



**COMMERCIAL DEVELOPMENT SITE
116 OLD SAN ANTONIO ROAD IN BOERNE, TX
17.2 ACRES**

LOCATION: The property is located on the north side of IH 10, at 116 Old San Antonio Road in Boerne, Texas.

SIZE: 17.2 +/- Acres

FRONTAGE: 556 +/- feet on Old San Antonio Road

UTILITIES: *Electricity:* Available

Sewer: Available

Water: Available

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

ZONING: R-E (Residential Estate), City of Boerne

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

TOPOGRAPHY: Property gently slopes from west to the east.

FLOOD PLAIN: According to FEMA maps, there does not appear to be a 100-year flood plain on the property.

EASEMENTS: Sewer easement and various electrical easements are on the property.



DEED

RESTRICTIONS: None of Record.

TRAFFIC COUNT: 2024 Texas Department of Transportation maps indicate 10,657 vehicles per day on Old San Antonio Road, north of the property and 57,215 vehicles per day on IH 10, west of the property.

DEMOGRAPHICS:

2025 ESRI Estimates	Population	Average Household Income
3-mile radius	23,838	\$150,844
5-mile radius	40,561	\$161,160
7-mile radius	63,120	\$169,616

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

AREA

DEVELOPMENT: The property is near many new commercial, multifamily, and residential developments.

POTENTIAL

USES: This property would suit a variety of commercial uses.

INVESTMENT: Contact Broker

COMMENTS:

- ☐ The property has easy access to IH 10.
- ☐ The Kendall County area (and Boerne in particular) continue to have very strong population growth.
- ☐ The property has close proximity to Boerne Middle School South and Kendall Elementary as well as The Geneva School of Boerne.

FOR INFORMATION CONTACT: MATT HOWARD OR ELDON ROALSON, CCIM

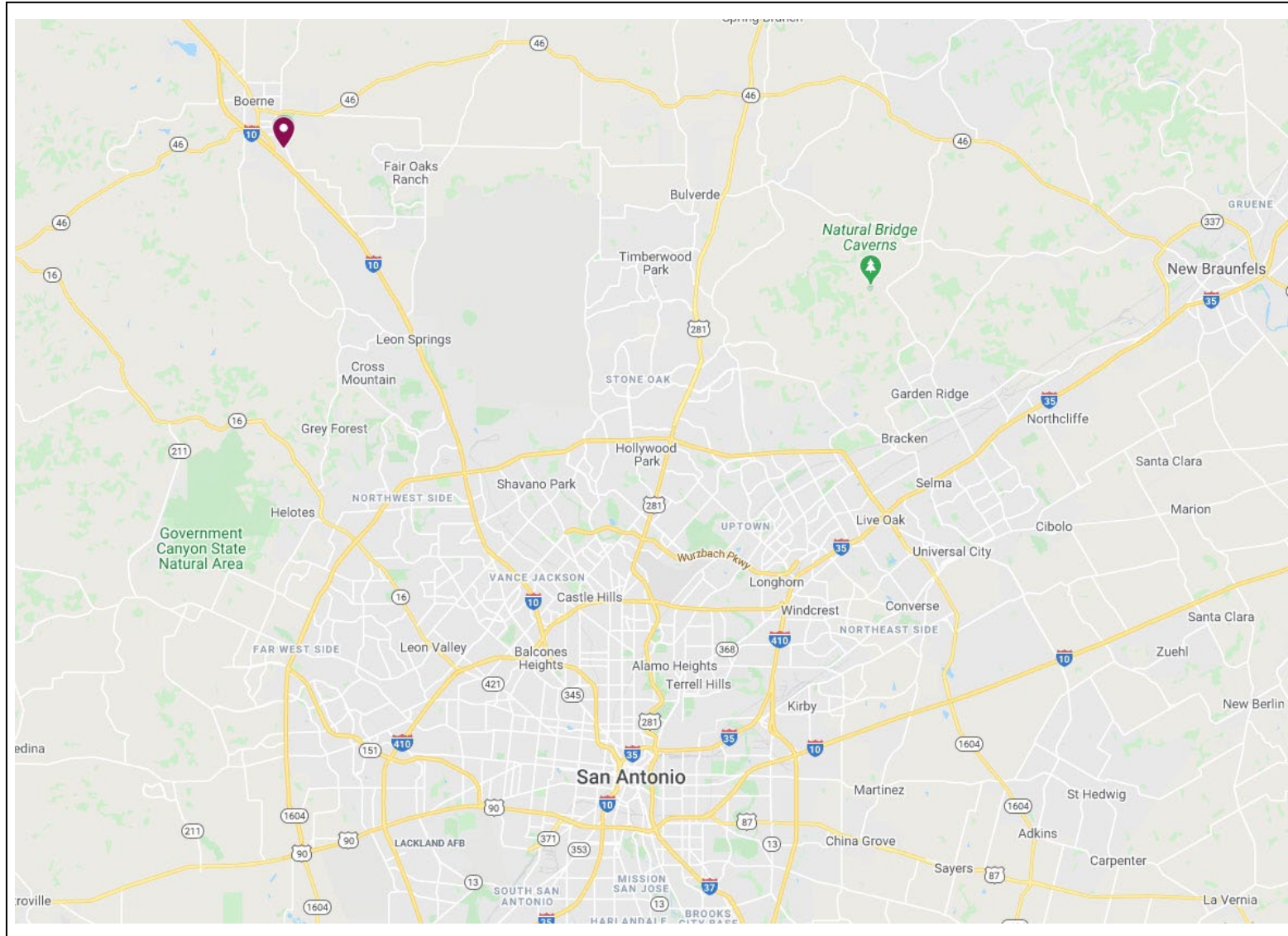
Phone: (210) 496-5800 • **Email:** mhoward@roalson.com / eldon@roalson.com

