

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

LOCATION: The property is located on the southwest corner of IH 10 West at Highway 46 in Boerne, Texas.

SIZE: 6.552 Acres

FRONTAGE: Approximately 255 feet on IH 10

UTILITIES: All utilities are to the property line.

Electric: Provided by the City of Boerne

Water: Provided by the City of Boerne

Sewer: Provided by the City of Boerne

Gas: Provided by the City of Boerne

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

ZONING: C-4, Commercial, City of Boerne

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

TOPOGRAPHY: The property is generally level.

FLOOD PLAIN: Federal Emergency Management Agency maps do not show any 100-year flood plain on the property.

EASEMENTS: There are various utility easements on the property.

DEED

RESTRICTIONS: Contact Broker

TRAFFIC COUNT: Most recent (2024) Texas State Highway Department traffic count map indicates 49,557 vehicles per day on IH 10 north of the property.

DEMOGRAPHICS:

	3.0 Miles	5.0 Miles	7.0 Miles
Population 2025 Estimate:	21,193	32,579	48,420
5 Year Projection	25,884	39,605	57,711
Average Household Income	\$143,242	\$157,744	\$166,551

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

POTENTIAL USES:

The I.H. 10 exposure, combined with Boerne residential growth and strong household income, creates development opportunities for a variety of commercial uses including, restaurants, banks, and a variety of neighborhood retail services.

PRICING:

Contact Broker

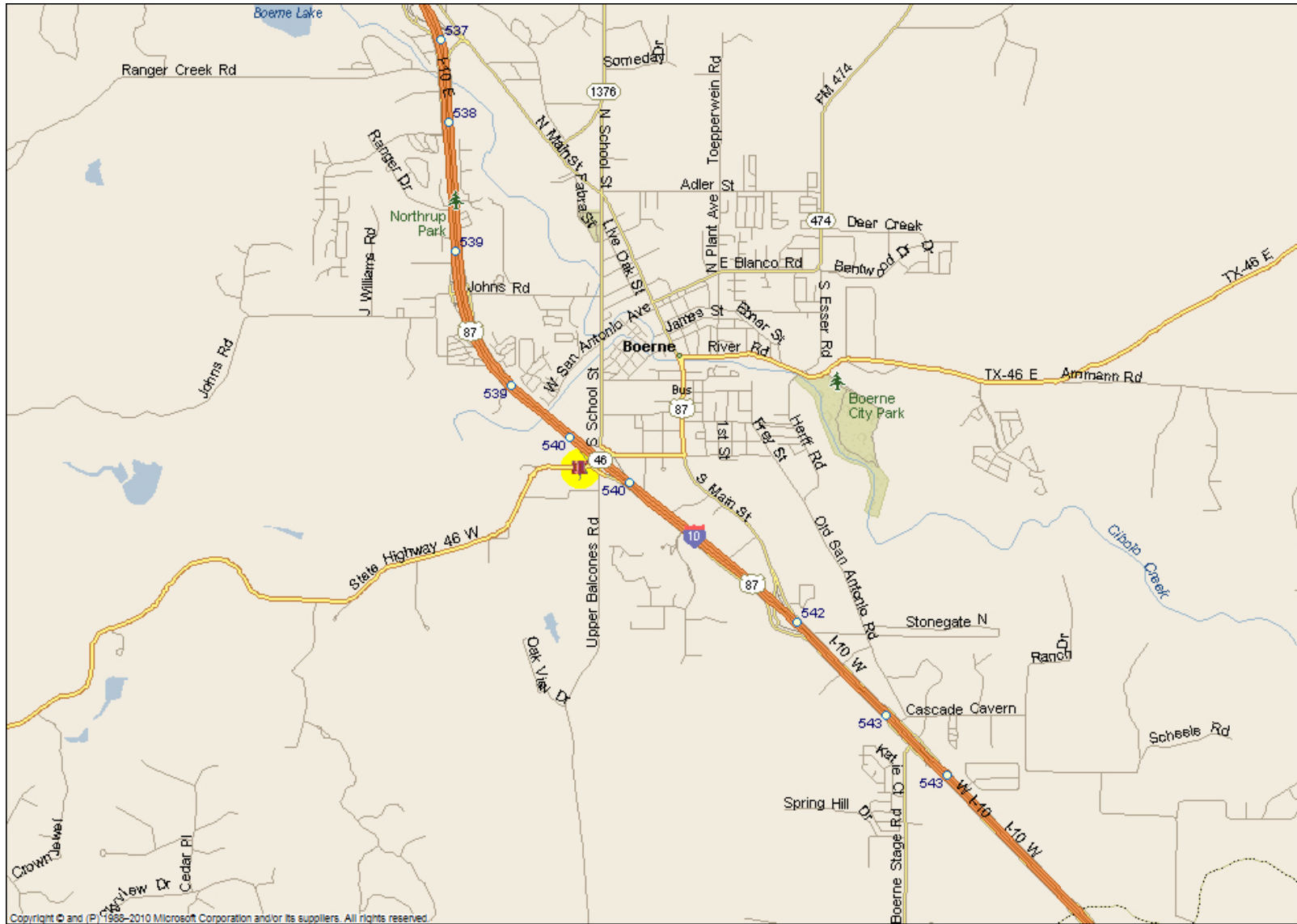
COMMENTS:

- Tremendous visibility and access at the northern entrance to Boerne
- The property is at a signalized intersection with excellent traffic exposure.
- Area retailers include HEB, Home Depot, Whataburger, Chili's and Starbuck's.

FOR INFORMATION CONTACT: BART WILSON OR MATT HOWARD
Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** bwilson@roalson.com / mhoward@roalson.com

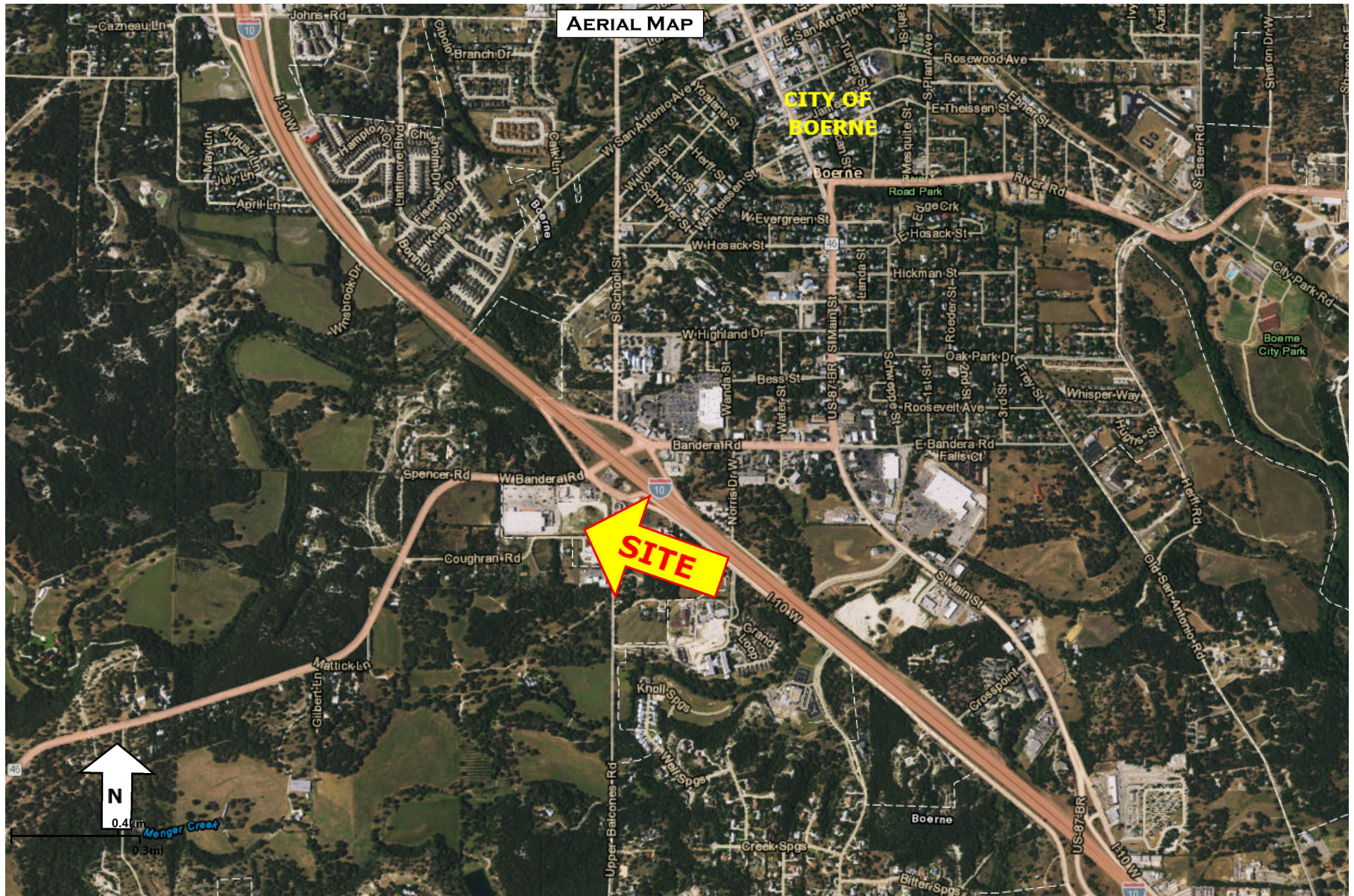
www.roalson.com

Area Map



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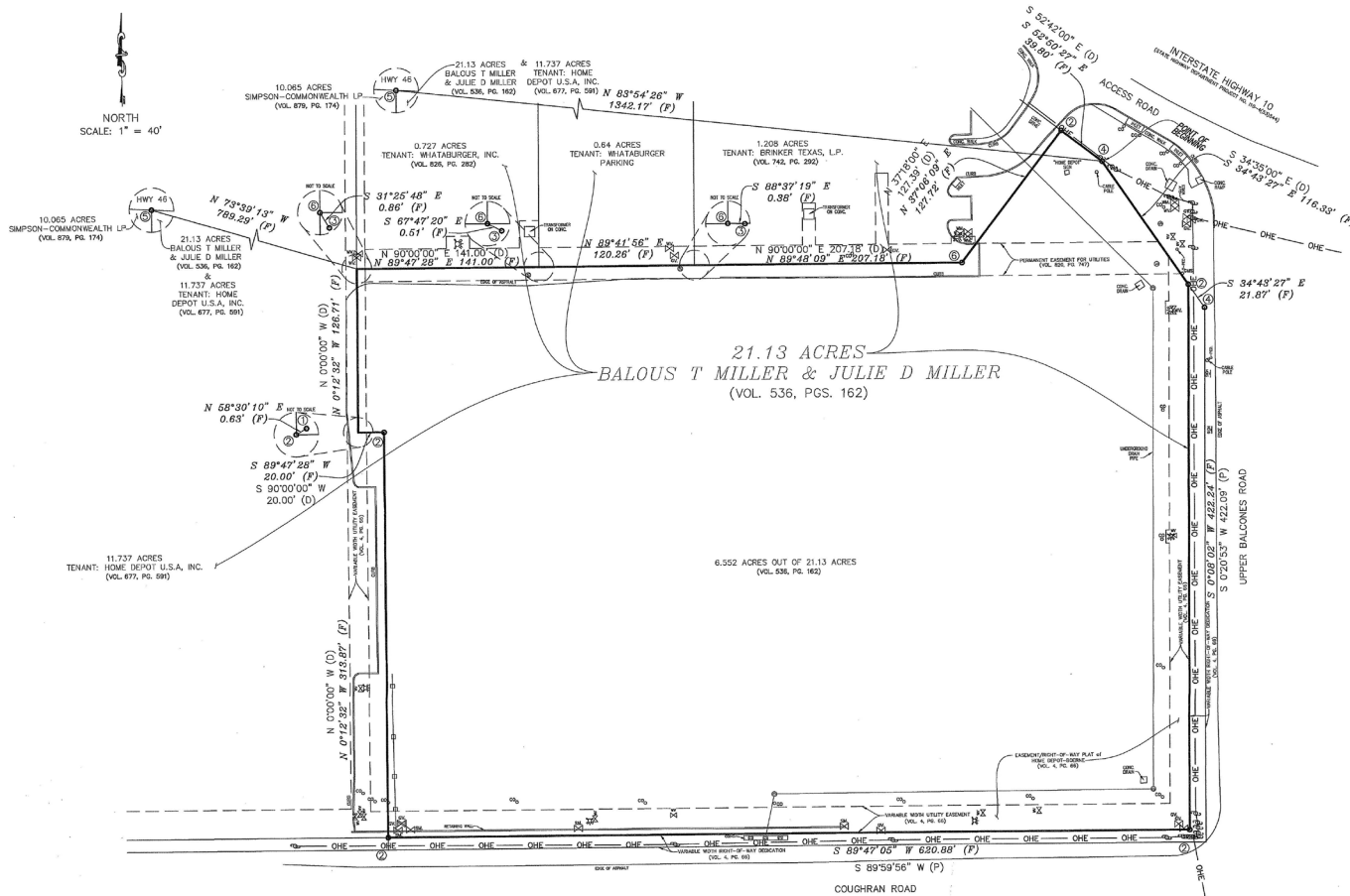
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Survey

NOTE: BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, NORTH CENTRAL ZONE (FZM), NORTH AMERICAN DATUM 1983.



