



COMMERCIAL BUILDING FOR LEASE OR SALE
25600 IH 10 WEST
BOERNE, TX 78006



LOCATION:

This property is located on the north side of IH 10 West, just west of Leon Springs, Texas.

DESCRIPTION:

Building: Approx. 16,017 Square Feet

Land: Lot 1: Approx. 2.54 Acres
Lot 2: Approx. 2.11 Acres



FRONTAGE: Lot 1: Approx. 340 feet on IH 10 West and 350+/- feet on Lost Creek Gap.

Lot 2: Approx. 440 feet on Lost Creek Gap and 138+/- feet on Old Fredericksburg Road

PARKING SPACES: Approximately 39+ striped spaces

TRAFFIC COUNT: Site To Do Business traffic count map indicates 75,975 vehicles per day on IH 10, near the property.

ZONING: Regional Commercial, Outside City Limits
Property is located in the Camp Bullis Extraterritorial Jurisdiction Military Protection Area.

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

DEMOGRAPHICS:

2020 ESRI Estimates:	Population:	Average Household Income:
1-mile radius	8,924	\$160,151
3-mile radius	28,357	\$160,599
5-mile radius	48,334	\$159,649

AREA DEVELOPMENT:

The property is surrounded by commercial and residential development. HEB, fast-food restaurants, and hotels are located nearby on IH 10, while Six Flags Fiesta Texas, The Shops at La Cantera, The Rim and several stores and restaurants are located east of the property on IH 10 at Loop 1604.

POTENTIAL USE: The property lends itself to a variety of commercial uses, including automotive, retail, office and restaurants.

INVESTMENT: Contact Broker

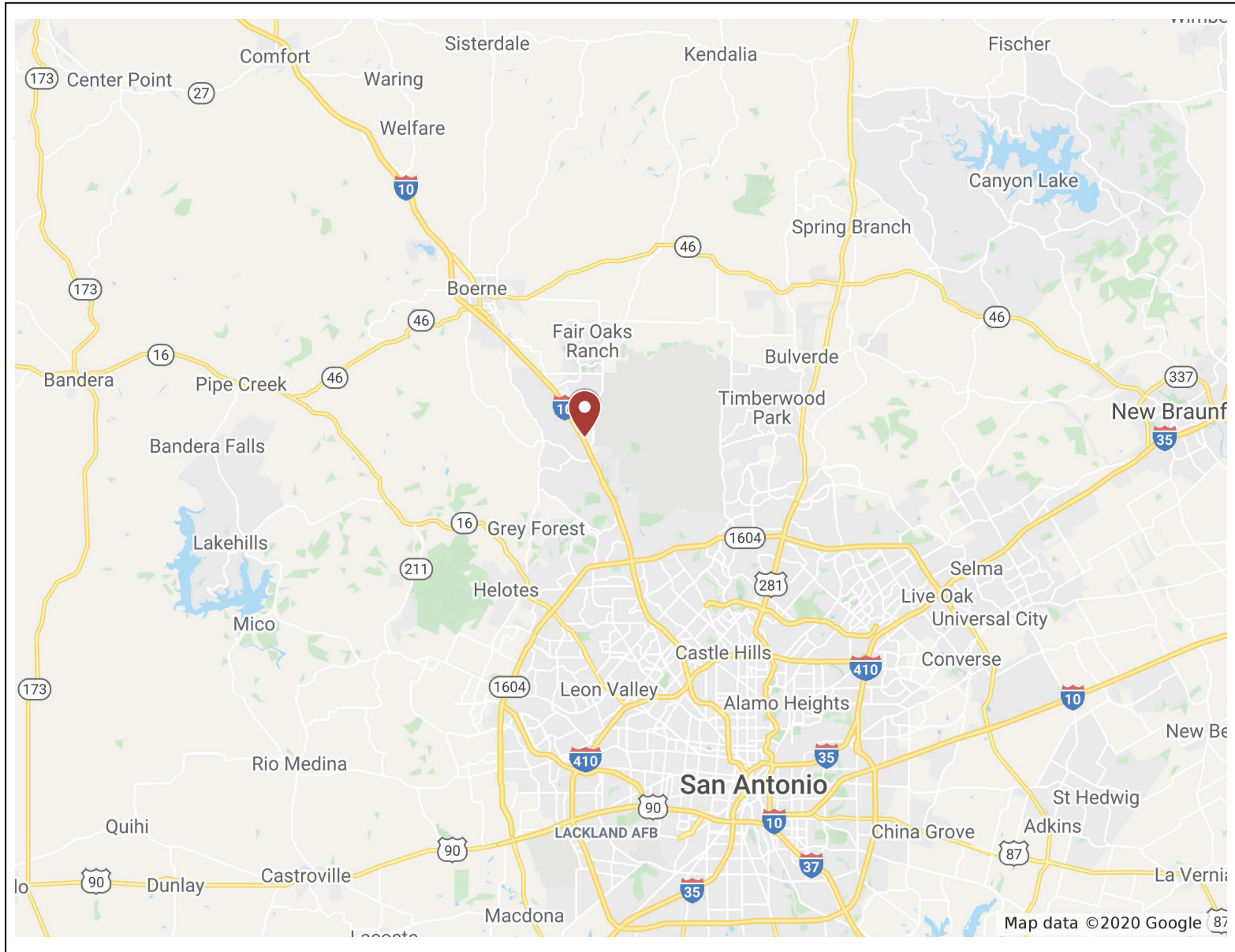
- COMMENTS:**
- IH 10 has high traffic volumes.
 - Excellent visibility.
 - Regional Commercial Overlay permits a wide variety of uses.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD
Phone: (210) 496-5800 • Fax: (210) 496-5809 • Email: eldon@roalson.com / mhoward@roalson.com

