



**BOERNE, TEXAS
PREMIUM IH 10 COMMERCIAL DEVELOPMENT SITE**

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

SIZE: Total of 3.092 Acres, lot subdivides available. Lots 1, 3 and 4 are available. Lot 4 is sold. (See Site Plan.)

FRONTAGE: Approximately 74 feet on IH 10
Approximately 300 feet on Scenic Loop Road / Boerne Stage Road
Approximately 330 feet on Cascade Caverns

UTILITIES: All utilities are to the property line.

Electric: Bandera Electric Coop

Water: City of Boerne Water

Sewer: City of Boerne

Gas: City of Boerne

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

ZONING: B-2, Commercial, City of Boerne.

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

TOPOGRAPHY: The property drains generally to the north with a drainage easement bisecting the tract.

EASEMENTS: There is a drainage easement and various utility easements. See site plan.

**DEED
RESTRICTIONS:** None of record.



TRAFFIC COUNT: Most recent State Highway Department traffic count map indicates 52,260 vehicles per day on IH 10 north of the property.

DEMOGRAPHICS:

	3.0 Miles	5.0 Miles	7.0 Miles
Population			
2017 Estimate:	11,483	31,418	49,186
5-Year Projection:	13,880	37,306	58,428
Average Household			
Income	\$ 114,248	\$ 126,525	\$133,584

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

PRICING: Contact Broker.

- COMMENTS:**
- Excellent visibility and access at the southern entrance to Boerne.
 - The property is at a signalized intersection.
 - Mercedes and Toyota dealerships are on the southwest corner of IH 10 W. at Scenic Loop, and Nissan is on the northwest corner. A Ford dealership is on the south side of the lots and a Valero is on the west adjacent border.

