



**5.01 ACRES IN BOERNE, TEXAS
CASCADE CAVERN AND OLD SAN ANTONIO ROAD
ON I.H. 10 CORRIDOR**

LOCATION: The property is located at 215 Old San Antonio Road on the northeast corner of Cascade Cavern and Old San Antonio Road, approximately one-half block off I.H. 10.

SIZE: 5.01 Acres

DIMENSIONS:

Frontage:	Old San Antonio Road:	535 Feet
	Cascade Caverns:	214 Feet
Depth:	Varies, See Survey.	

UTILITIES:

Electricity: Along frontage of Old San Antonio Road and Cascade Cavern

Sewer: Available

Water: Along frontage of Old San Antonio Road and Cascade Cavern

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

ZONING: C-3, City of Boerne

Prospective buyers should verify the zoning and permitted uses with the City of Boerne.

DEMOGRAPHICS:

2025 ESRI Estimates:	Population:	Average Household Income:
3-mile Radius	21,907	\$157,167
5-mile Radius	48,144	\$165,183
7-mile Radius	72,175	\$171,793

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2025 and 2030.

TRAFFIC COUNT: 2024 Texas Highway Traffic Count Map indicates 51,749 vehicles per day on I.H. 10 just north of its intersection with Cascade Caverns Road.



- FLOOD PLAIN:** Federal Emergency Management Agency Maps do not appear to indicate any 100-year-flood plain on the tract.
- TOPOGRAPHY:** The property has a gentle slope to the east.
- EASEMENTS:** There is a drainage easement along the rear of the property.
- DEED
RESTRICTIONS:** There is a deed restriction against hotel / hospitality for fifty years beginning in 2007.
- INVESTMENT:** \$ 3,928,711.00; \$18.00 per square foot
- COMMENTS:**
- ☐ Exceptional growth area driving the need for additional commercial services.
 - ☐ Excellent visibility and accessibility to I.H. 10
 - ☐ A 12 screen Starplex Cinema is on the north border of the property.
 - ☐ A Marriott Fairfield Inn is on the east border of the property.
 - ☐ The I.H. 10 intersection area has a variety of commercial development including a Valero Store and 4 auto dealerships.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

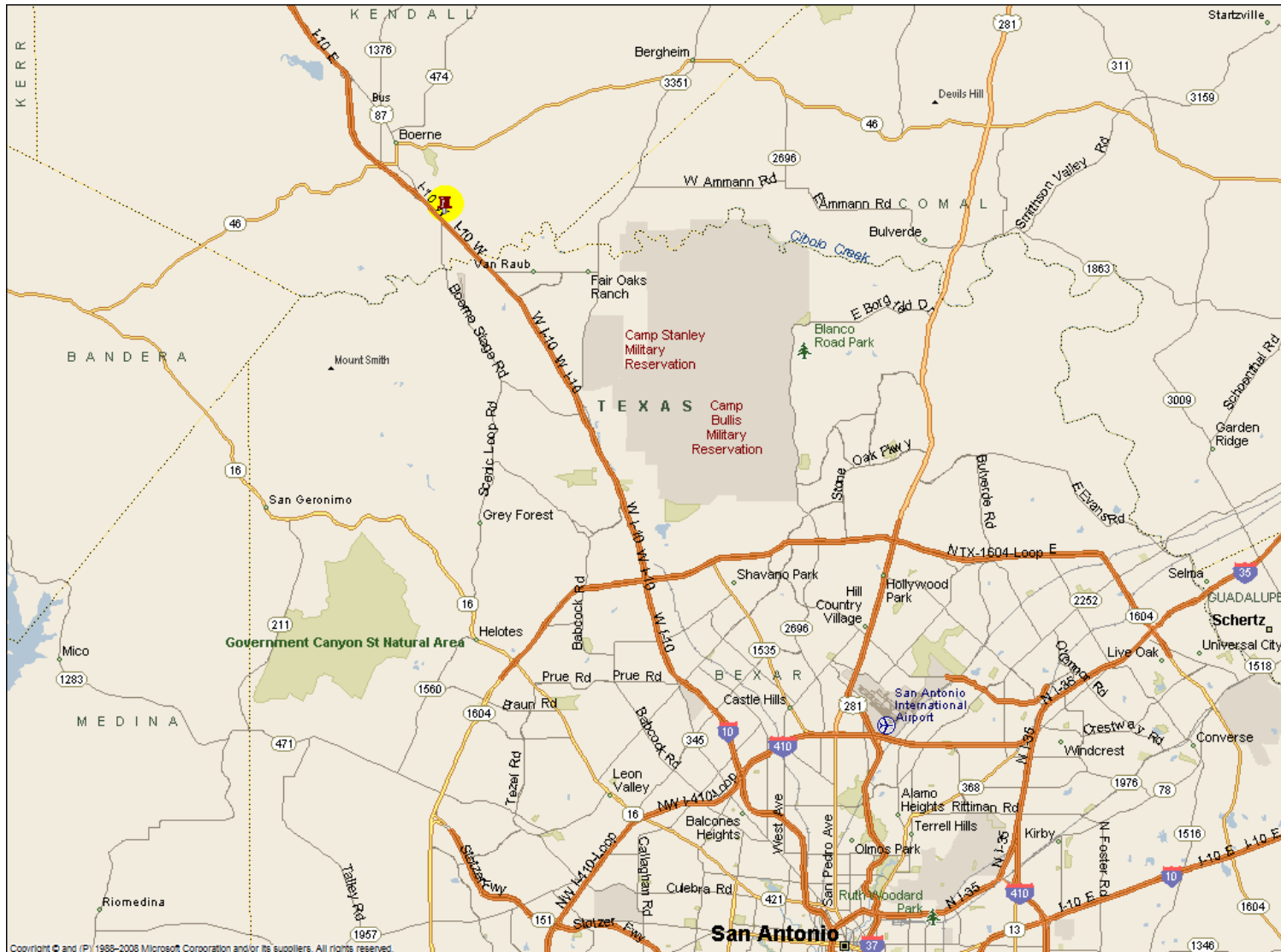
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www.roalson.com