www.roalson.com



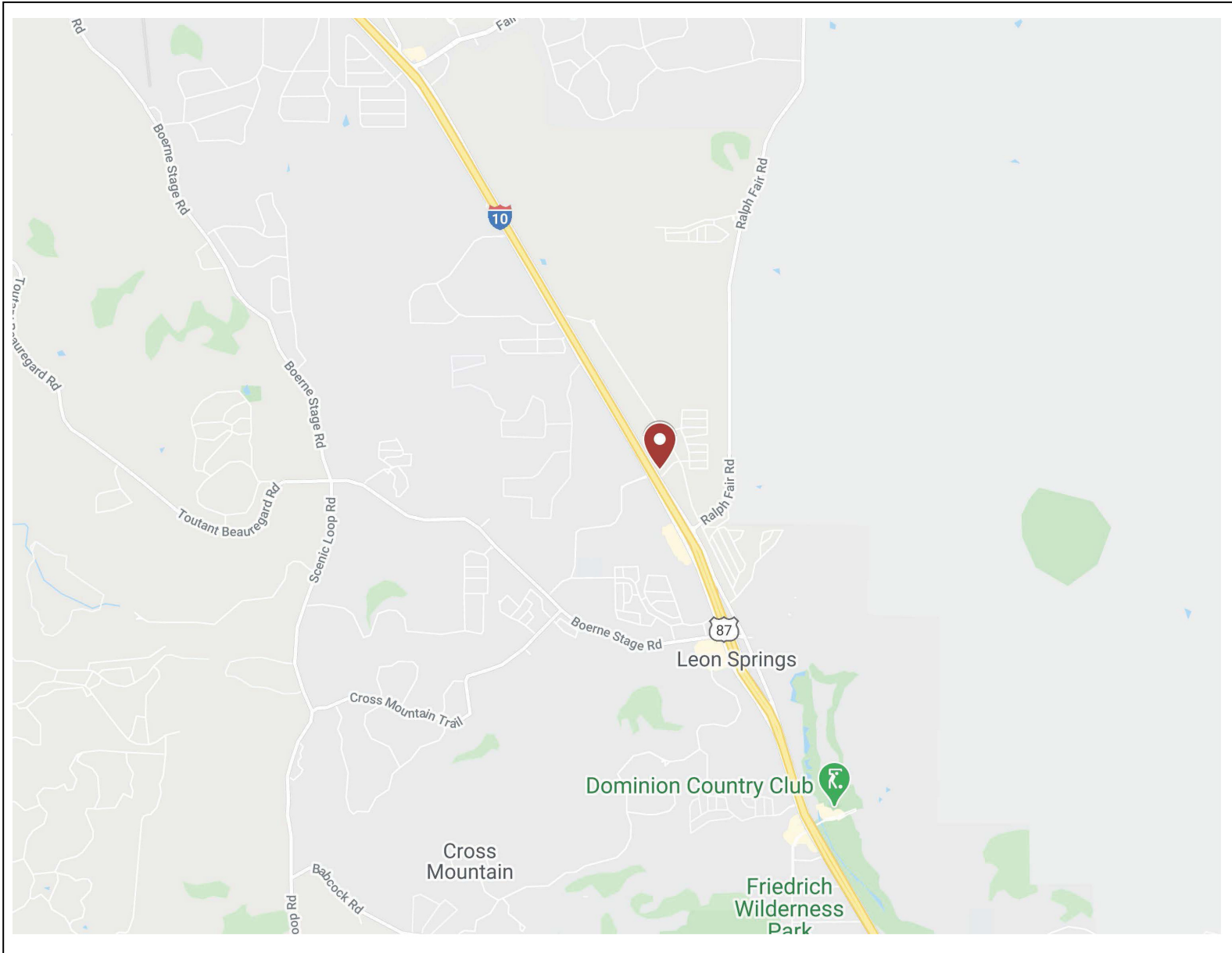
Location Map



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Area Map



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Aerial Map

IH-10 and Lost Creek
Texas, AC +/-



Boundary

Matt Howard
mhoward@roalson.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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Aerial Map