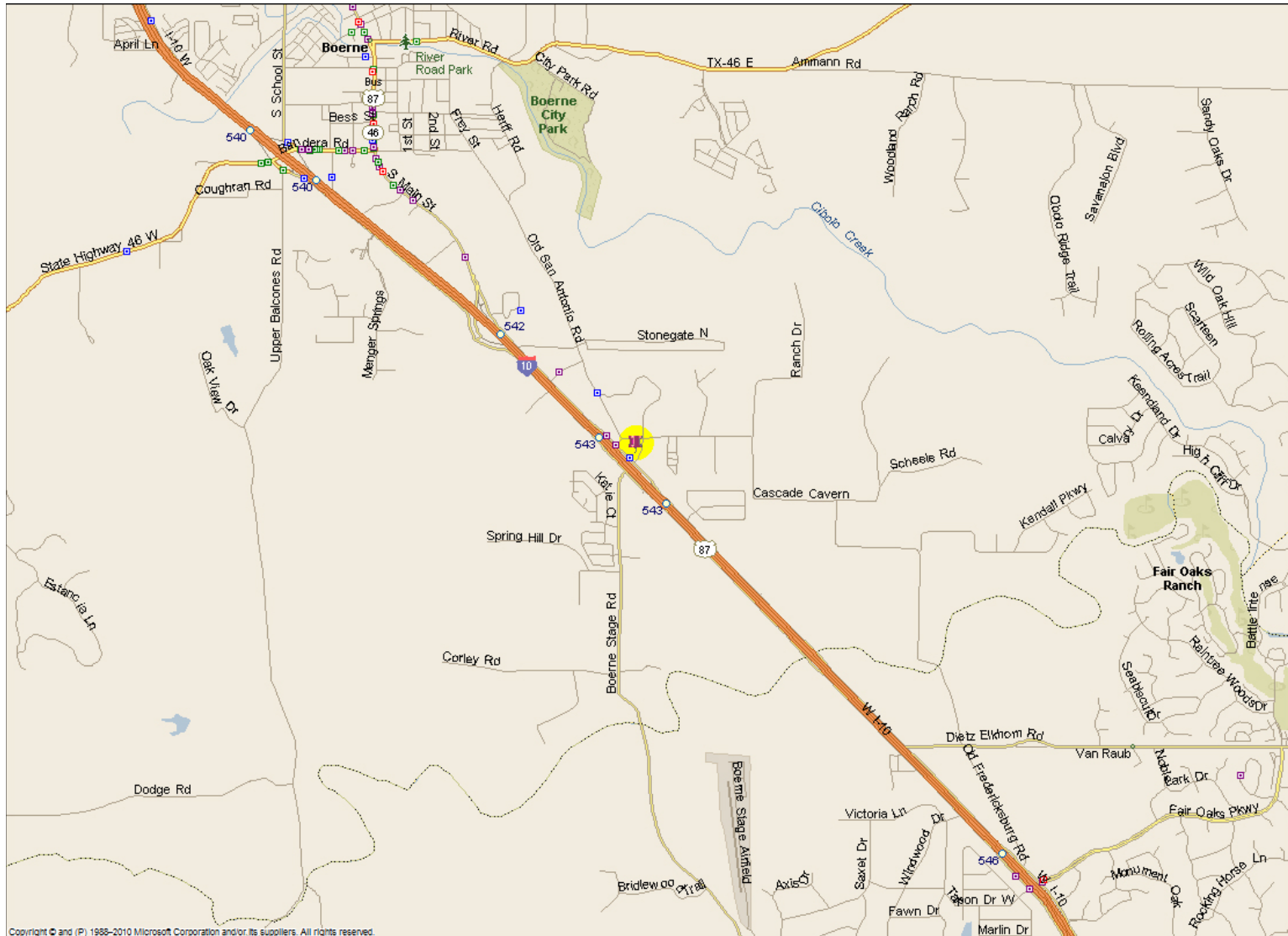
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