



**AVAILABLE FOR SALE
IH 10 PAD SITE
BOERNE, TEXAS**

LOCATION: The property is located on the southwest side of IH 10 West between Highway 87 (S. Main Street) and Highway 46 in Boerne, Texas.

SIZE: .829 Acre

DIMENSIONS: **Frontage:** 300 feet on IH 10

Depth: Varies, See Survey

UTILITIES: **Electricity:** Available

Sewer: Not currently available to site

Water: Not currently available to site

Gas: Available

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

ZONING: The property is in Kendall County and in the Boerne Extraterritorial Jurisdiction.

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

EASEMENTS: None apparent

TRAFFIC COUNT: Most recent Texas Department of Transportation maps show 54,694 vehicles per day on IH-10 just south of the property and 41,300 vehicles per day north of Highway 87.

POTENTIAL USE: This pad site is attractive for commercial uses such as office, retail, automotive and healthcare.

INVESTMENT: \$9.00 per square foot; \$325,000.00.

TERM: Negotiable

COMMENTS: ☐ This site's 300 feet on I.H. 10 offer excellent visibility.
 ☐ The site has been leveled for efficient development.

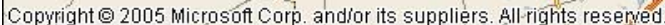
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM

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www.roalson.com



LOCATION MAP

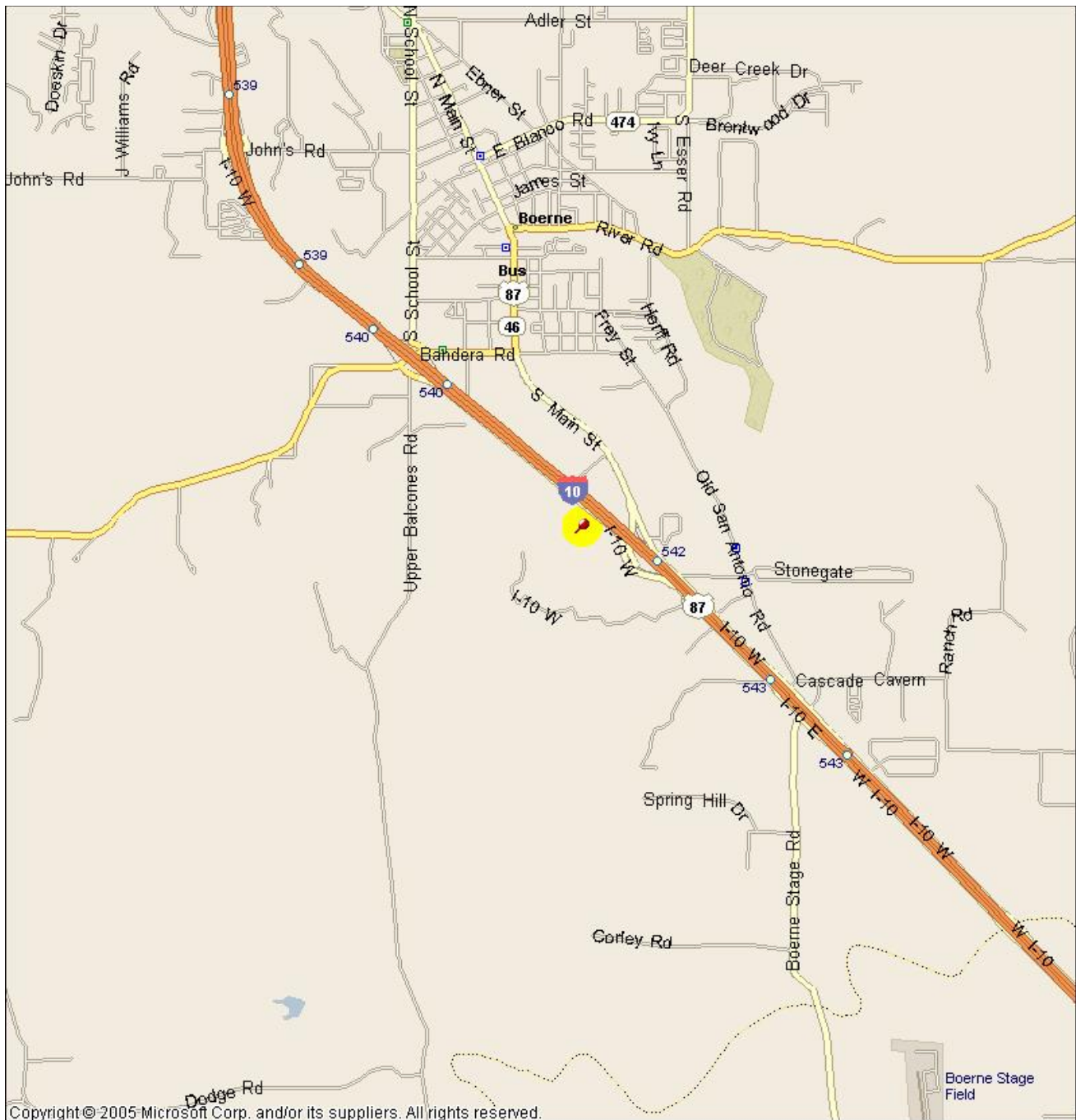


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Roalson Interests, Inc.
Real Estate Services

