

118 **ACRES**

62,367 VPD

TRAFFIC COUNTS ON **INTERSTATE 10 & FAIR OAKS PKWY**

BOERNE ISD IS RANKED WITHIN THE TOP 5% OF ALL **1,200 SCHOOL DISTRICTS IN TEXAS**

(based on combined math and reading proficiency testing data for the 2018 school year) MORE THAN 2,000 OF FRONTAGE **ALONG IH-10**

\$162,417

AVERAGE HOUSEHOLD INCOME WITHIN A
3-MILE RADIUS

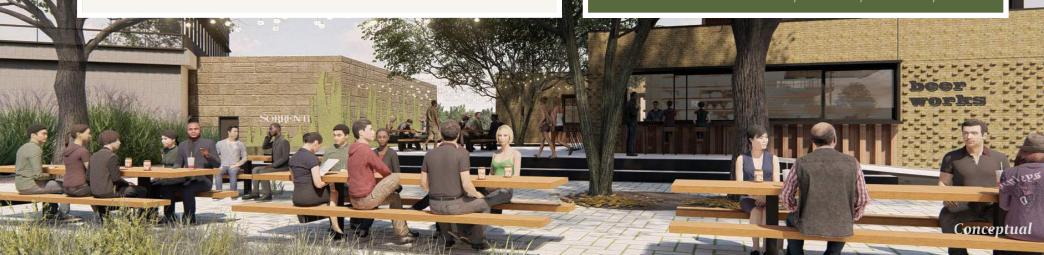
\$396,362 MEDIAN HOUSEHOLD VALUE WITHIN A 3-MILE RADIUS

Lemon Creek Ranch Demographics

Fair Oaks Ranch is the "front porch" to Lemon Creek Ranch. This master planned community includes more than 3,700 households and a private **36-hole golf course** & country club.



4 top-performing Boerne ISD Schools within 3 miles of Lemon Creek Ranch- 5th in development & expected next year.



Lemon Creek Ranch Vision





118 Acre

Grocery-Anchored Mixed Use Development

+/- 25 Acres

of Park Space with Walking/Biking Trail System

5 Acres

Dedicated to Hospitality and Entertainment Along Lemon Creek

700k-850k SF

of Commercial Space

600-700

Class A Garden/Wrap/ Townhomes

2 Bodies

of Living Water









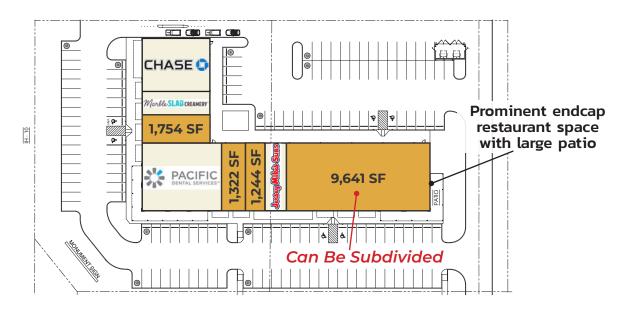
3,004 SF

Rate: Call For Pricing

Depth: 60' - 65'

Click To View Ste 102 Virtual Tour







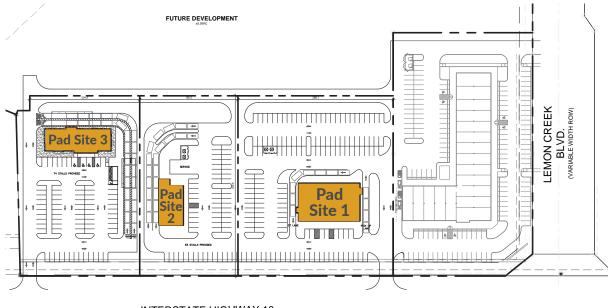
Building F1

±1,244 - 9,641 SF

Rate: Call For Pricing

Depth: 65'





INTERSTATE HIGHWAY 10

Pad Site 1 (or future retail)