www.roalson.com



Roalson Interests, Inc.
Real Estate Services

Location Map

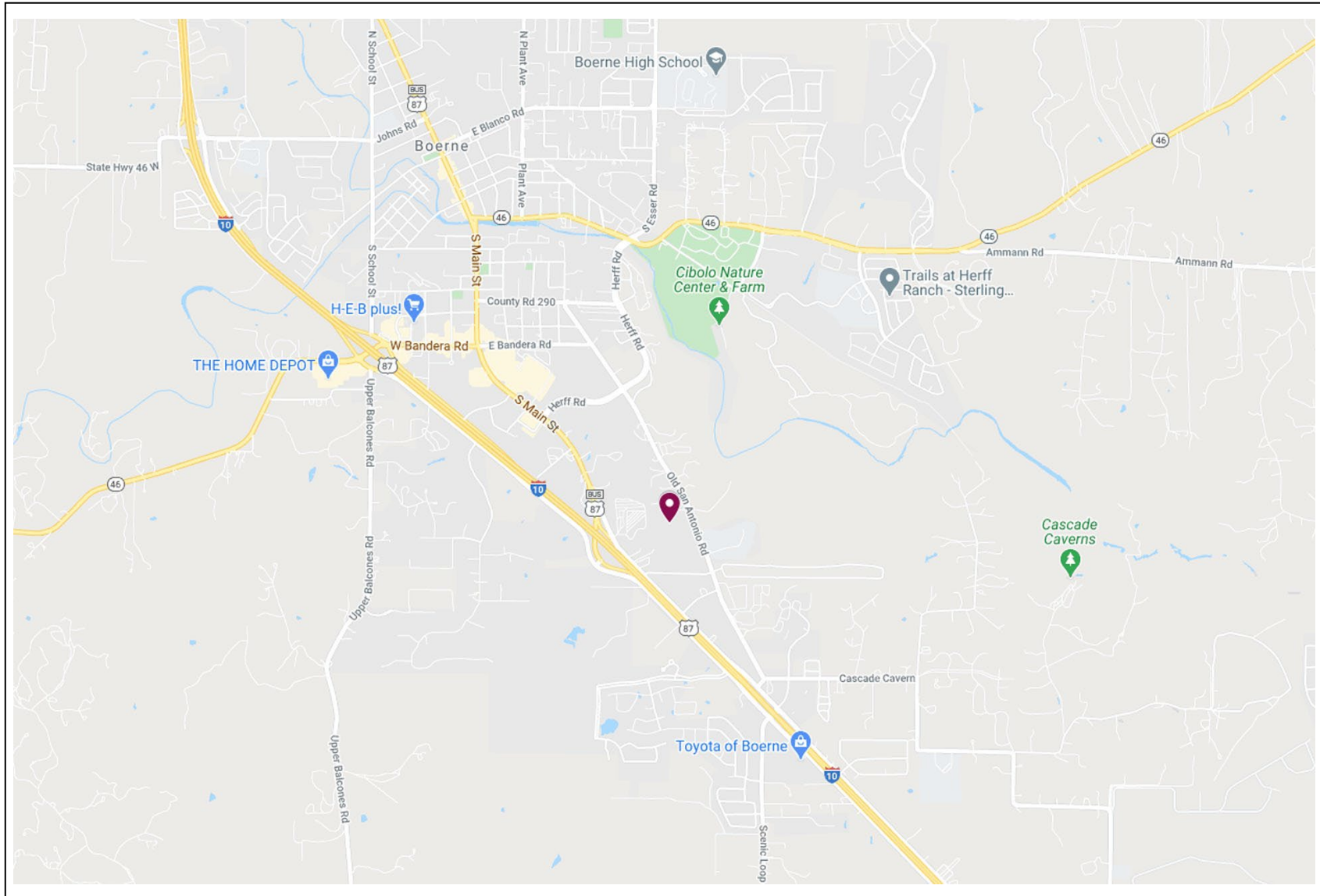


