



BOERNE, TEXAS
PREMIUM I.H. 10 COMMERCIAL DEVELOPMENT SITE

LOCATION: Northwest corner of IH 10 West at Scenic Loop Road / Boerne Stage Road, at the southern gateway into Boerne from San Antonio.

SIZE: 20.983 Acres

FRONTAGE: Approximately 850 feet on IH 10.
Approximately 875 feet on Scenic Loop Road/Boerne Stage Road

DEPTH: Approximately 660 feet off the IH 10 frontage.

UTILITIES: **Electric:** Service by Bandera Electric Cooperative

Water: 12 inch main on the I.H. 10 frontage road and on Scenic Loop Road adjacent to the property.

Sewer: 8 inch line on the I.H. 10 frontage road and on Scenic Loop Road adjacent to the property.

Gas: 6 inch main on the I.H. 10 frontage road on the east side of I.H. 10.

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, for most of the property. The northwest corner of the property is in the County.

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

TOPOGRAPHY: The property has very nice elevation to I.H. 10 with a gentle fall and drainage to I.H. 10 and Scenic Loop Road

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

EASEMENTS: There are utility and ingress-egress easements generally along the property frontage. A 20 foot drainage easement is at the south end of the property.



RESTRICTIONS: None of record.

TRAFFIC COUNT: 2010 State Highway Department traffic count map indicates 49,000 vehicles per day on IH 10 north of the property between Scenic Loop Road and the Highway 87 intersection and 48,000 vehicles per day on IH 10 south of the property.

DEMOGRAPHICS:

	3.0 Miles	5.0 Miles	7.0 Miles
Population 2012 Estimate:	8,288	23,818	36,884
Average Household Income	\$ 89,816	\$ 98,650	\$ 103,931

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2012.

POTENTIAL USES: The I.H. 10 exposure, combined with Boerne growth and \$100,000 plus average household income, creates development opportunities for a variety of retail, health care and other neighborhood services.

PRICING: The total price is \$13,710,292.00; \$15.00 per square foot.

COMMENTS:

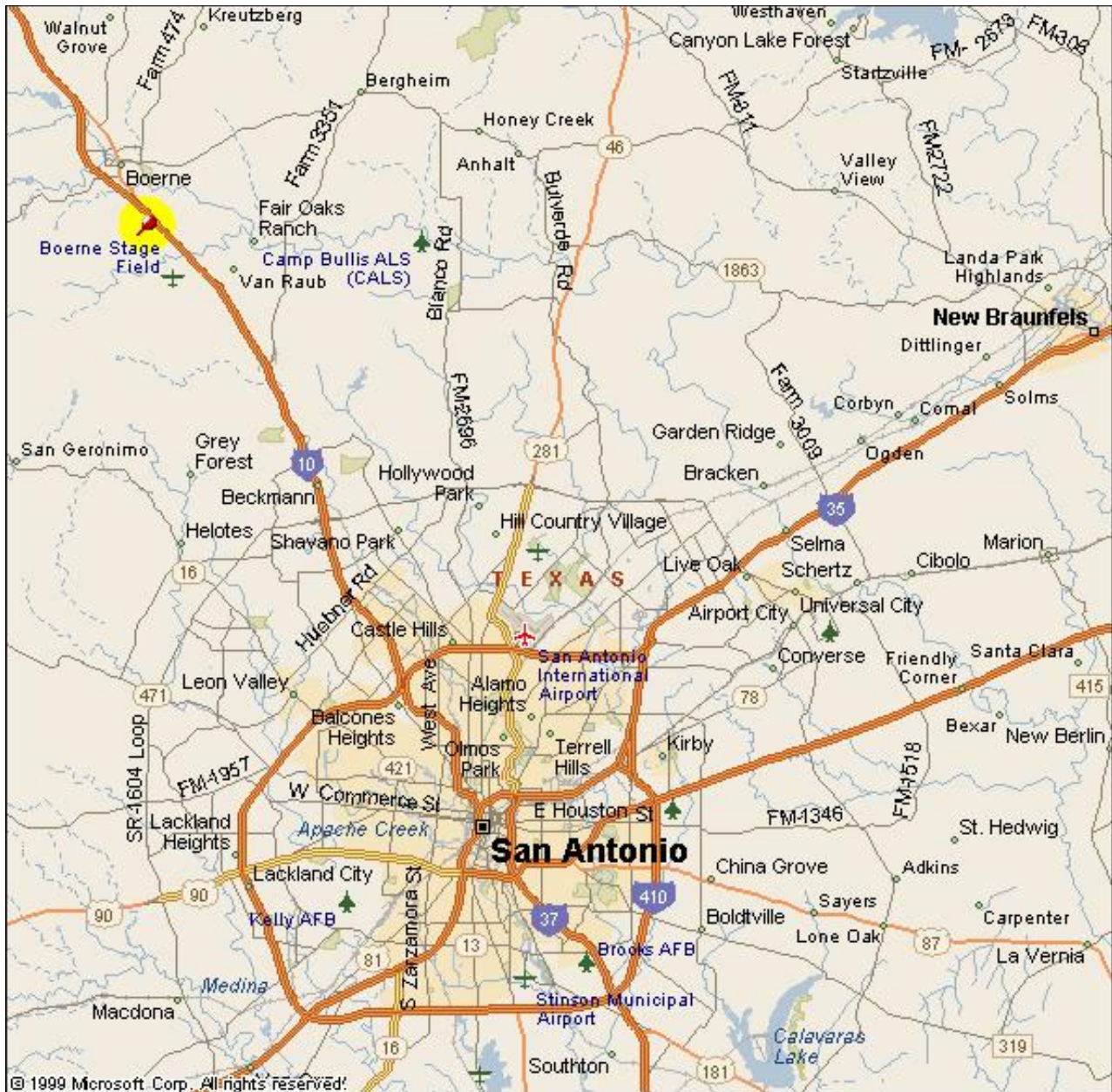
- The Boerne area is experiencing exceptional growth which is driving demand for retail, office, health care and other community services.
- The site has excellent frontage and visibility.
- Mercedes and Toyota dealerships are on the southwest corner of IH 10 W. at Scenic Loop.
- Boerne Crossing, a highly successful Centex residential development, is on the southwest border of the Property.
- Nationwide Housing Systems leases part of the property and has the right to use the billboard sign at the corner.