IH-10 and Lost Creek
Texas, AC +/-



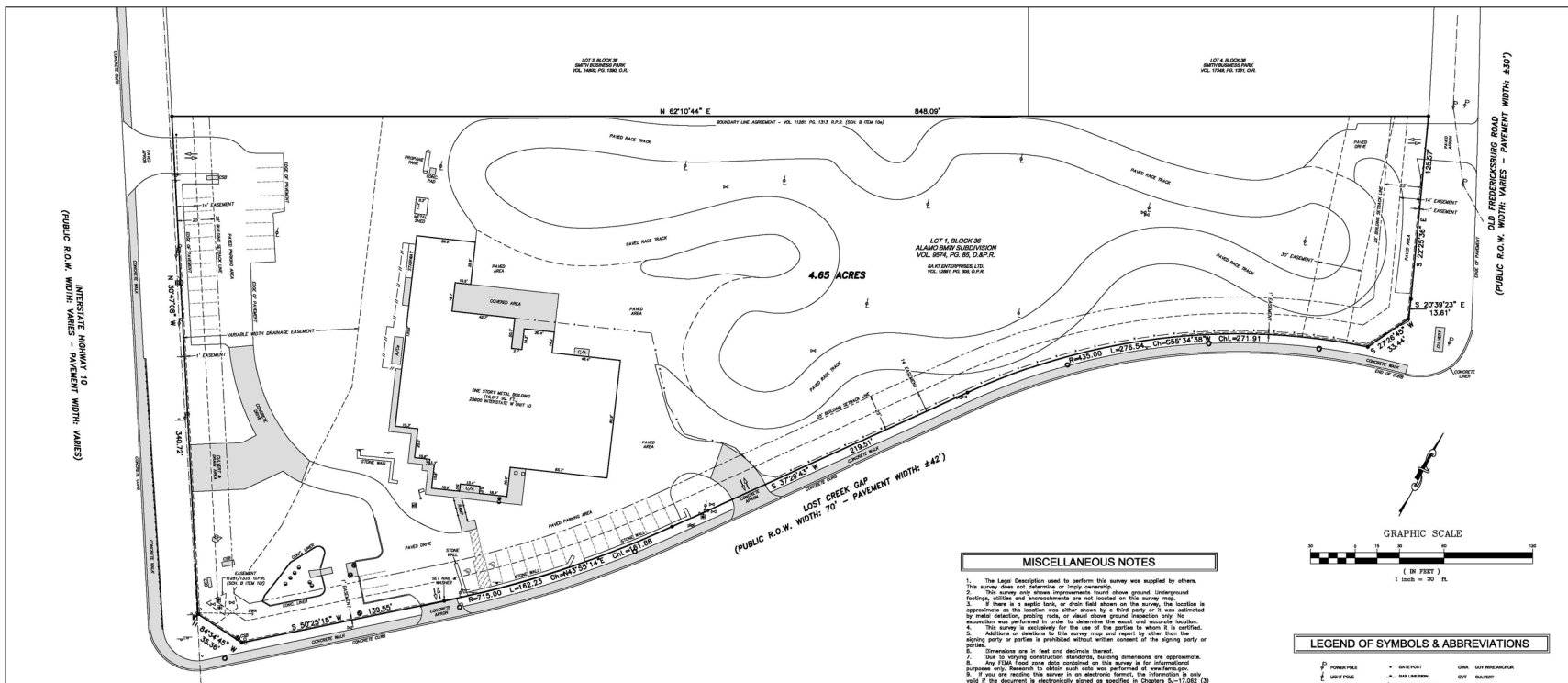
Boundary

Matt Howard
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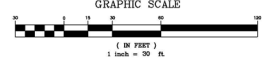
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Survey



MISCELLANEOUS NOTES

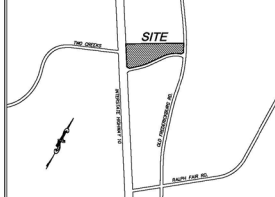
- The Legal Description used to perform this survey was supplied by others.
- This survey does not delineate or title easements.
- This survey only shows improvements shown above ground. Underground utilities and easements are not located on this survey map.
- If there is a metal mark, or iron nail driven on the corner, the location is appropriate on the location as either shown by a third party or it was assumed for metal evidence, recording, or other above ground evidence only by excavation was performed in order to determine the actual and accurate location.
- This survey is necessary for the use of the parties to whom it is certified.
- Additional or different to this survey may not refer to other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to printing construction tolerances, bearing dimensions are approximate.
- Any field measurement data obtained on this survey is for informational purposes only. Reason to obtain such data was performed at www.fampro.com.
- If you are reading this survey in an electronic format, the information is only valid if the document is electronically signed as specified in Chapters 50-17.052 (3) of the Administrative Code and Statute 625.026 and will constitute a final signature.
- Boundary lines and survey lines are shown in blue ink on the original survey. If this document is a hard copy format, it is not valid without a blue ink signature and seal of the Surveyor.