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Area Map

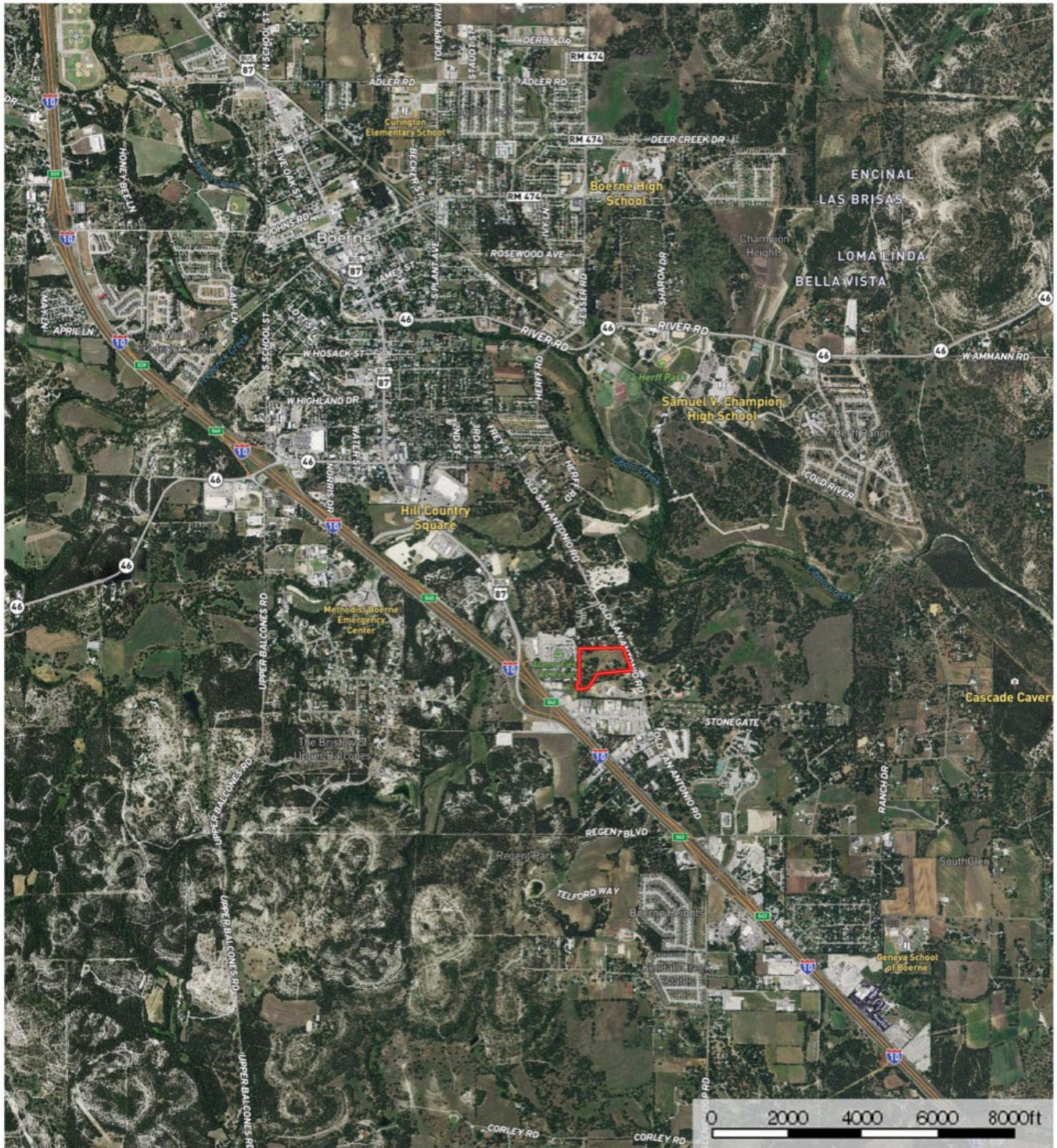



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Aerial Map