±2.21 AC

Rate: Call For Pricing

Pad Site 2

±1.40 AC

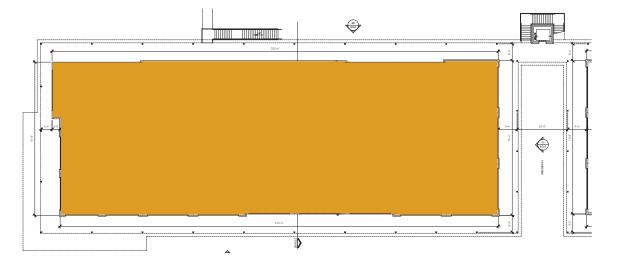
Rate: Call For Pricing

Pad Site 3

±1.72 AC

Rate: Call For Pricing



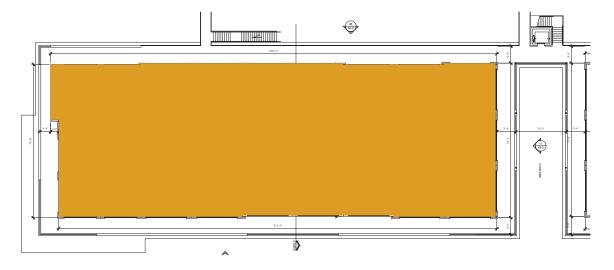




±16,550 RSF

Rate: Call For Pricing





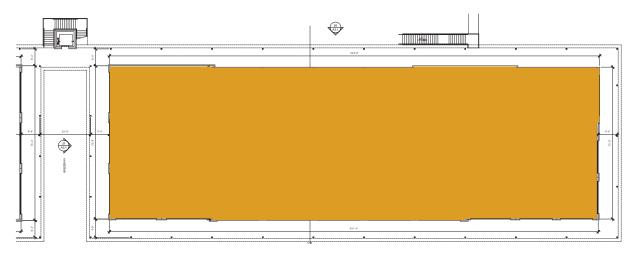


SECOND FLOOR

±16,550 RSF

Rate: Call For Pricing



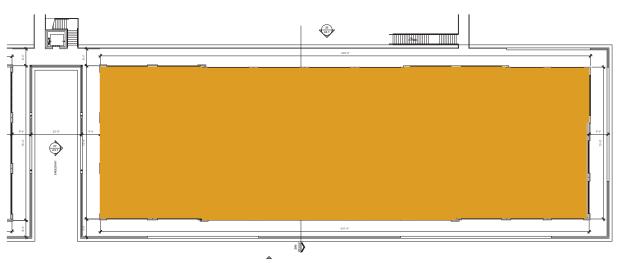




±18,315 RSF

Rate: Call For Pricing







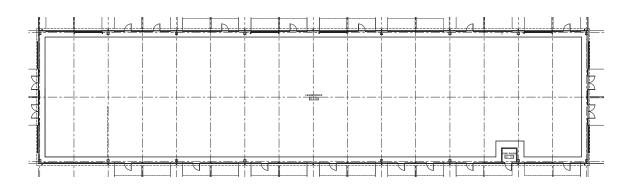
SECOND FLOOR

±18,315 RSF

Rate: Call For Pricing

Outdoor Patio Area







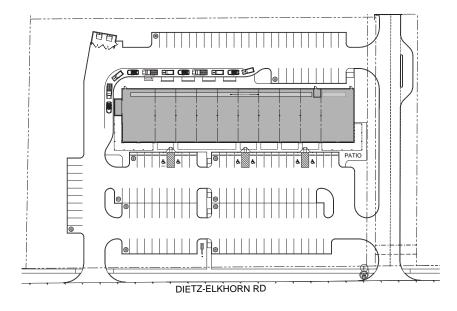
GROUND FLOOR

±14,036 RSF

Rate: Call For Pricing

Depth: 58'







±18,000 RSF

Rate: Call For Pricing

Depth: 65'