- The symbols reflected in the legend on this survey may have been changed or replaced for clarity. The symbols have been placed at the center of the field location, and may not represent the actual angle or size of the feature.
- There may be additional above ground improvements which may or may not be in conflict with existing easements or easement lines not shown or unknown to the Surveyor.
- Existing measurements should not be used for new construction or planning. Measurements should be measured prior to such activity.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- An individual employee of agent may not be held individually liable for negligence.
- Use the three dot grid system to locate platlines before performing any excavations on this property.
- Dealing and Disposition: This survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, Texas Central Zone.
- There are 28 parking spaces located and a handicapped parking space, for a total of 29 parking spaces on the remaining property.
- At the time of the ALTA Survey, there was no discernible evidence of earth covering, earth retaining construction or building additions within recent months.
- The location of the utility shown herein are from the observed existence of above ground infrastructure and is not intended to be used for underground lines, except as shown herein.
- All materials, whether the construction and other references located elsewhere herein, related to utilities, improvements, structures, buildings, party walls, parking, easements, boundaries and adjacent encroachments are based solely on above ground evidence, unless another source of information is specifically referenced.
- This survey was prepared with the use of a Total Station instrument leased by First American Title Guaranty Company, C.F. No. 1-190487, with an effective date of June 8, 2019.