 Boundary

Matt Howard
mhoward@roalson.com



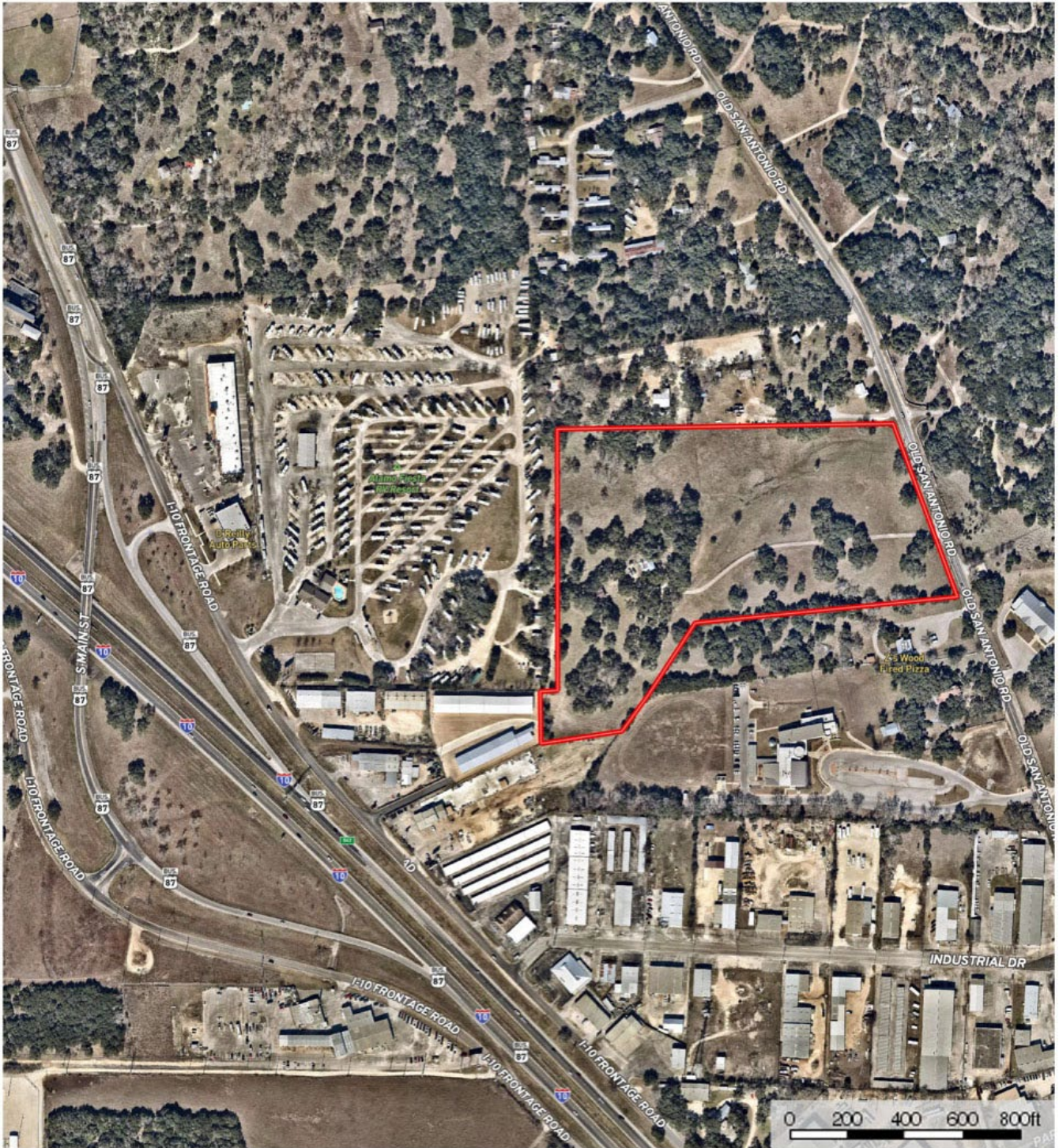
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