



**PREMIUM I.H. 10 COMMERCIAL DEVELOPMENT SITE
BOERNE, TEXAS
AT ENTRANCE TO REGENT PARK,
A 900 LOT MASTER PLANNED COMMUNITY**

LOCATION: Northwest corner of IH 10 at Regent Blvd., at the southern “gateway” into Boerne from San Antonio.

SIZE: 7.386 Acres

FRONTAGE: Approximately 598.23 feet on IH 10
Approximately 1143.49 feet on Regent Blvd, a 108-foot Boerne major arterial

UTILITIES: **Electric:** Bandera Electric Cooperative has a 3-phase on IH 10 West.

Water: Serviced by City of Boerne; 12-inch main at IH 10 and Regent Blvd.

Sewer: Serviced by City of Boerne; 8-inch main at IH 10 and Regent Blvd.

Gas: Serviced by City of Boerne; 6-inch main at IH 10 and Regent Blvd.

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

ZONING: C-3, Commercial, City of Boerne.

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

TOPOGRAPHY: The property is at grade to IH 10 with a gentle fall and drainage easterly to IH 10.

EASEMENTS: There is a Channel Easement on the property, much of which is in the box culvert. See exhibit.



EASEMENTS: The property has a channel easement and utility easements on IH-10. See Exhibit.

DEED

RESTRICTIONS: The property has a channel easement and utility easements on IH-10. See Exhibit.

TRAFFIC COUNT: Most recent (2020) Texas Dept. of Transportation traffic count map indicates 54,502 vehicles per day on IH 10, just south of the property, between Scenic Loop Road and the Highway 87 intersection.

DEMOGRAPHICS:

	3 Miles	5 Miles	7 Miles
Population 2022 Estimate:	18,286	40,091	63,788
Average Household Income	\$132,463	\$140,786	\$150,554

Source: U. S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2022 and 2027.

POTENTIAL USES: The I.H. 10 exposure, combined with Boerne residential growth and strong household income, creates development opportunities for a variety of retail, neighborhood services, healthcare and personal office uses.

PRICING: Contact Broker.

- 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 and is at the entrance to Regent Park, a 900 lot master planned residential development.