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | | | |
|---|------------------|---|--------------------|---|------------------|
| ⊥ | POWER POLE | ○ | DATE POST | ○ | DATA WIRE MARKER |
| ⊥ | UTILITY | ⊥ | NON-USE MARK | ○ | CONTRACT |
| ⊥ | ELECTRIC POLE | ⊥ | NON-USE SIGN | ○ | CONCRETE SIGN |
| ⊥ | TELEPHONE/POSTAL | ⊥ | INTERMETER | ○ | CONCRETE SIGN |
| ⊥ | BROWSE/STAKE | ⊥ | POINT OF BEGINNING | ○ | CONCRETE SIGN |
| ⊥ | UTILITY MARKER | ⊥ | SAFETY MARKER | ○ | CONCRETE SIGN |
| ⊥ | NON-USE | ⊥ | CLEAN OUT | ○ | CONCRETE SIGN |
| ⊥ | HANDCAPPED SIGN | ⊥ | HANDCAPPED PERSON | ○ | CONCRETE SIGN |
| ⊥ | PAVING MARKER | ⊥ | WALKWAY | ○ | CONCRETE SIGN |
| ⊥ | PLANT POLE | ○ | CONCRETE SIGN | ○ | CONCRETE SIGN |
| ⊥ | PAINTED STRIKE | ○ | CONCRETE SIGN | ○ | CONCRETE SIGN |
| ⊥ | METAL WIRE/PIPE | ○ | CONCRETE SIGN | ○ | CONCRETE SIGN |
| ⊥ | CHANGING FENCE | ○ | CONCRETE SIGN | ○ | CONCRETE SIGN |
| ⊥ | WOOD SIGNAGE | ○ | CONCRETE SIGN | ○ | CONCRETE SIGN |

VICINITY MAP - NOT TO SCALE



FLOOD NOTE

BY GRAPHIC PLATTING ONLY THE PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4800000007, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO SURVEY ON THE FIELD WEBSITE (<http://www.fampro.com>) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FLOOD HAZARD CERTIFICATE MAY BE REQUIRED TO VERIFY THE DETERMINATION OF APPLY FOR A WARRANTY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECORD DESCRIPTION

LOT 1, BLOCK 38, ALAMO DAM SUBDIVISION, BEAR COUNTY, TEXAS, ACCORDING TO PLAT THAT IS RECORDED IN VOLUME 8274, PAGE 82, BEAR COUNTY RECORDS OF BEAR COUNTY, TEXAS.

THE LANDS SURVEYED SHOWN AND DESCRIBED HEREIN ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, COMMITMENT NO. 1-190487, EFFECTIVE DATE, JUNE 8, 2019.

ITEMS CORRESPONDING TO SCHEDULE B-II

10w - BOUNDARY LINE AGREEMENT, RECORDED IN VOLUME 11181, PAGE 1313, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS. **SHOWN ON PLAT**

10f - PAYMENT AGREEMENT BY AND BETWEEN DANCIE PARTNERS, LTD. AND CENTEX HOMES, RECORDED IN VOLUME 11181, PAGE 1330, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS. **SHOWN ON PLAT**

ALTA/NPS LAND TITLE SURVEY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS. THE FIELD WORK WAS COMPLETED ON 6/25/19.

