



**COMMERCIAL DEVELOPMENT TRACT ON I.H. 10
AND BUSINESS 87, BOERNE, TX**

LOCATION: The property is bounded by I. H. 10 on the west and Business 87 on the east, one-quarter mile south of Highway 46. It fronts on Business 87 (South Main Street) just south of the entrance to Walmart in Boerne.

SIZE: 20.448 acres

FRONTAGE: Approximately 335 feet on Business 87 / South Main Street
Approximately 1,260 feet on the Right of Way of I. H. 10

UTILITIES: **Electricity:** 3-phase overhead is along the Business 87 frontage and along Waterview Parkway.

Sewer: 8" and 15" sanitary sewer lines are located on the north side of the property as well as along the Business 87 frontage.

Water: 8" and 12" water lines are located along the Business 87 frontage as well as along I. H. 10.

Gas: 6" gas line up to 10 psi of service located along the northern boundary of the property

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

ZONING: B-2, Highway Commercial, City of Boerne, Texas

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

FLOOD PLAIN: Approximately 3 acres along the Menger Creek are located within the 100 year flood plain after 2009 reclamation project. Contact broker for details.

TOPOGRAPHY: Drainage is generally toward Menger Creek to the north. See topo map.

EASEMENTS: Various gas, water and sewer easements are located along the Menger Creek, the property frontage, and along the frontage of I. H. 10. There is also a drainage easement along I. H. 10. See Survey.