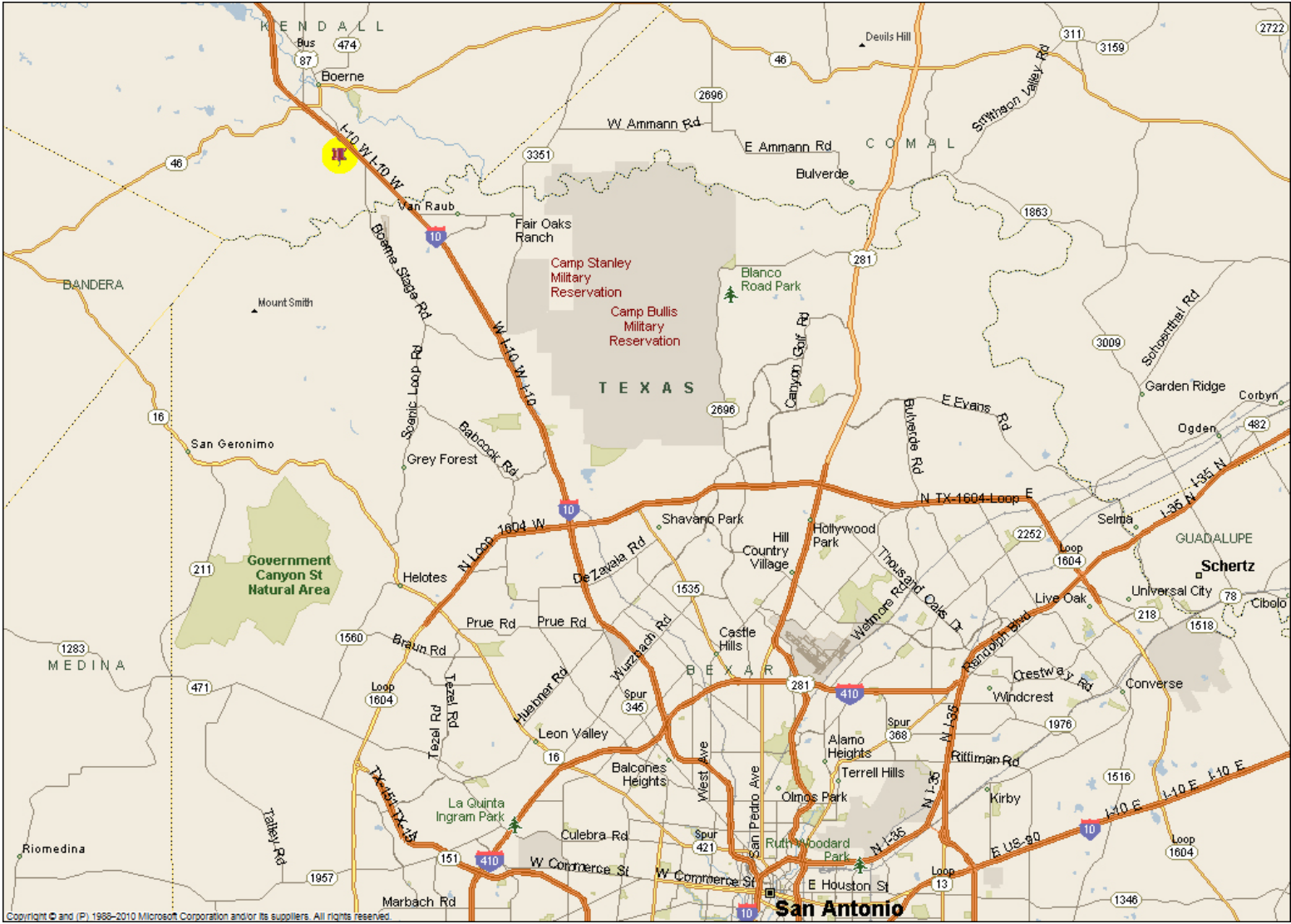
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM

Phone: (210) 496-5800 • Email: eldon@roalson.com

www.roalson.com



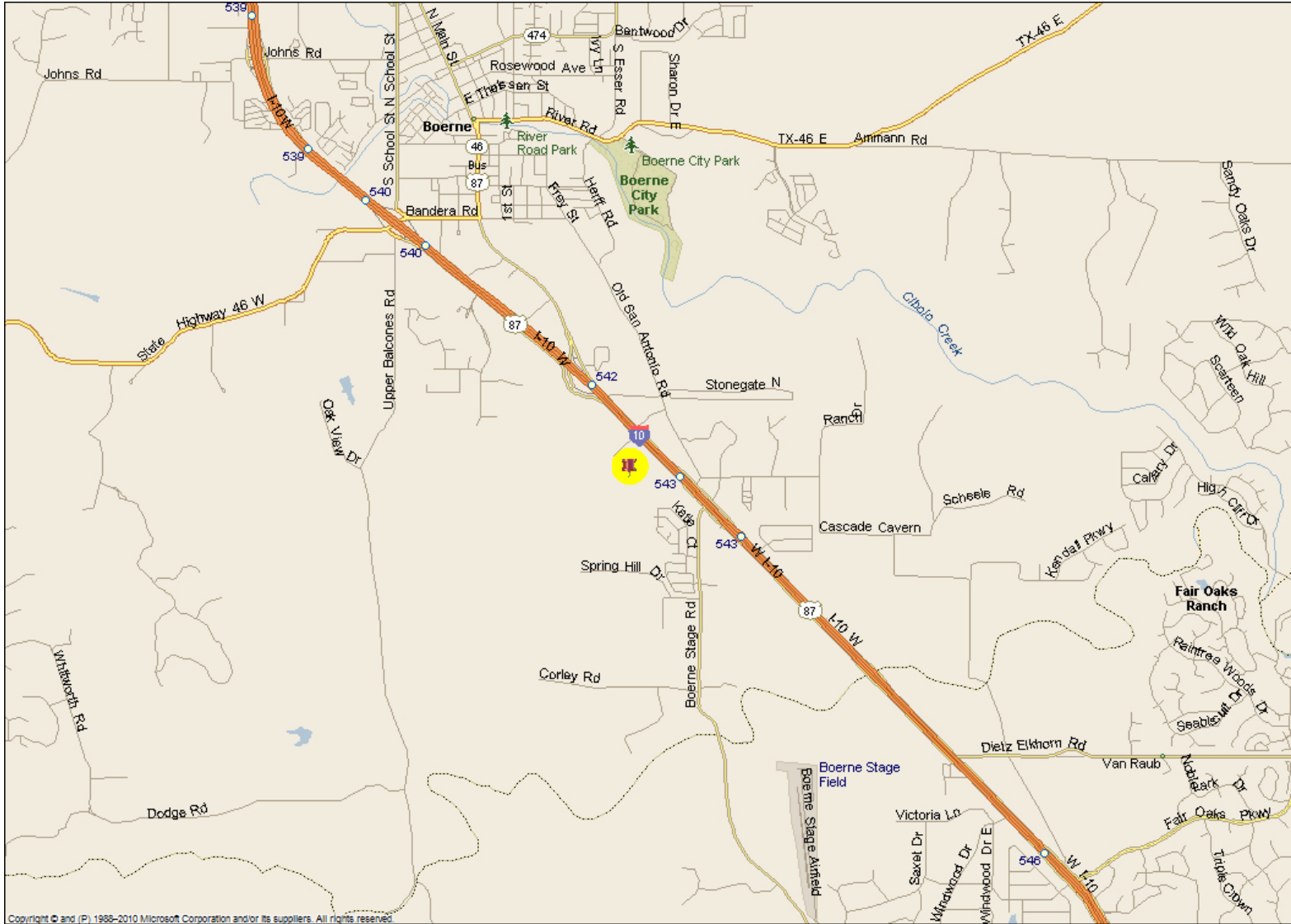
Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Area Map