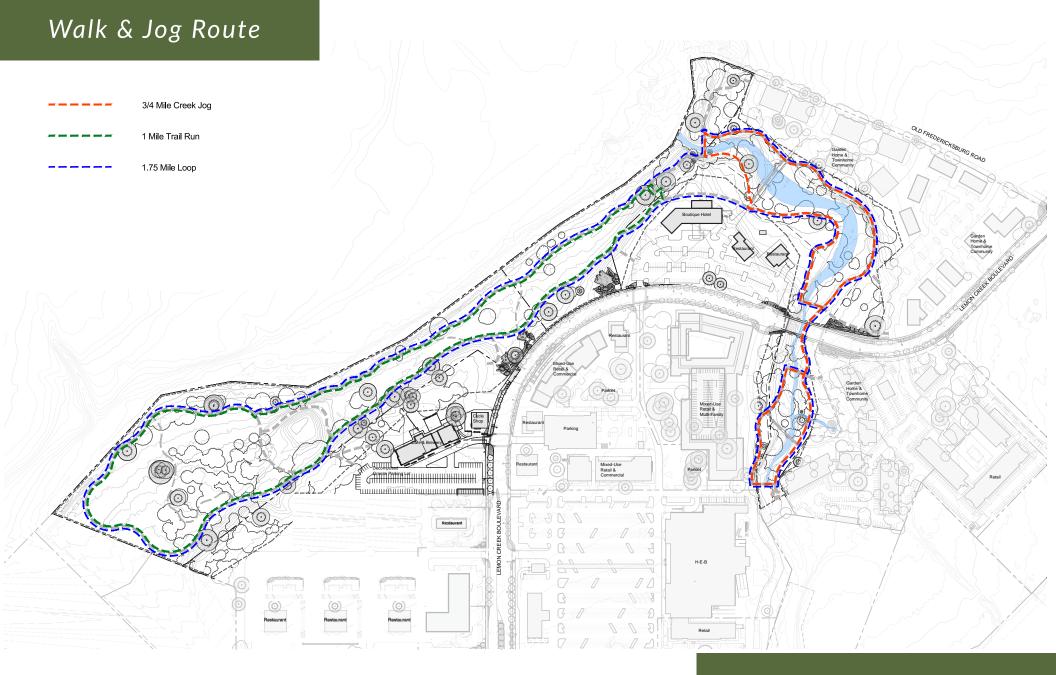




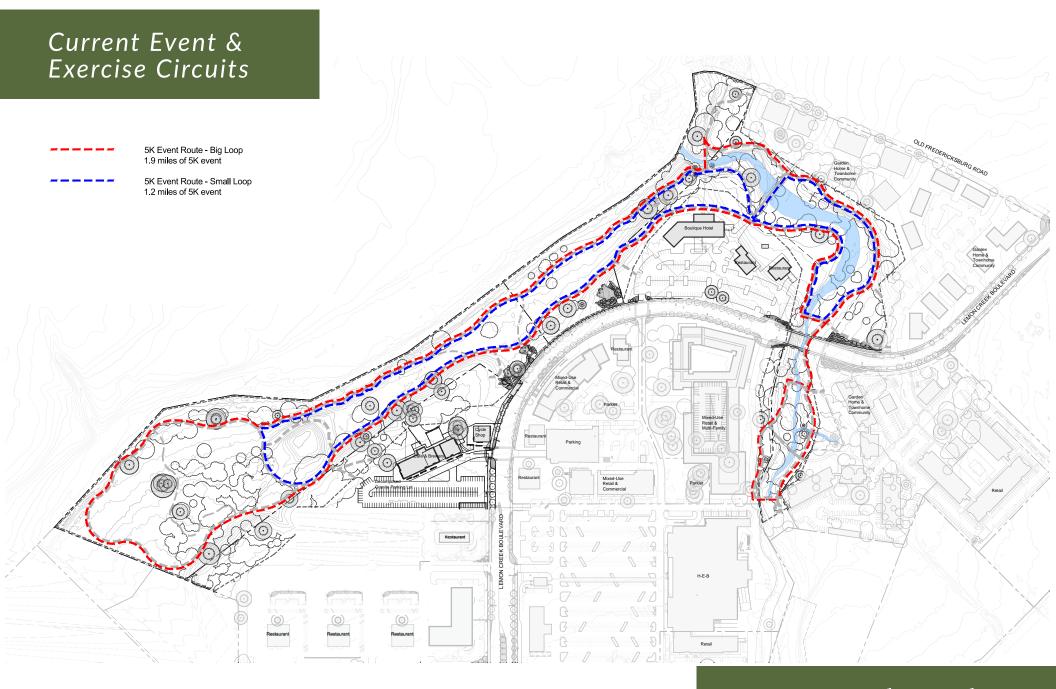








Lemon Creek Ranch
TRAIL SYSTEM



Lemon Creek Ranch
TRAIL SYSTEM



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.

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 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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Regulated by the Texas Real Estate Commission

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