Aerial Map



 Boundary

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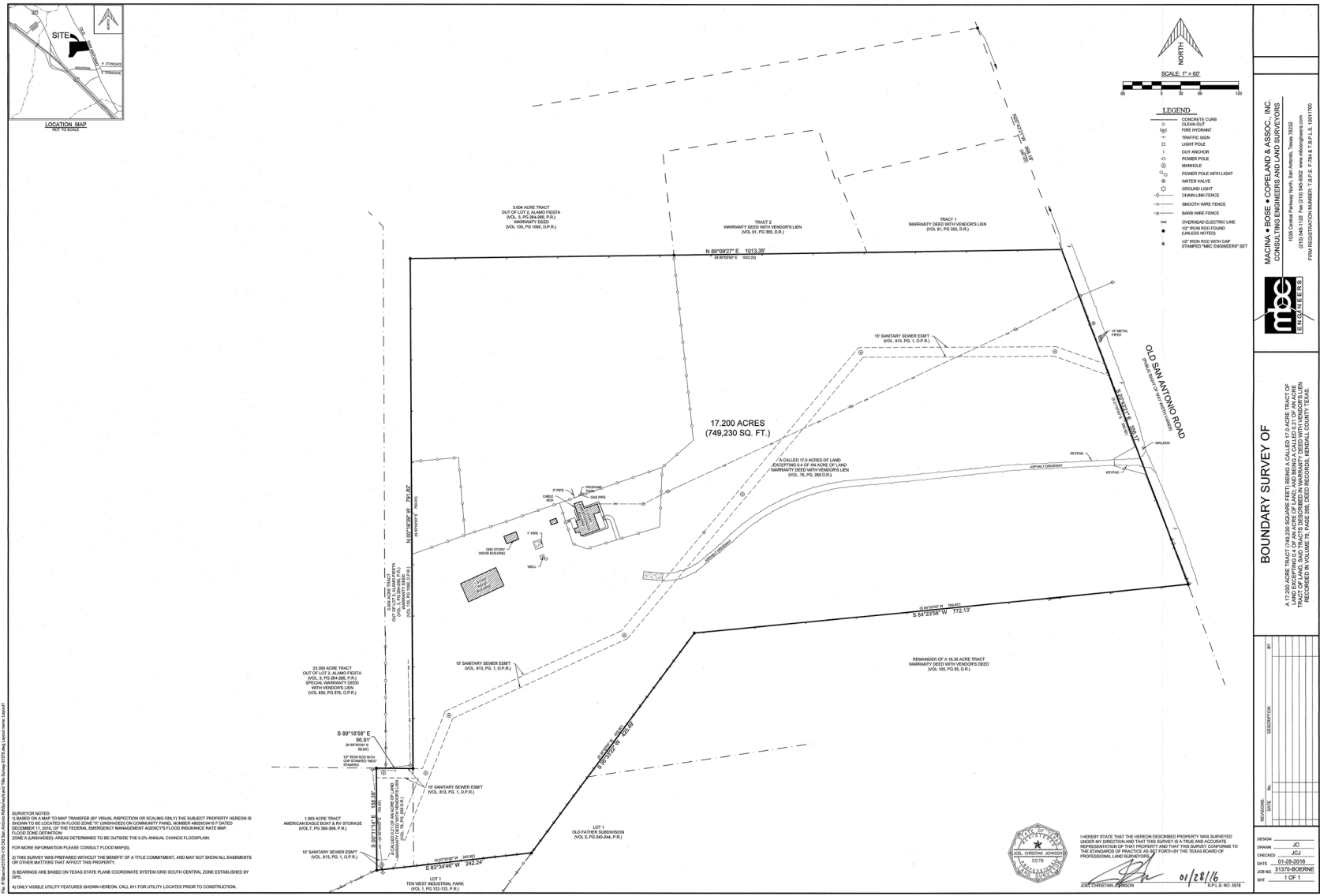