<p>FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR JIM GUY EGBERT Phone: 210-496-5800 • Fax: (210) 496-5809 • Email: eldon@roalson.com / jimguy@roalson.com www.roalson.com</p>	<p>View Available Properties: Map / Summary</p>
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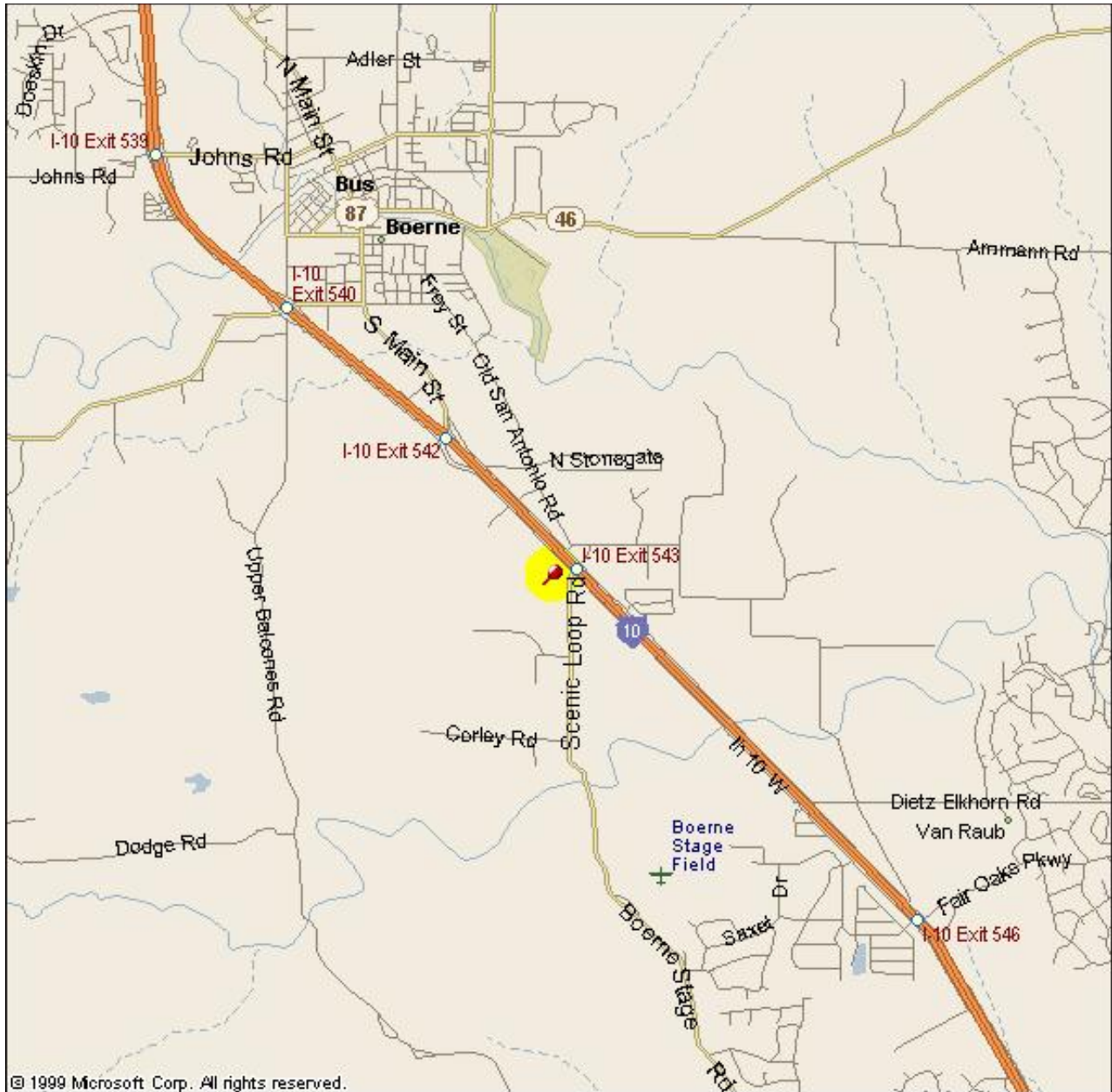
LOCATION MAP