WEST SURVEY

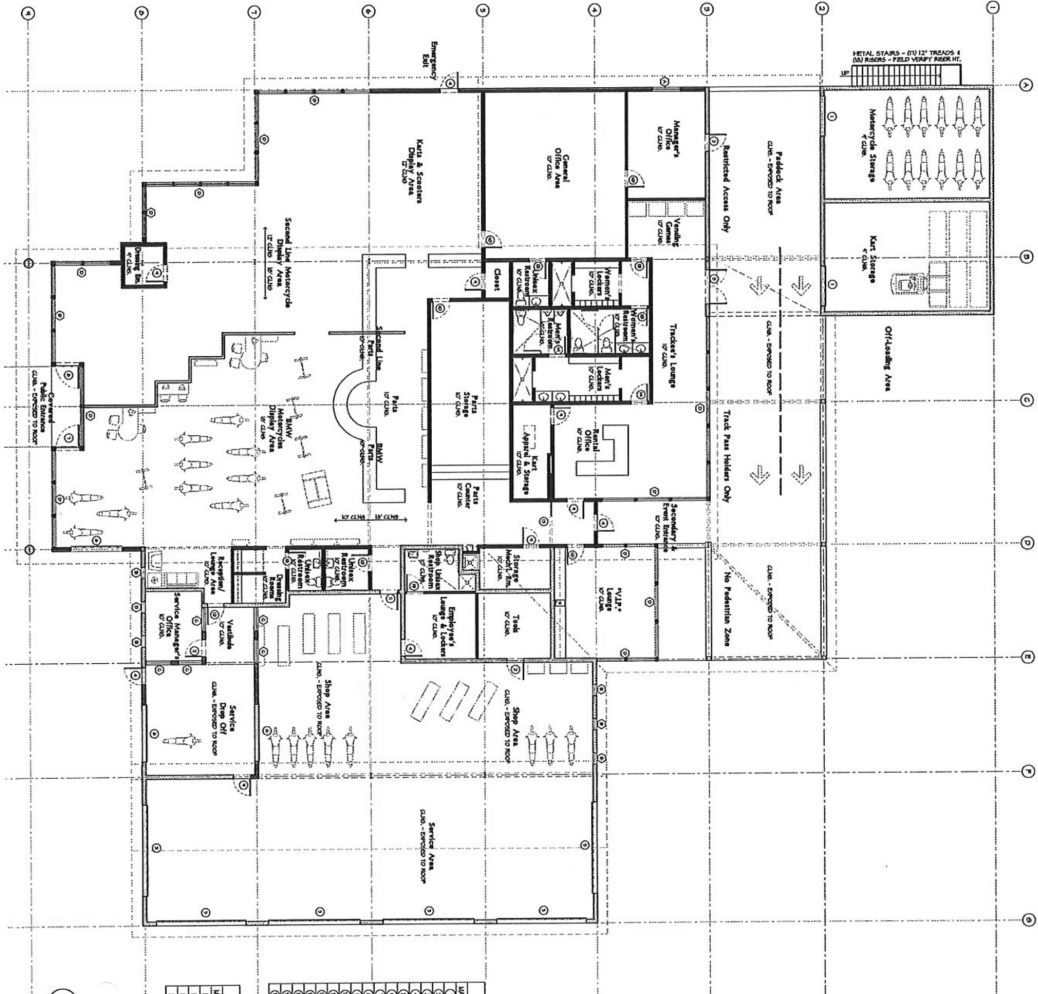
FORM NO. 10, L037070
800 Board Street
P.O. Box 192
Houston, TX 77263
Phone 361-842-8111
Fax 361-842-8428