Roalson Interests, Inc.
Real Estate Services

Location Map

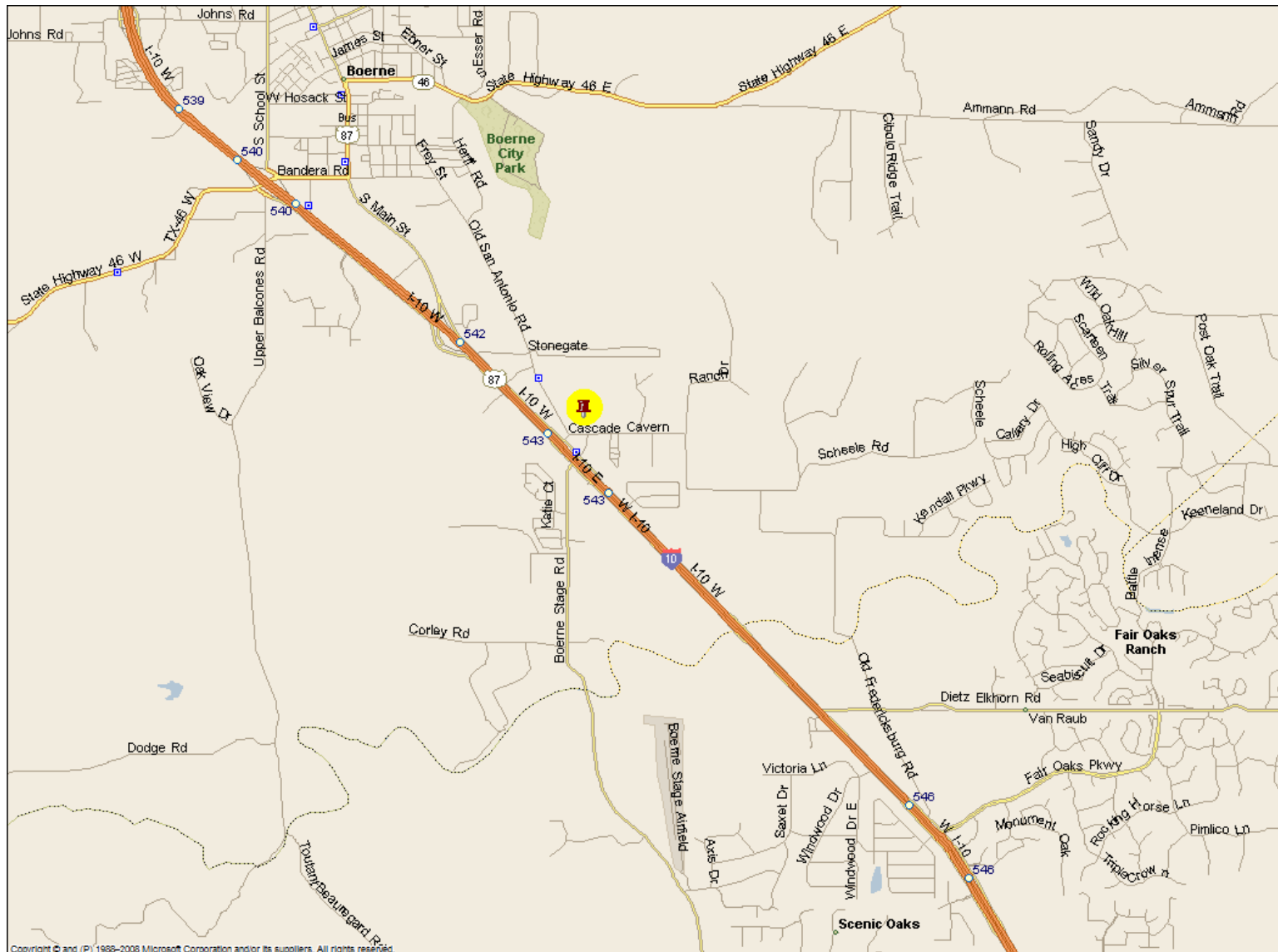


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Area Map



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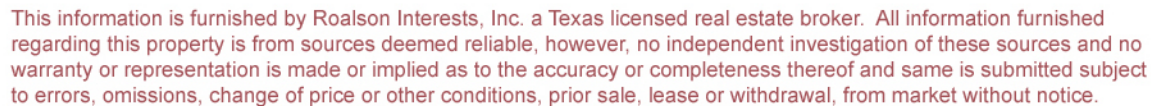
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CASCADE CAVERNS
VAR. R.O.W.





DEMOGRAPHIC OVERVIEW

September 29, 2025

OLD SAN ANTONIO ROAD AT CASCADE CAVERNS ROAD

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	17,416	40,154	60,508
2025 Estimate	21,907	48,144	72,175
5 Year Projection	26,906	56,811	85,068
Households			
2020 Census	6,142	14,355	21,298
2025 Estimate	7,860	17,691	26,134
5 Year Projection	9,868	21,256	31,431
2025 Population by Race			
White	73.2%	71.7%	69.5%
Black	1.7%	1.8%	2.0%
Asian or Pacific Islander	1.9%	2.6%	3.3%
American Indian	0.6%	0.6%	0.6%
2025 Population by Ethnicity			
Hispanic Origin	27.7%	27.7%	29.2%
2025 Total Housing Units			
Owner-Occupied	5,955	13,883	20,951
Renter-Occupied	1,905	3,808	5,183
Average Household Size	2.72	2.68	2.73
2025 Household Income			
Income \$ 0 - \$15,000	5.0%	4.9%	4.3%
Income \$ 15,000 - \$24,999	4.0%	3.1%	2.4%
Income \$ 25,000 - \$34,999	4.6%	4.2%	3.8%
Income \$ 35,000 - \$49,999	12.5%	9.4%	7.9%
Income \$ 50,000 - \$74,999	10.2%	9.4%	9.5%
Income \$ 75,000 - \$99,999	8.9%	10.2%	9.8%
Income \$ 100,000 - \$149,999	15.9%	17.1%	17.6%
Income \$ 150,000 - \$199,999	12.4%	12.3%	12.8%
Income \$200,000 +	26.6%	29.5%	31.9%
Average Household Income	\$157,167	\$165,183	\$171,793
Median Household Income	\$114,901	\$127,263	\$135,021
Per Capita Income	\$57,492	\$60,335	\$62,545

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2025 and 2030.

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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.

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SAN ANTONIO, TEXAS 78248**



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date