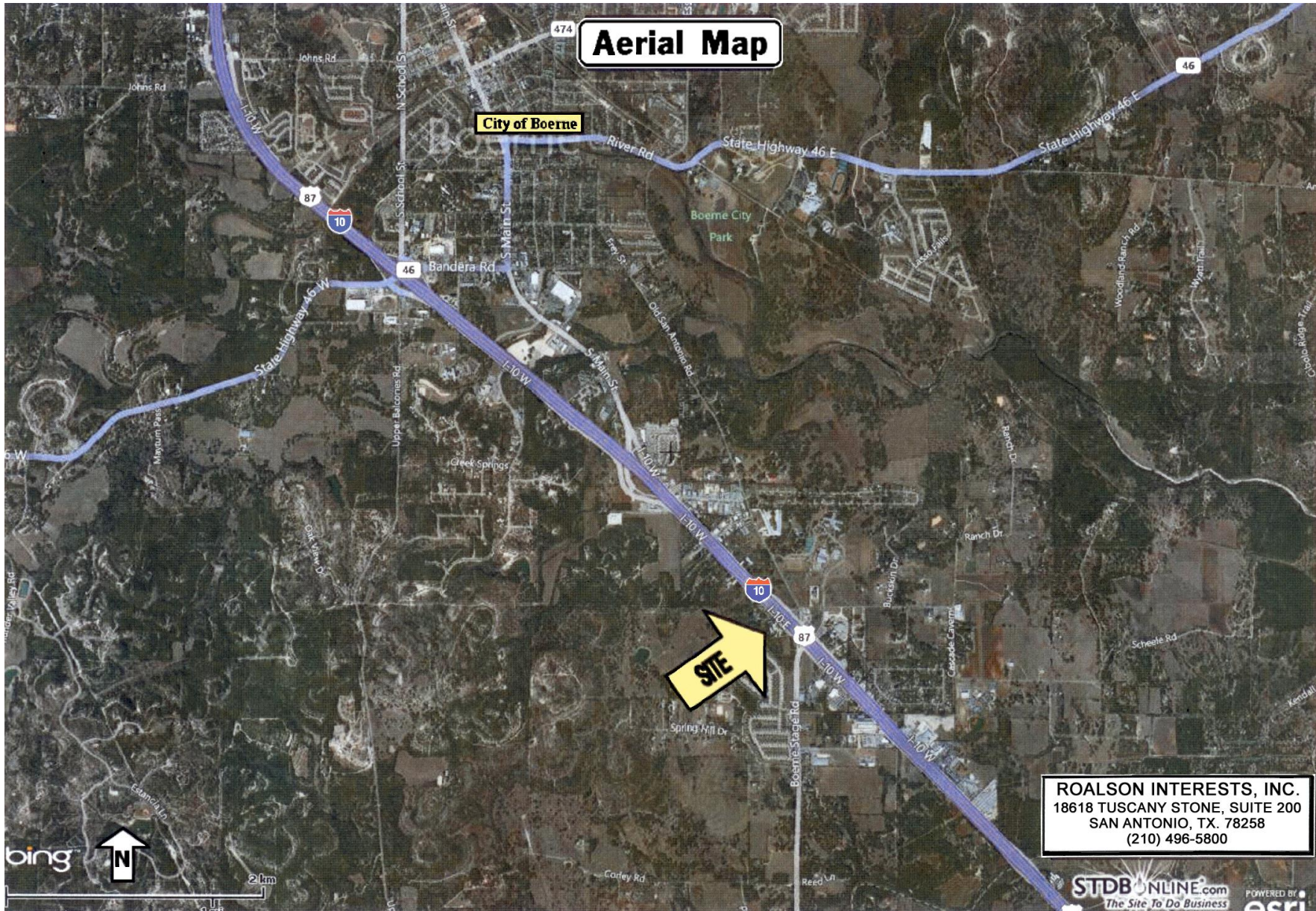
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AREA MAP



