



COMMERCIAL DEVELOPMENT SITE BOERNE, TEXAS

LOCATION: The property is located just north of the IH 10 and Highway 46 intersection, on the west side of School Street at 652 School Street.

SIZE: 2.893 Acres

UTILITIES: **Electricity:** Available

Sewer: Nearby – See Utility Exhibit

Water: Available

Gas: Available

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

ZONING: C-3, City of Boerne

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

FLOOD PLAIN: Federal Emergency Management Agency maps do not indicate any flood plain on site.

TOPOGRAPHY: The property is gently sloped away from School Street and the very rear of the property drops off towards IH 10, creating beautiful western views.

**DEED
RESTRICTIONS:** None.



TRAFFIC COUNT: Texas Department of Transportation 2023 maps indicate 47,738 vehicles per day on IH 10, just south of the property.

DEMOGRAPHICS:

	3-mile	5-mile	7-mile
Population 2024 Estimate:	22,255	32,517	47,706
5 Year Projection:	27,839	40,848	57,713
Average Household Income:	\$141,360	\$155,322	\$162,679

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

AREA

DEVELOPMENT: Significant commercial development surrounds the property including HEB, Home Depot, and Wal-Mart.

POTENTIAL USE: Hotel, Retail, Office, Healthcare, and other commercial uses

INVESTMENT: Contact Broker

COMMENTS:

- ☐ Exceptional growth in Boerne
- ☐ Adjacent to the recently updated IH 10 and Highway 46 intersection
- ☐ Great access with beautiful views

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM or MATT HOWARD

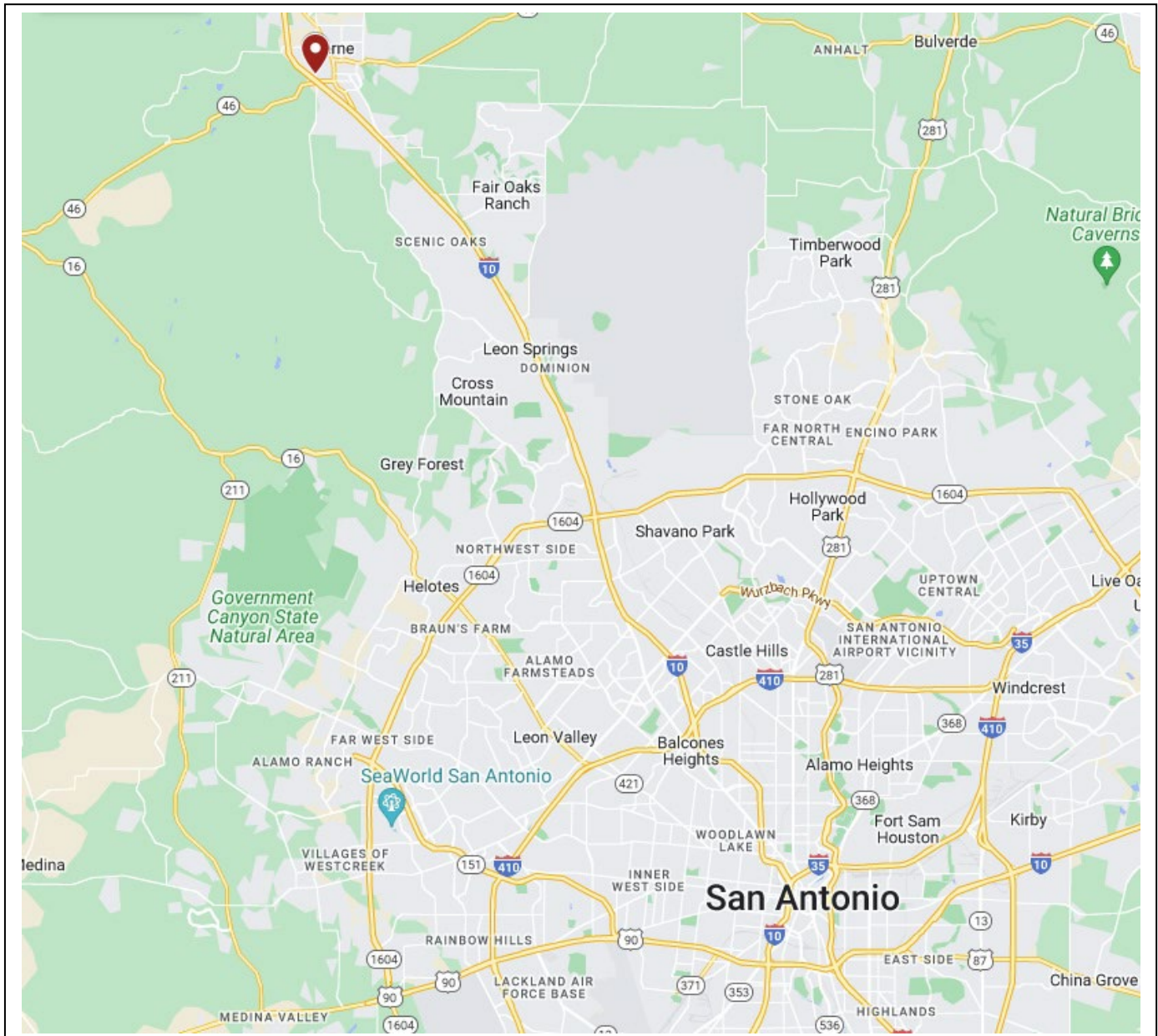
Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / mhoward@roalson.com