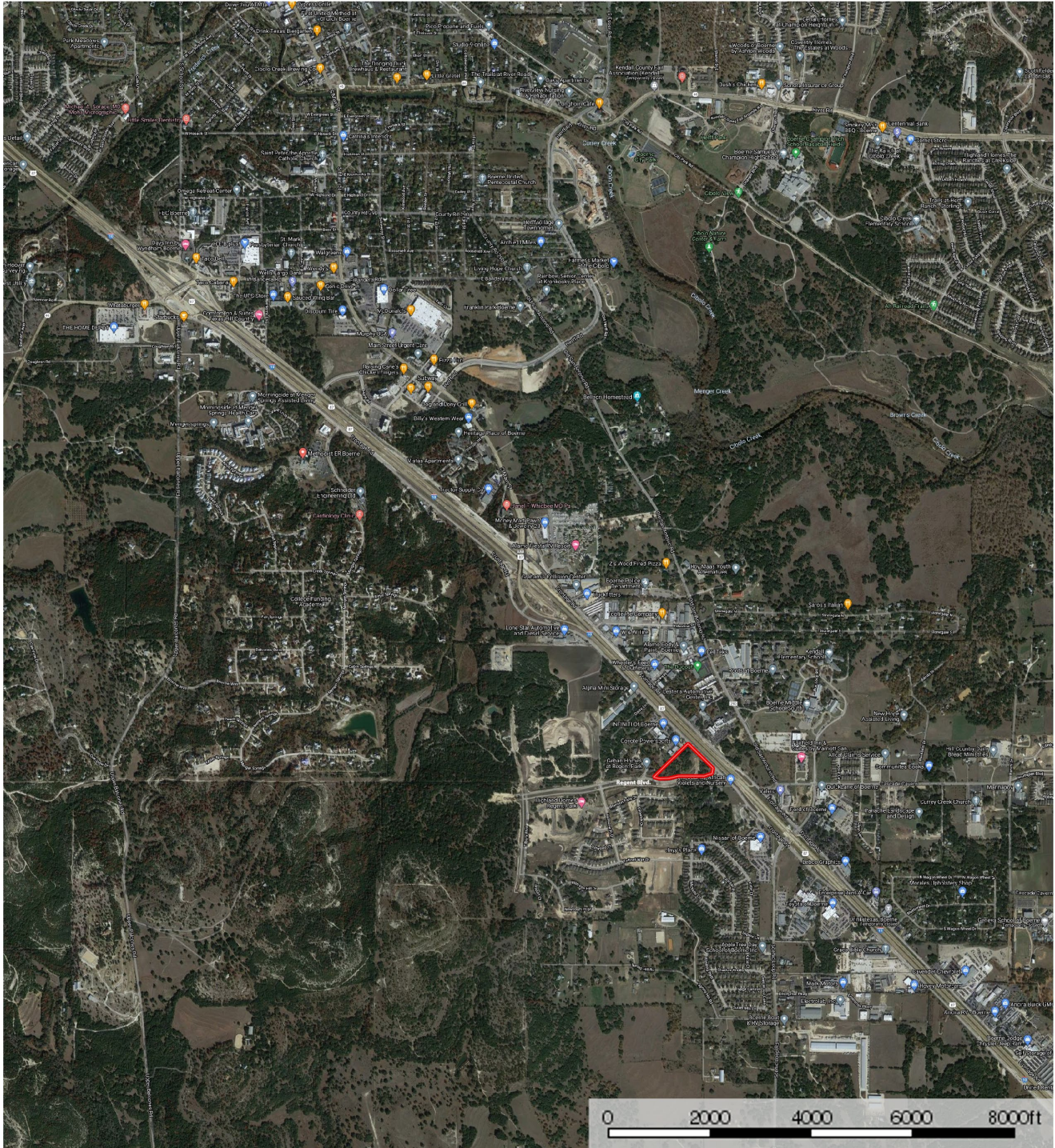
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Aerial Map