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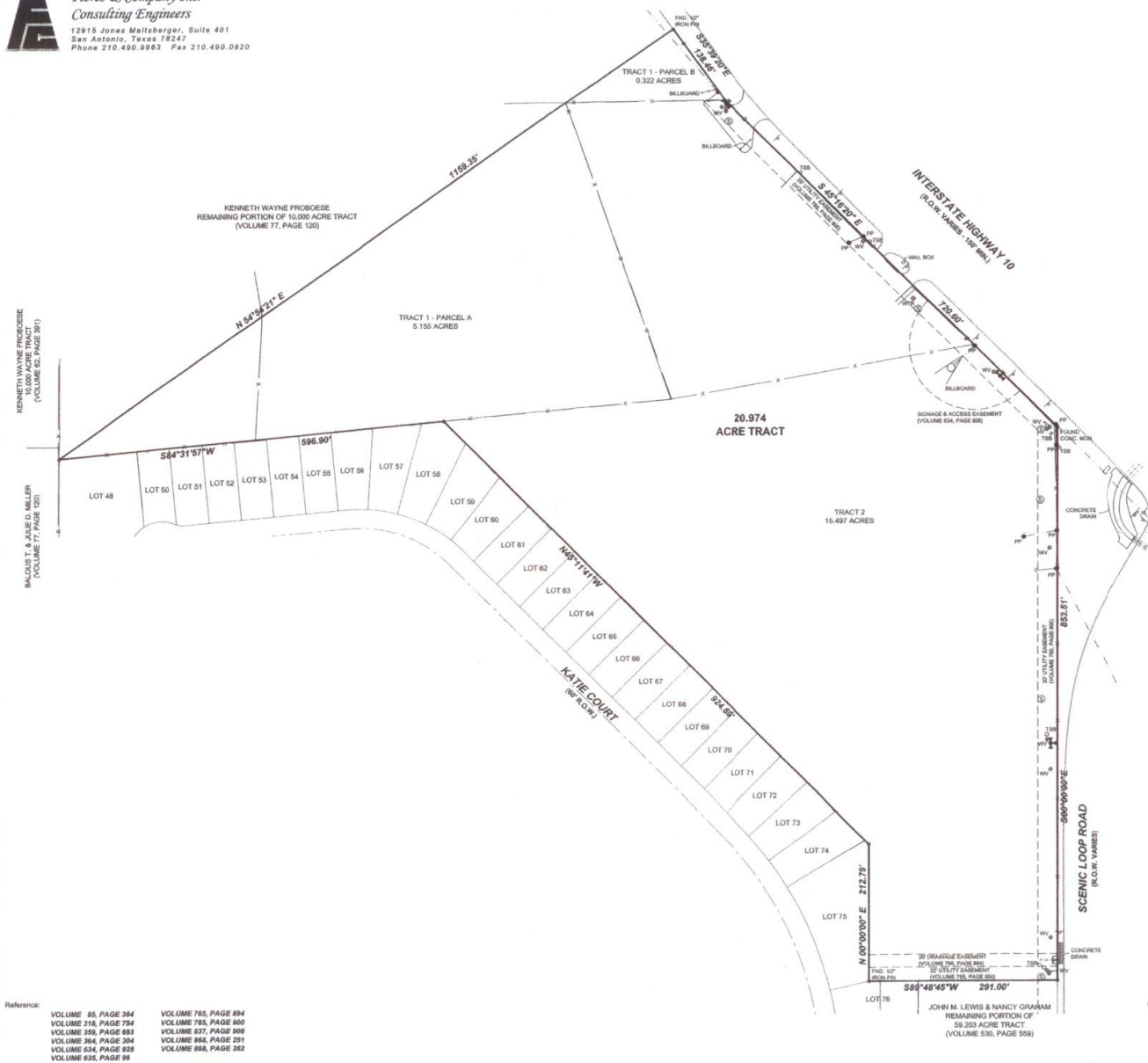
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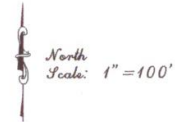
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Flores & Company Inc.
Consulting Engineers
12816 Jones Maltsberger, Suite 401
San Antonio, Texas 78247
Phone 210.490.9983 Fax 210.490.0820



