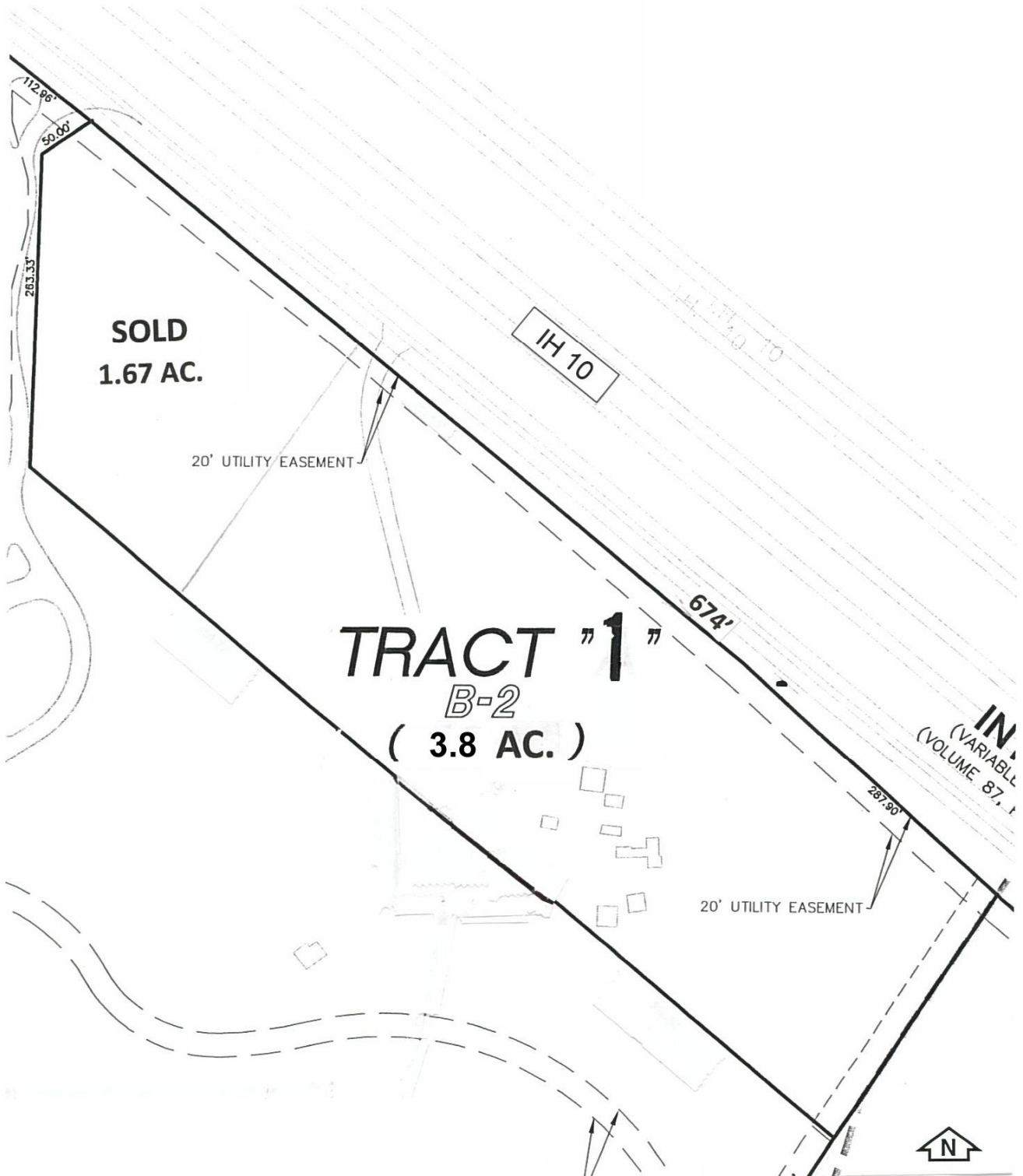
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Survey