Ih-10 and Regent Park
Kendall County, Texas, 7.386 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 Regent Park
Kendall County, Texas, 7.386 AC +/-



Boundary

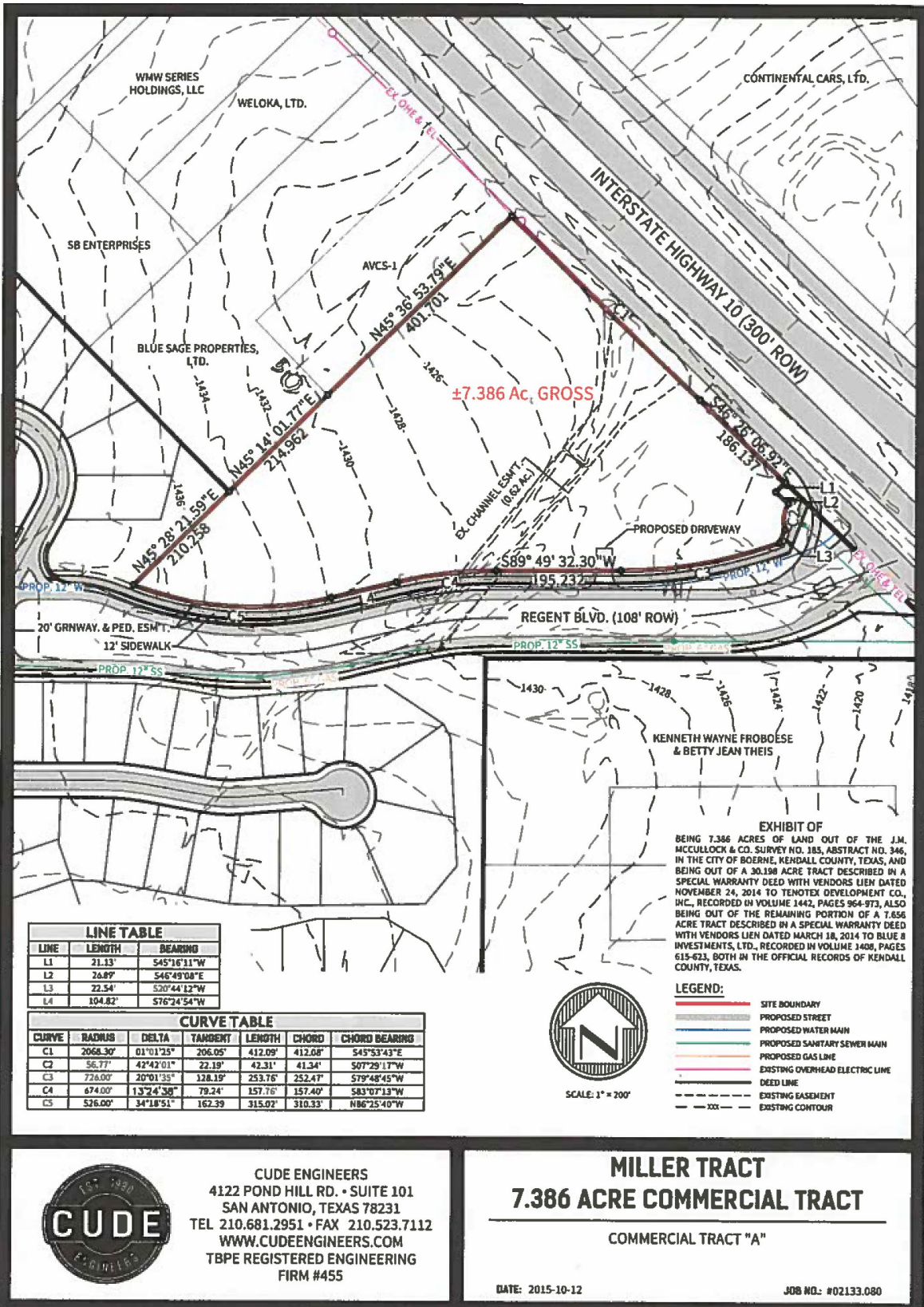
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Survey