www.roalson.com



Roalson Interests, Inc.
Real Estate Services

Location Map

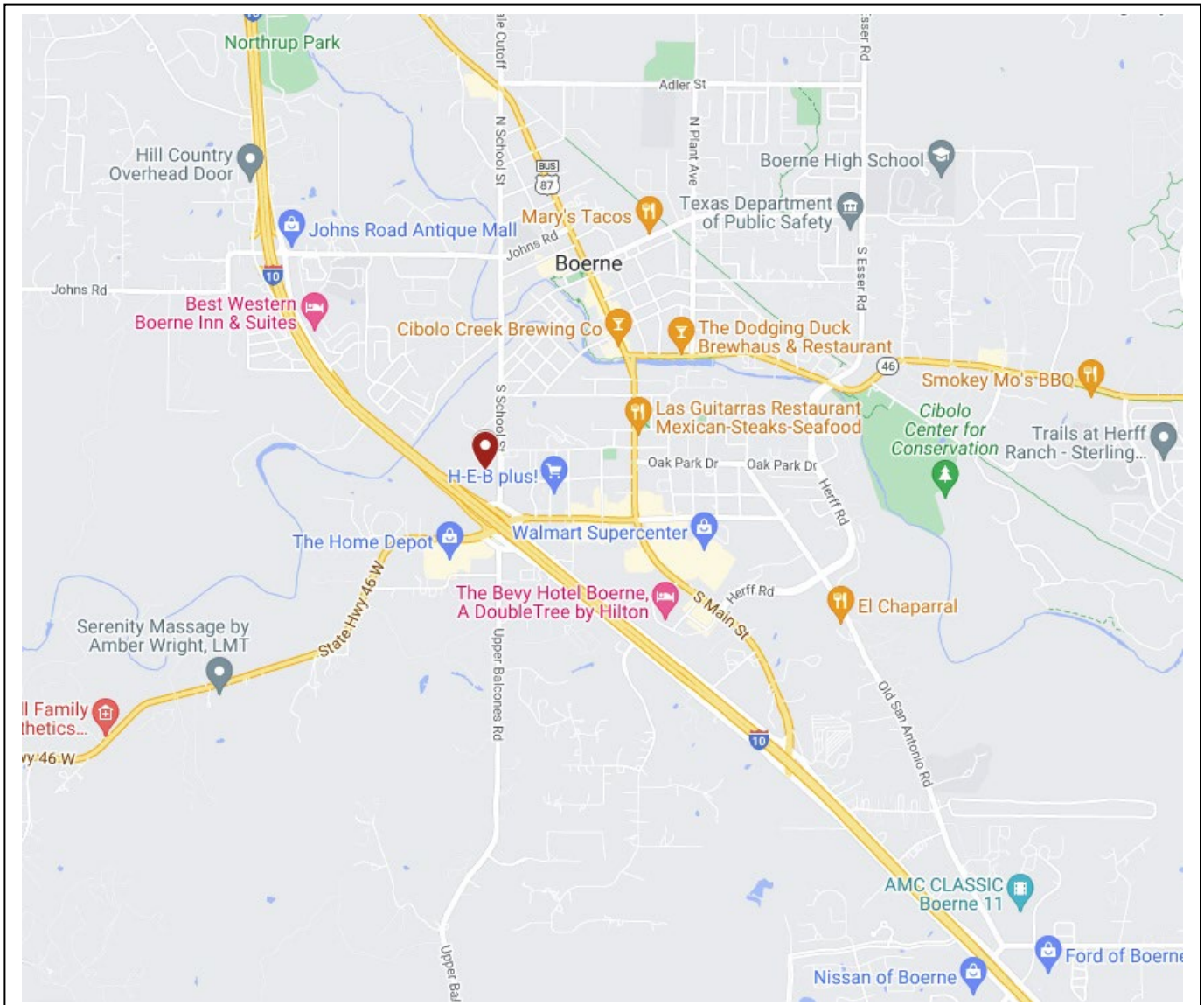


This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy 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.