Nathan Elzy
Registered Professional Land Surveyor
Registration No. 6198

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Floor Plan



1 Floor Plan
Scale: 1/8"

MARK	SIZE	DATE	TYPE
1	10'-0" x 8'-0"	2	CONCRETE DOOR (EXIST. DOOR)
2	10'-0" x 8'-0"	1	CONCRETE DOOR (NEW DOOR)
3	8'-0" x 8'-0"	1	METAL SHUTTER (EXIST. SHUTTER)
4	8'-0" x 8'-0"	2	METAL SHUTTER (NEW SHUTTER)
5	10'-0" x 8'-0"	1	CONCRETE DOOR (EXIST. DOOR)
6	10'-0" x 8'-0"	1	CONCRETE DOOR (NEW DOOR)
7	8'-0" x 8'-0"	1	CONCRETE DOOR (EXIST. DOOR)
8	8'-0" x 8'-0"	1	CONCRETE DOOR (NEW DOOR)
9	8'-0" x 8'-0"	1	CONCRETE DOOR (EXIST. DOOR)
10	8'-0" x 8'-0"	1	CONCRETE DOOR (NEW DOOR)
11	8'-0" x 8'-0"	1	CONCRETE DOOR (EXIST. DOOR)
12	8'-0" x 8'-0"	1	CONCRETE DOOR (NEW DOOR)
13	8'-0" x 8'-0"	1	CONCRETE DOOR (EXIST. DOOR)
14	8'-0" x 8'-0"	1	CONCRETE DOOR (NEW DOOR)
15	8'-0" x 8'-0"	1	CONCRETE DOOR (EXIST. DOOR)
16	8'-0" x 8'-0"	1	CONCRETE DOOR (NEW DOOR)

MARK	SIZE	DATE	TYPE
1	10'-0" x 8'-0"	1	CONCRETE DOOR (EXIST. DOOR)
2	10'-0" x 8'-0"	1	CONCRETE DOOR (NEW DOOR)
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5	8'-0" x 8'-0"	1	CONCRETE DOOR (EXIST. DOOR)
6	8'-0" x 8'-0"	1	CONCRETE DOOR (NEW DOOR)

Floor Plan
SCALE: 1/8" = 1'-0"
DATE: Oct. 26, 2006

Alamo BMW
San Antonio Dealership

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Photos of Property



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DEMOGRAPHIC OVERVIEW

August 22, 2020

25600 IH 10 WEST, BOERNE, TX

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	5,102	16,861	25,874
2020 Estimate	8,924	28,357	48,334
5 Year Projection	9,426	31,121	53,838
Households			
2010 Census	1,742	5,809	9,424
2020 Estimate	3,044	9,704	17,275
5 Year Projection	3,218	10,655	19,264
2020 Population by Race			
White	86.6%	86.3%	85.5%
Black	1.3%	1.7%	2.1%
Asian or Pacific Islander	4.6%	4.0%	4.4%
American Indian	0.5%	0.6%	0.5%
2020 Population by Ethnicity			
Hispanic Origin	35.2%	34.2%	32.5%
2020 Total Housing Units			
Owner-Occupied	2,635	8,173	13,649
Renter-Occupied	409	1,531	3,626
Average Household Size	2.93	2.92	2.80
2020 Household Income			
Income \$ 0 - \$15,000	4.5%	5.2%	4.8%
Income \$ 15,000 - \$24,999	2.7%	2.9%	3.6%
Income \$ 25,000 - \$34,999	1.8%	2.8%	3.4%
Income \$ 35,000 - \$49,999	4.8%	5.4%	5.6%
Income \$ 50,000 - \$74,999	13.6%	11.0%	10.6%
Income \$ 75,000 - \$99,999	5.0%	6.5%	8.7%
Income \$ 100,000 - \$149,999	27.7%	25.9%	24.3%
Income \$ 150,000 - \$199,999	13.9%	13.7%	13.2%
Income \$200,000 +	26.0%	26.4%	25.8%
Average Household Income	\$160,151	\$160,599	\$159,649
Median Household Income	\$126,149	\$125,431	\$121,841
Per Capita Income	\$54,442	\$55,493	\$56,974

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2020 and 2025.

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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.

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