- NOTES:
- IRON PINS (1/2") SET AT ALL CORNER, UNLESS OTHERWISE NOTED.
 - UNABLE TO LOCATE EASEMENTS RECORDED IN VOLUME 318, PAGE 754; VOLUME 359, PAGE 693, & VOLUME 364, PAGE 304.
 - DEED RECORDED IN VOLUME 837, PAGE 908, APPEARS TO HAVE EXPIRED.
 - THIS PROPERTY IS NOT SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP (FIRM) NO. 480417 695 B, DATED JUNE 17, 1986.



LEGEND

PROPERTY LINE	—————
OVERHEAD ELECTRIC	— · — · — · —
CURB	— · — · — · —
EDGE OF PAVEMENT	— · — · — · —
EASEMENT	— · — · — · —
WOOD FENCE	— · — · — · —
CHAIN LINK FENCE	— · — · — · —
WIRE FENCE	— · — · — · —
METAL FENCE	— · — · — · —
POWER POLE	PP
POWER POLE W/ GUY WIRE	PP
TELEPHONE SPICE BOX	TSB
FIRE HYDRANT	+
MATER METER	WTR
WATER VALVE	WV
SANITARY SEWER MANHOLE	SM
SIGN	S

PROPERTY SURVEY OF:
A 20.974 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 176, ABSTRACT NO. 97, CITY OF BOERNE, KENDALL COUNTY, TEXAS.

CERTIFICATION
I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property and that all buildings are wholly located on this property except as shown above.

This 13th Day of June, 2007, A.D.
Thomas Flores
THOMAS FLORES
RPL# 8 2238

Job No.: 07-27



- Reference:
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| VOLUME 85, PAGE 364 | VOLUME 785, PAGE 894 |
| VOLUME 318, PAGE 754 | VOLUME 785, PAGE 900 |
| VOLUME 359, PAGE 693 | VOLUME 837, PAGE 908 |
| VOLUME 364, PAGE 304 | VOLUME 884, PAGE 251 |
| VOLUME 634, PAGE 928 | VOLUME 884, PAGE 262 |
| VOLUME 635, PAGE 99 | |

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DEMOGRAPHIC OVERVIEW

December 7, 2012

IH-10 AT SCENIC LOOP ROAD, BOERNE, TX.

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	7,858	23,818	34,628
2012 Estimate	8,288	25,237	36,884
5 Year Projection	9,412	28,837	42,153
Households			
2010 Census	2,910	8,985	12,821
2012 Estimate	3,046	9,467	13,578
5 Year Projection	3,507	10,967	15,701
2012 Population by Race			
White	89.2%	91.3%	91.0%
Black	0.8%	0.8%	0.9%
Asian or Pacific Islander	1.0%	1.2%	1.4%
American Indian	0.6%	0.6%	0.6%
2012 Population by Ethnicity			
Hispanic Origin	26.4%	21.5%	22.3%
2012 Total Housing Units			
Owner-Occupied	2,001	6,961	10,642
Renter-Occupied	1,045	2,506	2,935
Average Household Size	2.67	2.62	2.69
2012 Household Income			
Income \$ 0 - \$15,000	7.3%	7.7%	6.4%
Income \$ 15,000 - \$24,999	12.6%	8.4%	7.4%
Income \$ 25,000 - \$34,999	7.1%	7.0%	6.2%
Income \$ 35,000 - \$49,999	9.5%	9.5%	8.7%
Income \$ 50,000 - \$74,999	18.7%	16.7%	16.1%
Income \$ 75,000 - \$99,999	13.9%	12.7%	13.5%
Income \$ 100,000 - \$149,999	14.9%	18.6%	21.5%
Income \$ 150,000 - \$199,999	8.4%	10.4%	10.9%
Income \$200,000 +	7.7%	8.9%	9.4%
Average Household Income	\$89,816	\$98,650	\$103,931
Median Household Income	\$66,114	\$75,984	\$83,100
Per Capita Income	\$33,799	\$37,420	\$38,594

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2012 and 2017.

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**

Roalson Interests, Inc.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**20.983 ACRES / NWC IH 10 AT SCENIC LOOP ROAD /
BOERNE, TEXAS**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or (512) 465-3960.

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