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Area Map



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Aerial Map

School Street (652)

Kendall County, Texas, 2.893 AC +/-



 Boundary

Matt Howard
mhoward@roalson.com

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Survey

A 2.893 ACRE TRACT OF LAND OUT OF THE ANTON LOCKMAR SURVEY NO. 178, ABSTRACT NO. 310, KENDALL COUNTY, TEXAS, BEING THAT SAME TRACT DESCRIBED AS 5.81 ACRES, SAVE AND EXCEPT 2.9 ACRES IN DEED RECORDED IN VOLUME 123, PAGE 132, KENDALL COUNTY DEED RECORDS.

ADDRESS: 652 S. School Street
Boerne, TX 78006

Notes:

1. ● indicates 1/2" steel rod found.
2. KCDR = Kendall County Deed Records.
3. KCOR = Kendall County Official Records.
4. * This bearing, used as the bearing basis for this survey, was established by GPS.
5. Bearings and distances in parenthesis are those of record.
6. P.O.B. indicates point of beginning of the Metes and Bounds description prepared for tract.
7. —x—x— indicates wire fence on or near this line.
8. —□—□— indicates wrought iron fence on or near this line.
9. —U—U— indicates overhead utility line.
10. — indicates electric guy wire.

Harbor Group, LLC
15.914 Acres
Vol. 1130, Pg. 565, KCOR

N 00°10'01"E 200.48'
(N 00°30'E 200')

Dilapidated fence
along this line

INTERSTATE HIGHWAY 10



100 0 100 200 300
Graphic Scale - 1 Inch = 100 Feet

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James B. Manley, Trustee
4.329 Acres
Vol. 1031, Pg. 993, KCOR

2.893 Acres

* N 88°23'41"W 629.16'
(N 89°15'W 631')

James B. Manley, Trustee
2.643 Acres
Vol. 813, Pg. 846, KCOR

S. SCHOOL STREET

S 88°20'31"E 630.43'
(No record call)

S 00°31'38"W 199.87'
(S 00°30'W 200')

POB

I certify to Boerne Land and Cattle Company, CNR Operations, L.L.C. and Kendall County Abstract Company that this is a true copy of the plat of a survey if it contains an embossed seal, that this survey was made on the ground under my supervision on March 5, 2018 in relation to GF# 40410 and that there are no visible easements or encroachments except as shown.