P:\02133\0807-2\Drawings\Exhibits\B1H - Commercial Site 2015-10-12.dwg 2015/10/12 10:47 am b1h.cwk

REPRODUCTION OF THE ORIGINAL SKETCH AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CODE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #455

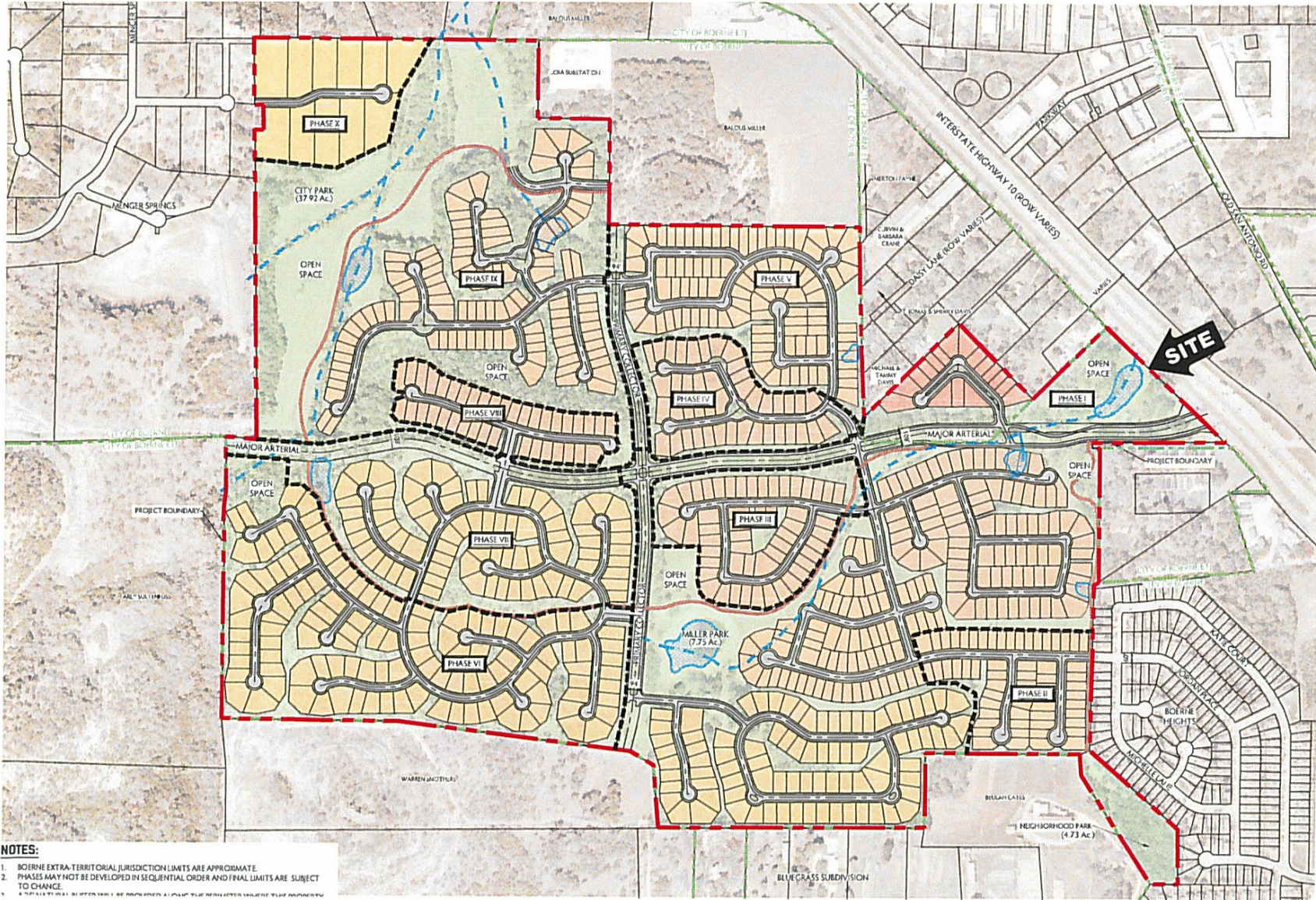
MILLER TRACT
7.386 ACRE COMMERCIAL TRACT
COMMERCIAL TRACT "A"