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Survey



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DEMOGRAPHIC OVERVIEW

October 5, 2025

116 OLD SAN ANTONIO ROAD, BOERNE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	20,382	34,668	53,322
2025 Estimate	23,838	40,561	63,120
5 Year Projection	29,248	48,343	74,674
Households			
2020 Census	7,335	12,461	18,937
2025 Estimate	8,789	14,982	23,062
5 Year Projection	10,988	18,189	27,829
2025 Population by Race			
White	73.4%	73.5%	71.1%
Black	1.6%	1.6%	1.8%
Asian or Pacific Islander	1.8%	2.1%	2.9%
American Indian	0.7%	0.6%	0.6%
2025 Population by Ethnicity			
Hispanic Origin	27.6%	26.8%	27.9%
2025 Total Housing Units			
Owner-Occupied	6,254	11,532	18,507
Renter-Occupied	2,535	3,450	4,555
Average Household Size	2.63	2.66	2.70
2025 Household Income			
Income \$ 0 - \$15,000	6.2%	5.3%	4.4%
Income \$ 15,000 - \$24,999	4.4%	3.6%	2.7%
Income \$ 25,000 - \$34,999	4.6%	4.6%	3.9%
Income \$ 35,000 - \$49,999	11.5%	10.7%	8.4%
Income \$ 50,000 - \$74,999	10.5%	9.4%	9.6%
Income \$ 75,000 - \$99,999	11.1%	9.5%	10.0%
Income \$ 100,000 - \$149,999	15.0%	17.1%	17.7%
Income \$ 150,000 - \$199,999	11.5%	11.3%	12.5%
Income \$200,000 +	25.2%	28.6%	30.7%
Average Household Income	\$150,844	\$161,160	\$169,616
Median Household Income	\$105,213	\$117,753	\$131,390
Per Capita Income	\$56,083	\$59,930	\$62,206

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.

**BROKER: ROALSON INTERESTS, INC.
BUILDING 2, SUITE 206
2338 NORTH LOOP 1604 W.
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.

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
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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