James E. Schwarz

James E. Schwarz
Registered Professional
Land Surveyor No. 4760
Job No. 18-026



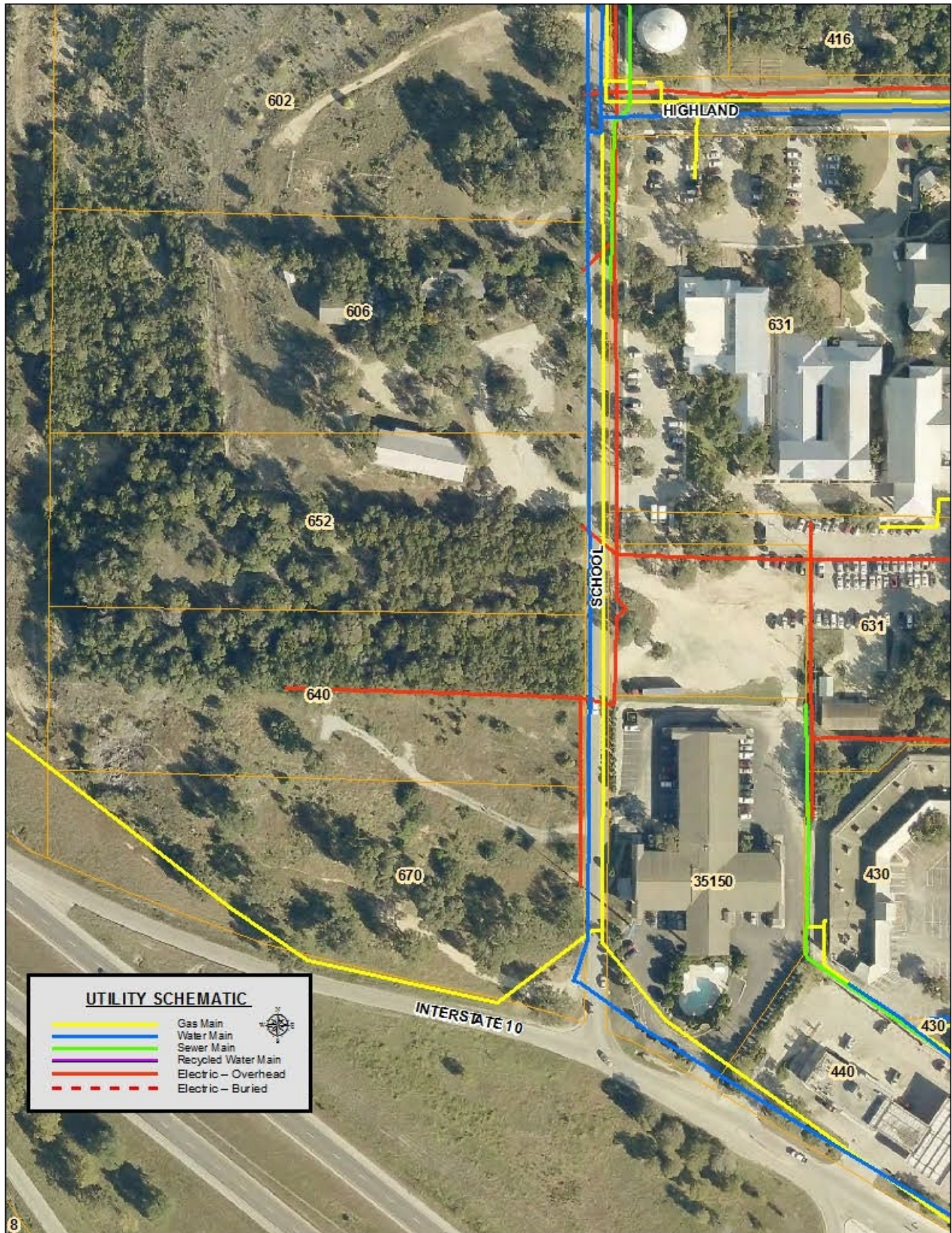
Schwarz
Land Surveying &
Development, Inc.

723 NORTH MAIN, BOERNE, TEXAS 78006
PHONE: (830) 816-8867 Metro FAX: (830) 584-8445
FIRM LICENSE NO. 10132600

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Utility Exhibit



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DEMOGRAPHIC OVERVIEW

January 22, 2025

652 SCHOOL STREET, BOERNE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	19,317	27,436	40,772
2024 Estimate	22,255	32,517	47,706
5 Year Projection	27,839	40,848	57,713
Households			
2020 Census	7,151	10,068	14,849
2024 Estimate	8,233	11,914	17,395
5 Year Projection	10,241	15,026	21,130
2024 Population by Race			
White	75.3%	75.4%	75.0%
Black	1.3%	1.3%	1.4%
Asian or Pacific Islander	1.3%	1.5%	1.8%
American Indian	0.7%	0.7%	0.6%
2024 Population by Ethnicity			
Hispanic Origin	26.0%	25.5%	25.3%
2024 Total Housing Units			
Owner-Occupied	5,614	8,731	13,653
Renter-Occupied	2,619	3,183	3,742
Average Household Size	2.63	2.67	2.70
2024 Household Income			
Income \$ 0 - \$15,000	5.2%	4.7%	4.3%
Income \$ 15,000 - \$24,999	3.7%	2.9%	2.7%
Income \$ 25,000 - \$34,999	4.2%	4.0%	4.1%
Income \$ 35,000 - \$49,999	11.7%	9.9%	9.0%
Income \$ 50,000 - \$74,999	11.9%	11.0%	10.3%
Income \$ 75,000 - \$99,999	14.2%	13.1%	12.3%
Income \$ 100,000 - \$149,999	15.3%	15.6%	16.1%
Income \$ 150,000 - \$199,999	12.5%	13.4%	13.3%
Income \$200,000 +	21.2%	25.3%	27.8%
Average Household Income	\$141,360	\$155,322	\$162,679
Median Household Income	\$97,771	\$110,495	\$118,134
Per Capita Income	\$52,641	\$57,187	\$59,260

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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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
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