**DEED
RESTRICTIONS:** None of record.



TRAFFIC:

2012 Texas Highway Traffic Count Map indicates 17,900 vehicles per day just north of the property on Business 87 and 34,000 vehicles per day south of the property on I. H. 10.

DEMOGRAPHICS:

2014 Population Estimates:
Average Household Income:

3 - mile	5 - mile
14,863	21,731
\$ 93,181	\$ 102,587

AREA DEVELOPMENT:

Considerable development is in the area including major business such as H.E.B., Super Walmart, Home Depot, Bealls, Methodist Healthcare medical office building and urgent care facility, Tractor Supply, and a variety of other commercial services

POTENTIAL USE:

The site's physical characteristics and location make it appealing for various retail uses including big box retail, banks, pharmaceutical, restaurants, automotive, etc.. It is also well positioned to accommodate general office and healthcare uses.

INVESTMENT:

\$6.75 per square foot; \$6,012,325.00

COMMENTS:

- Exceptional opportunity for a large user or a mixed use commercial development.
- Grading work, combined with commercial zoning and available utilities, facilitate quicker development.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR JIM GUY EGBERT

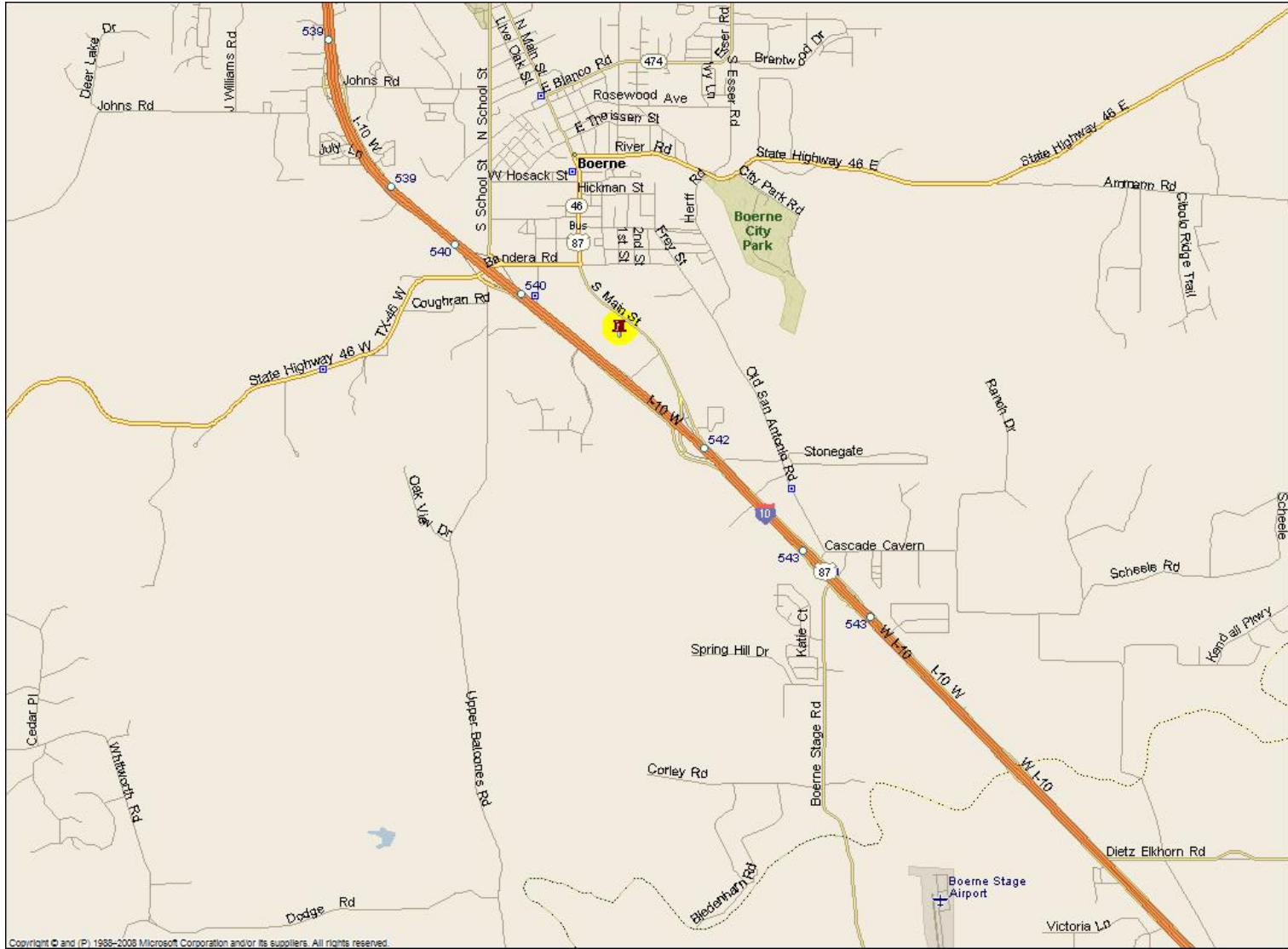
Phone: (210) 496-5800 • Fax: (210) 496-5809 • Email: eldon@roalson.com / jimguy@roalson.com