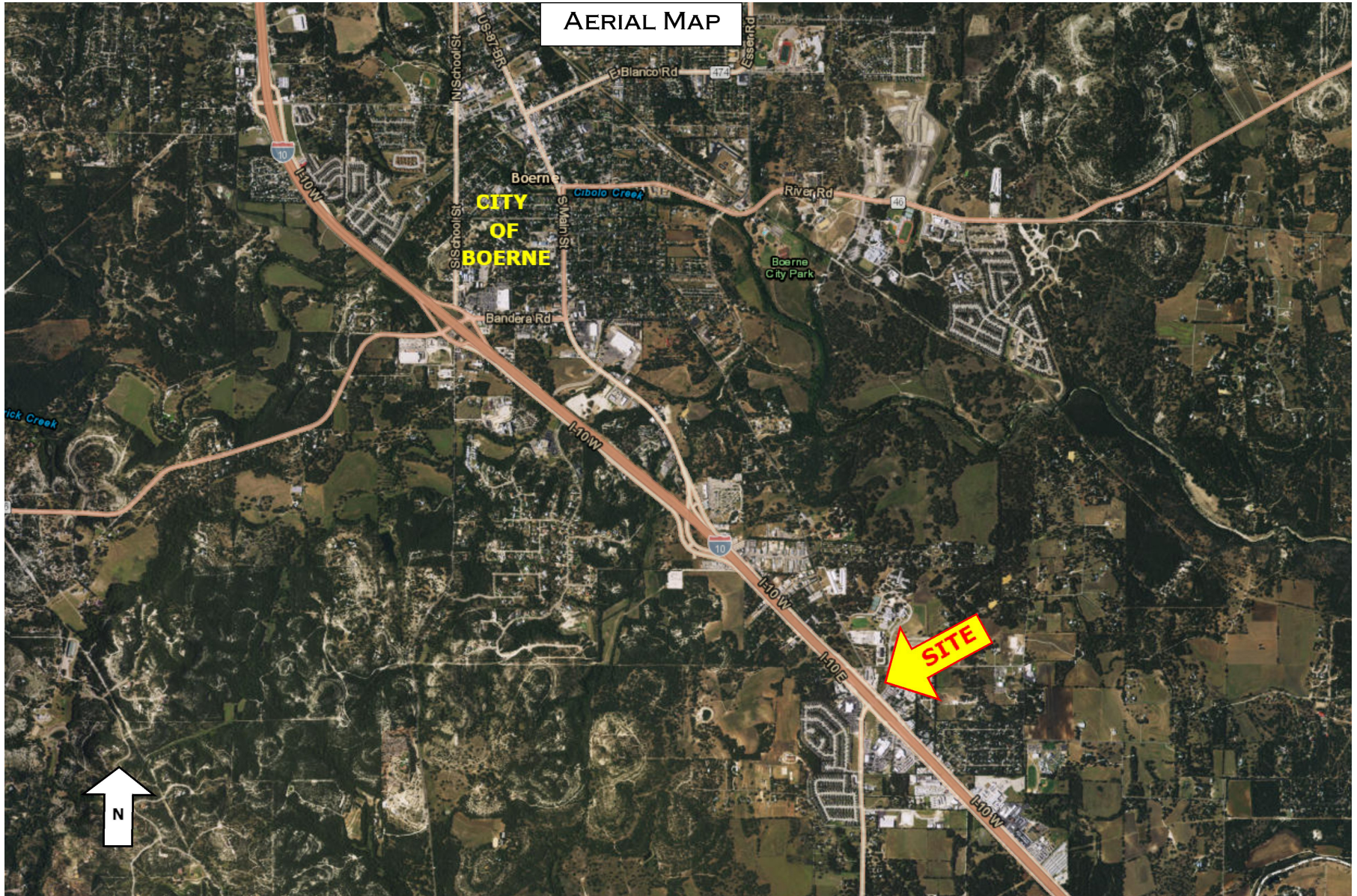
www.roalson.com