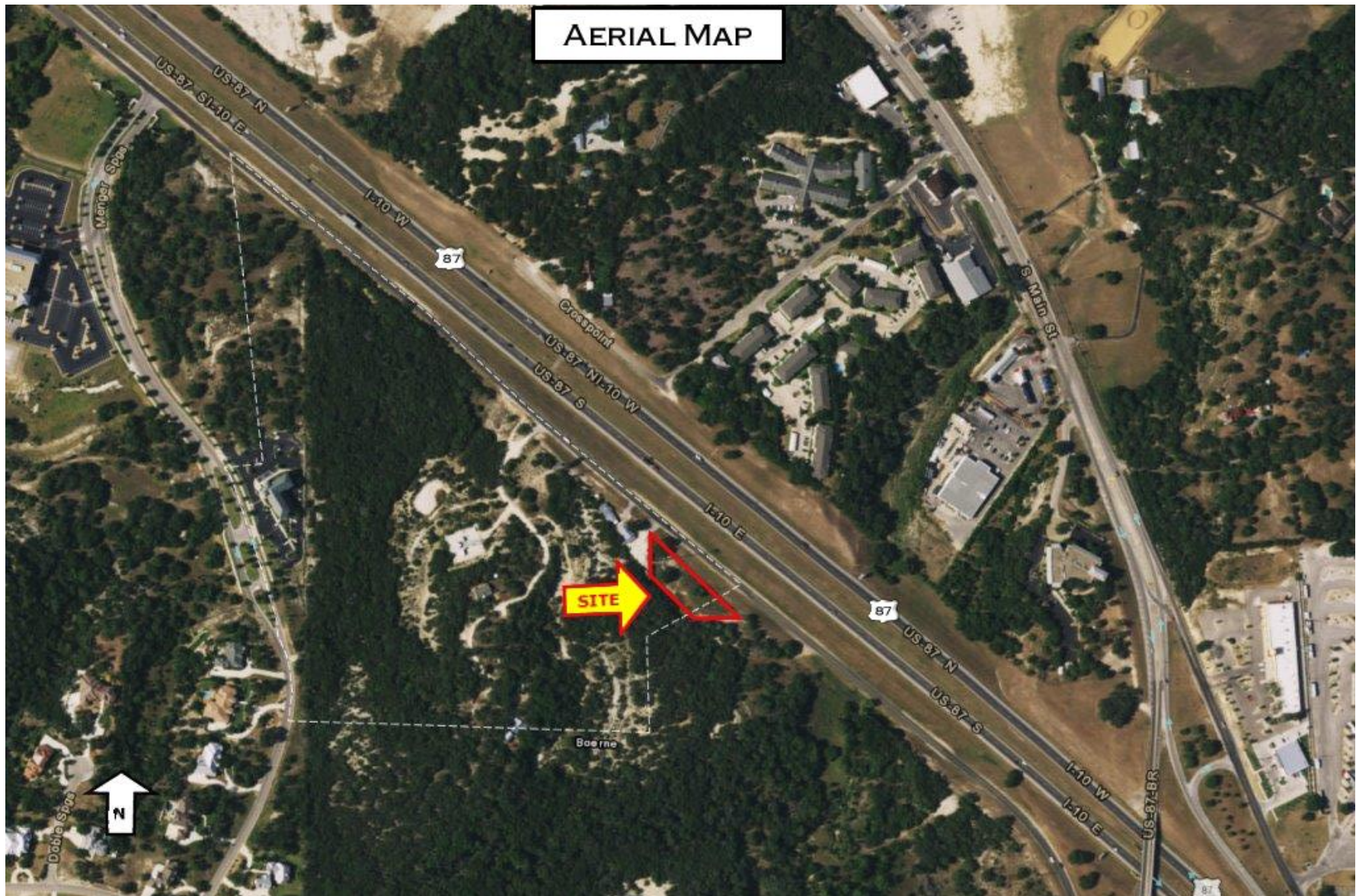
AREA MAP



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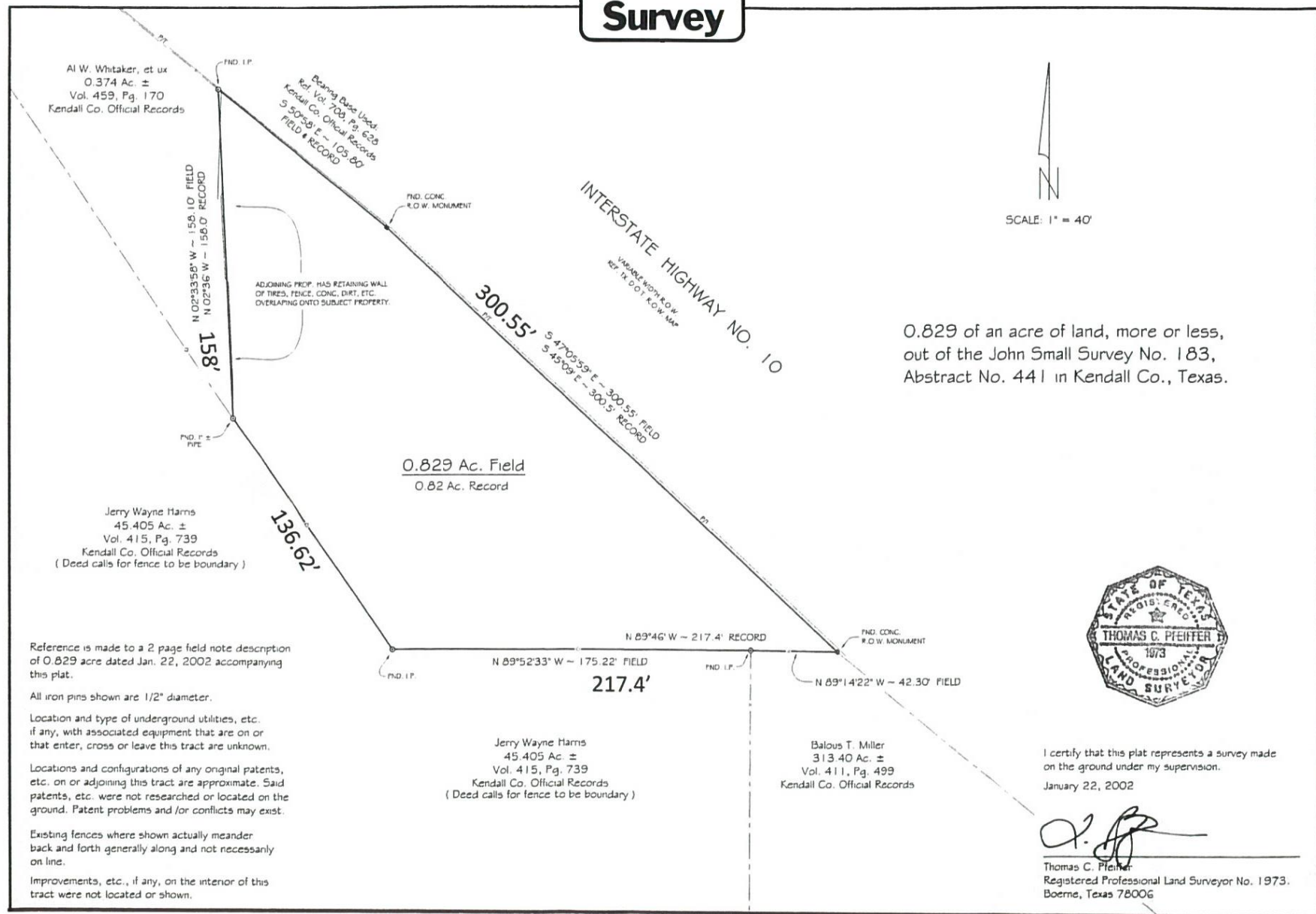


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Survey



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DEMOGRAPHIC OVERVIEW

April 29, 2016

IH 10 IN BOERNE

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	1,833	12,291	19,877
2015 Estimate	2,164	15,113	23,575
5 Year Projection	2,535	18,131	28,326
Households			
2010 Census	769	4,754	7,524
2015 Estimate	901	5,871	8,991
5 Year Projection	1,061	7,104	10,882
2015 Population by Race			
White	88.5%	87.4%	89.0%
Black	0.6%	1.4%	1.3%
Asian or Pacific Islander	1.4%	1.3%	1.3%
American Indian	0.4%	0.5%	0.6%
2015 Population by Ethnicity			
Hispanic Origin	25.4%	27.2%	24.0%
2015 Total Housing Units			
Owner-Occupied	528	3,356	6,078
Renter-Occupied	373	2,514	2,913
Average Household Size	2.38	2.51	2.57
2015 Household Income			
Income \$ 0 - \$15,000	3.7%	9.0%	7.2%
Income \$ 15,000 - \$24,999	8.3%	9.5%	7.9%
Income \$ 25,000 - \$34,999	6.5%	6.6%	5.9%
Income \$ 35,000 - \$49,999	6.0%	7.4%	7.4%
Income \$ 50,000 - \$74,999	21.0%	14.0%	14.4%
Income \$ 75,000 - \$99,999	18.3%	17.6%	17.2%
Income \$ 100,000 - \$149,999	19.6%	18.8%	18.1%
Income \$ 150,000 - \$199,999	6.7%	8.6%	8.8%
Income \$200,000 +	9.9%	8.5%	12.9%
Average Household Income	\$102,681	\$96,694	\$111,699
Median Household Income	\$79,675	\$78,742	\$83,419
Per Capita Income	\$41,139	\$38,032	\$42,884

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2015 and 2020.

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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.

<p>BROKER: ROALSON INTERESTS, INC. 18618 TUSCANY STONE, SUITE 200 SAN ANTONIO, TEXAS 78258</p>



Information About Brokerage Services

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

11-2-2015



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 confidential 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date