View Available Properties: [Location Map / Available Property Summary](#) www.roalson.com

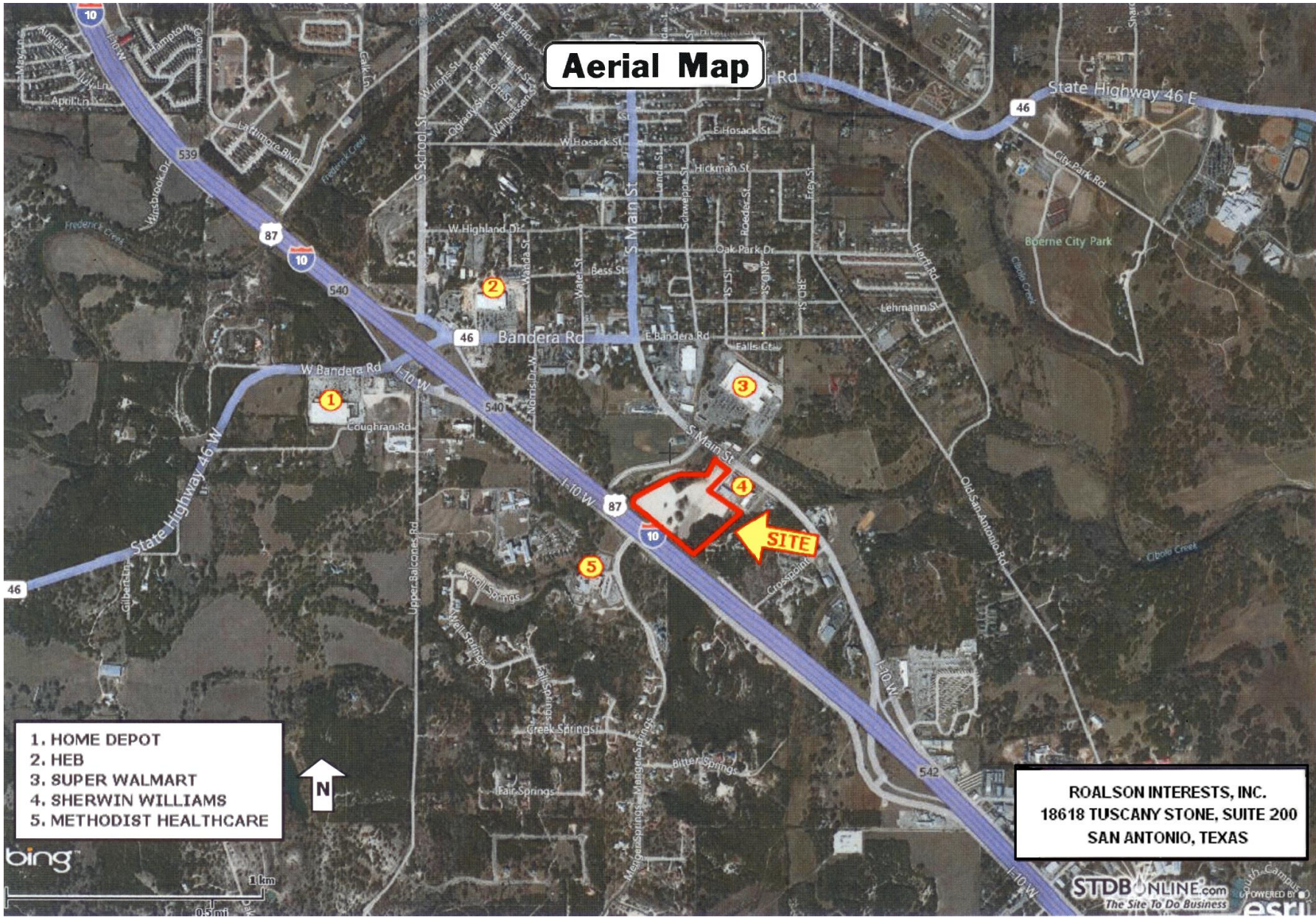
g:\ Hwy 87-Boerne\3-15



Area Map



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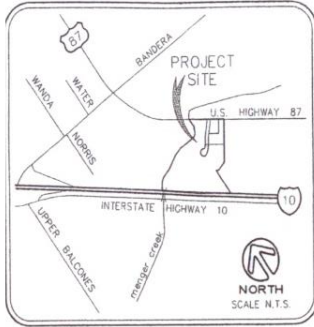
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Aerial Map



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Survey



- LEGEND**
- 1" METAL BOLLARD
 - BELL CAPS (TO BE ABANDONED)
 - ANTER NAUSE
 - TELEPHONE RECORDS
 - SEWER MANHOLE
 - METAL CHAINS
 - - - - - OVERHEAD ELECTRIC
 - - - - - OVERHEAD TELEPHONE
 - - - - - OVERHEAD CABLE TV
 - - - - - FENC. TYPING 1/2" BROWN BOD WITH CAP
 - - - - - SET 1/2" BROWN BOD WITH ORANGE
 - - - - - "NO SURVEY" PLASTIC CAP
 - - - - - 1/4" BROWN "X" IN CONCRETE ON LAKE
 - - - - - FLY FISHING CONCRETES, BROWN-ON-RED MARKER
 - - - - - WIRE FENCE
 - - - - - APPROXIMATE LOCATION OF SURVEY SEWER LINE

Approved by Texas State Board of Land Surveyors, the engineer's seal and signature are required for the Surveyor General's signature to be valid. The Surveyor General's signature is required for the Surveyor General's signature to be valid. The Surveyor General's signature is required for the Surveyor General's signature to be valid.