Area Map



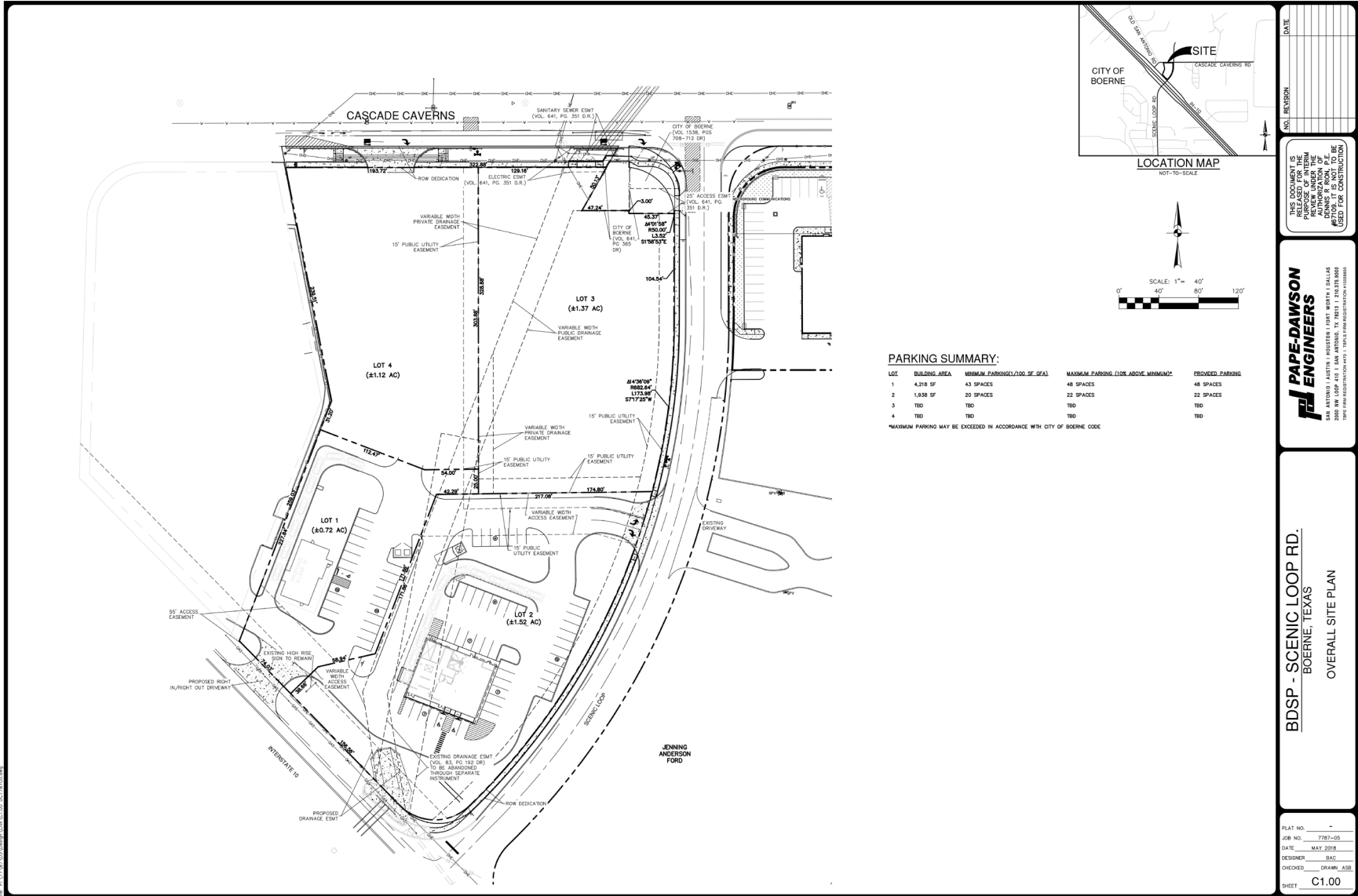
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DEMOGRAPHIC OVERVIEW

July 26, 2017

IH 10 AT SCENIC LOOP ROAD IN BOERNE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	8,069	23,811	34,831
2017 Estimate	11,483	31,418	49,186
5 Year Projection	13,880	37,306	58,428
Households			
2010 Census	2,996	8,983	12,909
2017 Estimate	4,222	11,796	18,032
5 Year Projection	5,088	13,993	21,406
2017 Population by Race			
White	87.3%	89.3%	89.2%
Black	0.5%	0.6%	0.8%
Asian or Pacific Islander	1.5%	1.6%	2.0%
American Indian	0.6%	0.6%	0.6%
2017 Population by Ethnicity			
Hispanic Origin	31.7%	26.1%	26.9%
2017 Total Housing Units			
Owner-Occupied	2,829	8,566	14,180
Renter-Occupied	1,393	3,230	3,852
Average Household Size	2.68	2.63	2.70
2017 Household Income			
Income \$ 0 - \$15,000	3.7%	4.3%	3.9%
Income \$ 15,000 - \$24,999	7.1%	6.2%	4.9%
Income \$ 25,000 - \$34,999	5.3%	5.6%	4.7%
Income \$ 35,000 - \$49,999	12.6%	10.2%	9.0%
Income \$ 50,000 - \$74,999	13.9%	13.0%	12.8%
Income \$ 75,000 - \$99,999	13.9%	13.0%	13.7%
Income \$ 100,000 - \$149,999	20.0%	20.3%	21.3%
Income \$ 150,000 - \$199,999	10.9%	11.9%	12.0%
Income \$200,000 +	12.7%	15.5%	17.7%
Average Household Income	\$114,248	\$126,525	\$133,584
Median Household Income	\$86,614	\$94,709	\$101,526
Per Capita Income	\$42,552	\$47,905	\$49,245

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

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PROPERTY DISCLOSURE STATEMENT

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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.

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