- LEGEND:
- ① = FOUND 1/2" IRON BAR WITHOUT A CAP
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "12" 8/12 014"
 - ③ = FOUND NAIL IN CONCRETE
 - ④ = CONCRETE MONUMENT FOUND SET IN THE GROUND
 - ⑤ = 1/2" IRON BAR WITH A YELLOW CAP MARKED "10" FOUND SET IN THE GROUND
 - ⑥ = SET NAIL IN THE GROUND
 - ⑦ = FIELD BEARING
 - ⑧ = CEED BEARING
 - ⑨ = FLAT BEARING
 - ⑩ = HIGH WIDE FENCE
 - W-M = WATER METER
 - W-V = WATER VALVE
 - S-M = SANITARY METER
 - G-V = GAS VALVE
 - P-F = POWER POLE
 - O-E = OVER HEAD ELECTRIC
 - R.O.W. = RIGHT-OF-WAY
 - CO = SEWER CLEAN OUT
 - F-H = FIRE HOSELINE
 - S-S = SANITARY SINKER MANHOLE
 - COV. = COVERED
 - CONC. = CONCRETE
 - TRANS. = TRANSFORMER
 - TELE. = TELEPHONE
 - ELEC. = ELECTRIC
 - T-PED. = TELEPHONE PEDESTAL
 - CATV = CABLE TELEVISION
 - AC = AIR CONDITIONER

ADDRESS: 3 STATE HWY 46
 DRAWN BY: AE CREW CHECKED: MD
 AREA: 6.552 ACRES
 (285,419 SQUARE FEET)

STATE OF TEXAS
 COUNTY OF KENDALL

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS CORRECT AND ACCORDANCE WITH A CURRENTLY IN EFFECT SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2020 AND THAT THERE ARE NO TIES OR APPURTENANCES OR ENCUMBRANCES EXCEPT AS SHOWN.

BY: LOVELL T. SINCLAIR
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
 DATE: SEPTEMBER 15, 2022

CATEGORY 1B, CONDITION 2
 SURVEY OF
 6.552 ACRES OUT OF THIS
 NEPTON AND TAYLOR SURVEY
 No. 179 ABSTRACT 360
 KENDALL COUNTY, TEXAS

VOL. 536, PG. 162 OPTION PUBLIC RECORDS
 VOL. 4, PG. 66 FLAT RECORDS

SINCLAIR LAND SURVEYING, INC.
 801 MARCO DRIVE
 SAN ANTONIO, TEXAS 78203
 TEL: 214.642.1280/800
 JOB NUMBER: S-202201460

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DEMOGRAPHIC OVERVIEW

September 22, 2025

IH 10 AT HIGHWAY 46 IN BOERNE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	18,801	27,727	40,869
2025 Estimate	21,193	32,579	48,420
5 Year Projection	25,884	39,605	57,711
Households			
2020 Census	6,930	10,145	14,871
2025 Estimate	8,022	12,244	18,097
5 Year Projection	9,954	15,201	22,007
2025 Population by Race			
White	74.0%	74.2%	74.0%
Black	1.5%	1.4%	1.5%
Asian or Pacific Islander	1.7%	1.7%	2.0%
American Indian	0.7%	0.7%	0.6%
2025 Population by Ethnicity			
Hispanic Origin	27.1%	26.6%	26.0%
2025 Total Housing Units			
Owner-Occupied	5,503	9,059	14,348
Renter-Occupied	2,519	3,185	3,749
Average Household Size	2.56	2.60	2.63
2025 Household Income			
Income \$ 0 - \$15,000	6.7%	5.7%	4.9%
Income \$ 15,000 - \$24,999	5.2%	3.7%	3.1%
Income \$ 25,000 - \$34,999	4.9%	4.4%	4.1%
Income \$ 35,000 - \$49,999	11.8%	10.4%	9.6%
Income \$ 50,000 - \$74,999	11.1%	10.7%	9.8%
Income \$ 75,000 - \$99,999	12.0%	10.8%	10.0%
Income \$ 100,000 - \$149,999	15.1%	16.4%	17.5%
Income \$ 150,000 - \$199,999	9.9%	10.8%	11.1%
Income \$200,000 +	23.3%	27.1%	29.9%
Average Household Income	\$143,242	\$157,744	\$166,551
Median Household Income	\$95,659	\$111,645	\$122,286
Per Capita Income	\$54,542	\$59,658	\$62,281

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 ("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
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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	9016452-BB	bwilson@roalson.com	210-496-5800
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew William Howard	603462-SA	mhoward@roalson.com	210-865-4411
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date