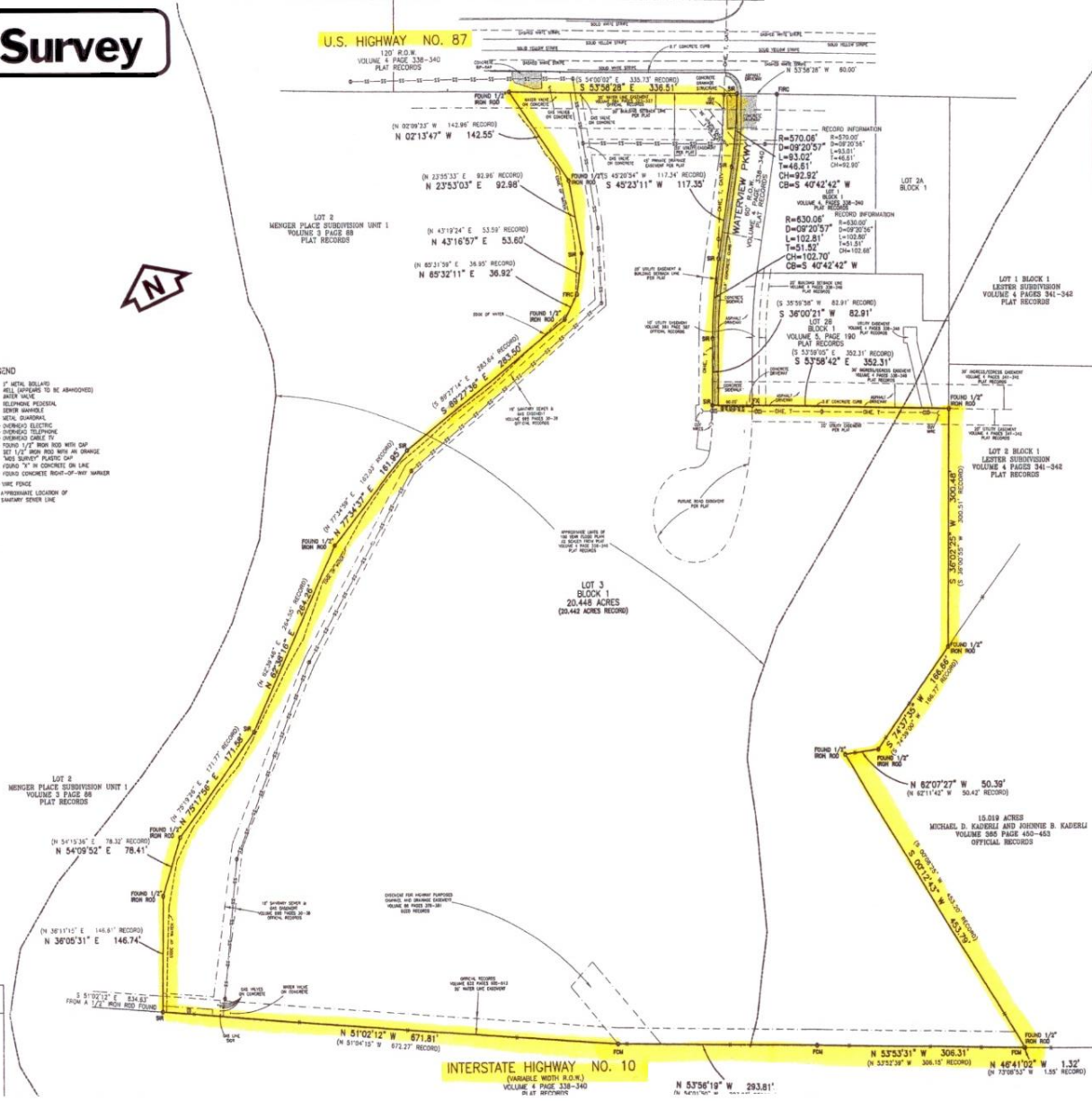
[Signature]

Surveyor General
M. D. S. LAND SURVEYING CO.
113 FALLS COURT SUITE 800
BOURNE, TEXAS 76008
PHONE: (830) 249-9188

ALTA/ACSM LAND TITLE SURVEY

ALTA/ACSM LAND TITLE SURVEY SHOWING LOT 3, BLOCK 1, 180 SUBDIVISION, RECORDED IN VOLUME 4, PAGE 338-340, PLAT RECORDS, KENDALL COUNTY, TEXAS.

M.D.S. LAND SURVEYING CO.
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DEMOGRAPHIC OVERVIEW

January 26, 2015

IH 10 AT HIGHWAY 87 IN BOERNE, TX

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	2,001	12,424	18,675
2014 Estimate	2,295	14,863	21,731
5 Year Projection	2,791	18,030	26,488
Households			
2010 Census	905	4,830	7,063
2014 Estimate	1,025	5,785	8,260
5 Year Projection	1,256	7,085	10,152
2014 Population by Race			
White	87.6%	88.6%	89.6%
Black	0.4%	1.1%	1.1%
Asian or Pacific Islander	1.2%	1.1%	1.0%
American Indian	0.5%	0.4%	0.5%
2014 Population by Ethnicity			
Hispanic Origin	29.8%	27.2%	25.0%
2014 Total Housing Units			
Owner-Occupied	571	3,329	5,457
Renter-Occupied	455	2,456	2,802
Average Household Size	2.23	2.51	2.58
2014 Household Income			
Income \$ 0 - \$15,000	6.4%	9.0%	7.6%
Income \$ 15,000 - \$24,999	8.5%	8.8%	8.1%
Income \$ 25,000 - \$34,999	9.7%	7.4%	6.8%
Income \$ 35,000 - \$49,999	8.4%	9.4%	8.9%
Income \$ 50,000 - \$74,999	29.8%	15.8%	14.8%
Income \$ 75,000 - \$99,999	13.5%	16.2%	16.0%
Income \$ 100,000 - \$149,999	11.0%	16.3%	17.0%
Income \$ 150,000 - \$199,999	5.7%	9.5%	11.5%
Income \$200,000 +	7.1%	7.6%	9.4%
Average Household Income	\$85,388	\$93,181	\$102,587
Median Household Income	\$61,219	\$74,109	\$79,824
Per Capita Income	\$34,120	\$36,831	\$39,381

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2014 and 2019.

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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**

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.

20.448 ACRES / IH 10-HWY 87 / 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.

18618 Tuscan Stone, Suite 200
San Antonio, Texas 78258
Phone (210) 496-5800 Fax (210) 496-5809