DATE: 2015-10-12 JOB NO: #02133.080

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REGENT PARK



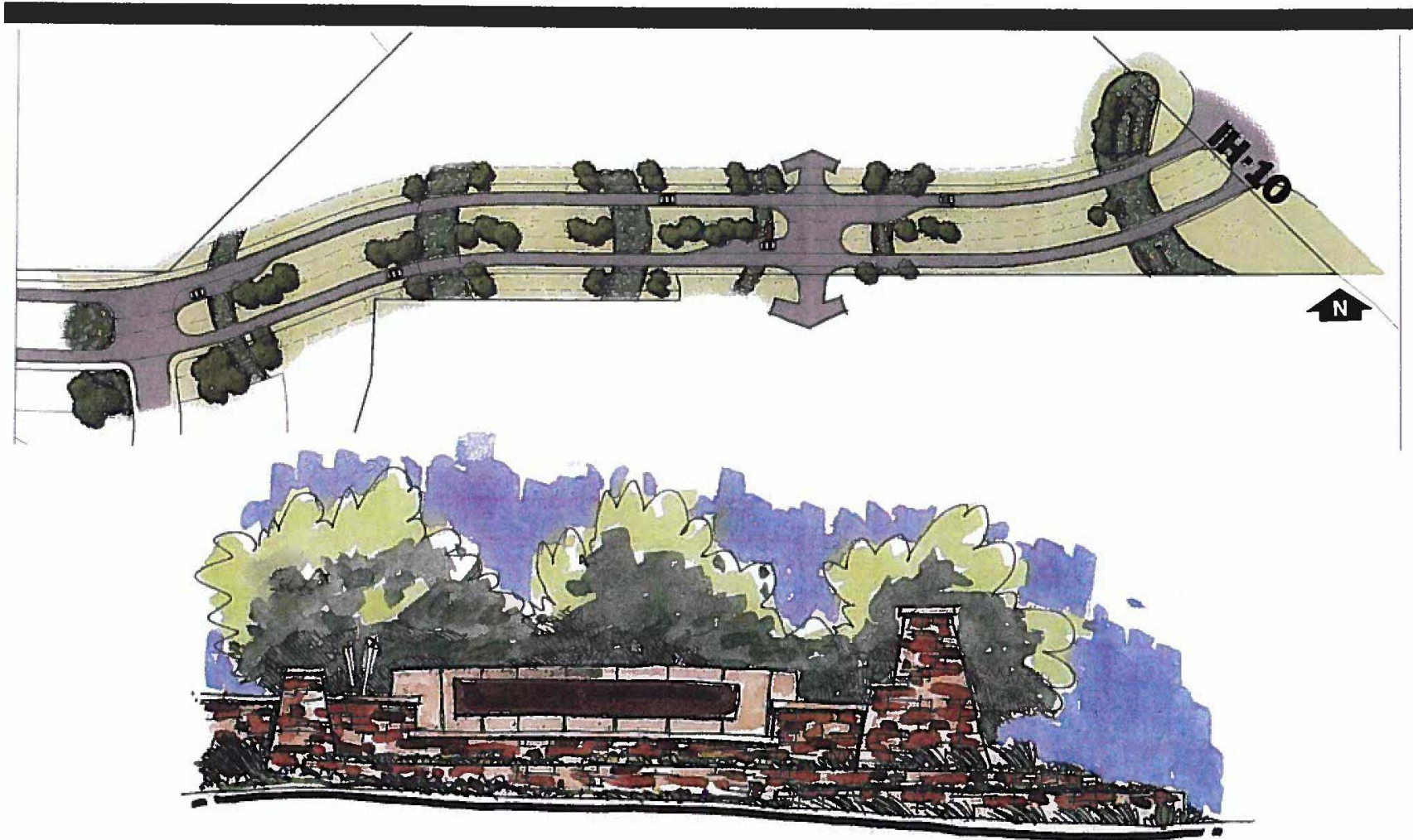
NOTES:

1. BOERNE EXTRA-TERRITORIAL JURISDICTION LIMITS ARE APPROXIMATE.
2. PHASES MAY NOT BE DEVELOPED IN SEQUENTIAL ORDER AND FINAL LIMITS ARE SUBJECT TO CHANGE.
3. A SUBSTANTIAL BUFFER WILL BE REQUIRED ALONG THE RESULTER WHERE THE PROPERTY

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REGENT PARK ENTRANCE CONCEPT



OCTOBER 23, 2013

MILLER TRACT

T B G

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DEMOGRAPHIC OVERVIEW

July 21, 2022

IH 10, NORTH OF SCENIC LOOP ROAD IN BOERNE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	16,498	36,948	58,599
2022 Estimate	18,286	40,091	63,788
5 Year Projection	20,315	43,479	68,390
Households			
2020 Census	5,815	13,295	20,624
2022 Estimate	6,418	14,387	22,387
5 Year Projection	7,108	15,578	24,046
2022 Population by Race			
White	75.7%	75.8%	71.8%
Black	1.2%	1.3%	1.7%
Asian or Pacific Islander	1.3%	1.7%	2.8%
American Indian	0.6%	0.6%	0.6%
2022 Population by Ethnicity			
Hispanic Origin	25.5%	24.3%	27.0%
2022 Total Housing Units			
Owner-Occupied	4,503	10,923	18,099
Renter-Occupied	1,915	3,465	4,288
Average Household Size	2.77	2.73	2.81
2022 Household Income			
Income \$ 0 - \$15,000	4.0%	3.3%	3.4%
Income \$ 15,000 - \$24,999	4.3%	4.1%	2.9%
Income \$ 25,000 - \$34,999	7.7%	7.2%	5.4%
Income \$ 35,000 - \$49,999	6.2%	6.2%	5.7%
Income \$ 50,000 - \$74,999	16.9%	15.4%	14.0%
Income \$ 75,000 - \$99,999	12.0%	12.6%	11.2%
Income \$ 100,000 - \$149,999	19.3%	19.9%	21.4%
Income \$ 150,000 - \$199,999	13.3%	13.8%	16.4%
Income \$200,000 +	16.2%	17.4%	19.6%
Average Household Income	\$132,462	\$140,786	\$150,554
Median Household Income	\$96,941	\$101,935	\$112,758
Per Capita Income	\$47,250	\$50,767	\$53,272

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2022 and 2027.

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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