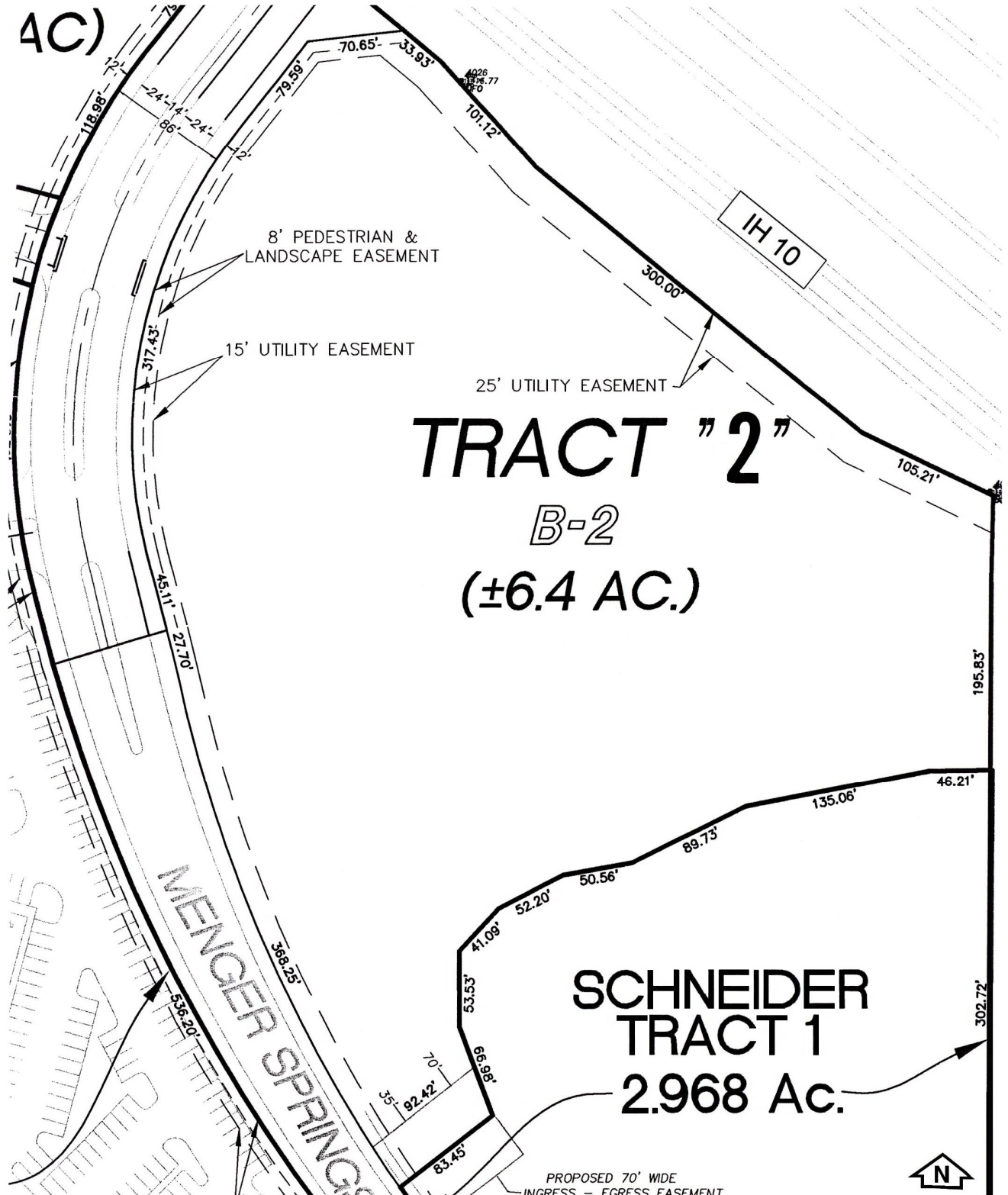


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Survey

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DEMOGRAPHIC OVERVIEW

February 23, 2017

IH 10 AT MENGER SPRINGS

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	1,737	12,407	18,246
2017 Estimate	2,079	17,032	24,168
5 Year Projection	2,332	20,281	28,783
Households			
2010 Census	797	4,824	6,931
2017 Estimate	954	6,586	9,187
5 Year Projection	1,082	7,853	10,953
2017 Population by Race			
White	85.5%	87.1%	88.1%
Black	0.1%	0.5%	0.5%
Asian or Pacific Islander	1.8%	1.5%	1.5%
American Indian	0.6%	0.5%	0.6%
2017 Population by Ethnicity			
Hispanic Origin	32.0%	29.7%	27.7%
2017 Total Housing Units			
Owner-Occupied	522	3,786	5,993
Renter-Occupied	433	2,800	3,193
Average Household Size	2.17	2.53	2.59
2017 Household Income			
Income \$ 0 - \$15,000	4.9%	6.3%	5.1%
Income \$ 15,000 - \$24,999	6.2%	9.0%	7.8%
Income \$ 25,000 - \$34,999	6.3%	6.9%	6.6%
Income \$ 35,000 - \$49,999	10.5%	13.5%	12.4%
Income \$ 50,000 - \$74,999	18.8%	15.5%	14.7%
Income \$ 75,000 - \$99,999	14.7%	13.6%	13.9%
Income \$ 100,000 - \$149,999	19.7%	17.7%	18.5%
Income \$ 150,000 - \$199,999	9.6%	9.1%	10.1%
Income \$200,000 +	9.4%	8.3%	10.7%
Average Household Income	\$103,700	\$96,054	\$106,336
Median Household Income	\$79,560	\$72,149	\$79,681
Per Capita Income	\$42,510	\$38,068	\$40,982

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

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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
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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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date