



BOERNE, TEXAS
PREMIUM IH 10 COMMERCIAL DEVELOPMENT SITE

LOCATION: The north corner of IH 10 West at Scenic Loop Road / Boerne Stage Road, at the southern “gateway” into Boerne from San Antonio.

SIZE: Total of 2.09 Acres, Lot 1: 0.721 Acre, Lot 3: 1.369 Acre (See Site Plan.)

FRONTAGE: Approximately 74 feet on IH 10
Approximately 300 feet on Scenic Loop Road / Boerne Stage Road
Approximately 330 feet on Cascade Caverns

UTILITIES: All utilities are to the property line.

Electric: Bandera Electric Coop

Water: City of Boerne Water

Sewer: City of Boerne

Gas: City of Boerne

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

ZONING: C-3, Commercial, City of Boerne.

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

TOPOGRAPHY: The property drains generally to the north with a drainage easement bisecting the tract.

EASEMENTS: There is a drainage easement and various utility easements. See Site Plan.

**DEED
RESTRICTIONS:** None of record.



TRAFFIC COUNT: 2023 Texas State Highway Department traffic count maps indicate 56,217 vehicles per day on IH 10 north of the property and 75,708 vehicles per day on IH 10 south of the property.

DEMOGRAPHICS:	3.0 Miles	5.0 Miles	7.0 Miles
Population			
2024 Estimate:	19,341	48,550	72,762
5-Year Projection:	24,708	57,083	84,669
Average Household Income	\$151,880	\$162,046	\$168,943

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

PRICING: Contact Broker.

COMMENTS:

- ☐ Excellent visibility and access at the southern entrance to Boerne.
- ☐ The property is at a signalized intersection.
- ☐ Mercedes and Toyota dealerships are on the southwest corner of IH 10 W. at Scenic Loop, and Nissan is on the northwest corner. A Ford dealership is on the south side of the lots and a Valero is on the west adjacent border.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

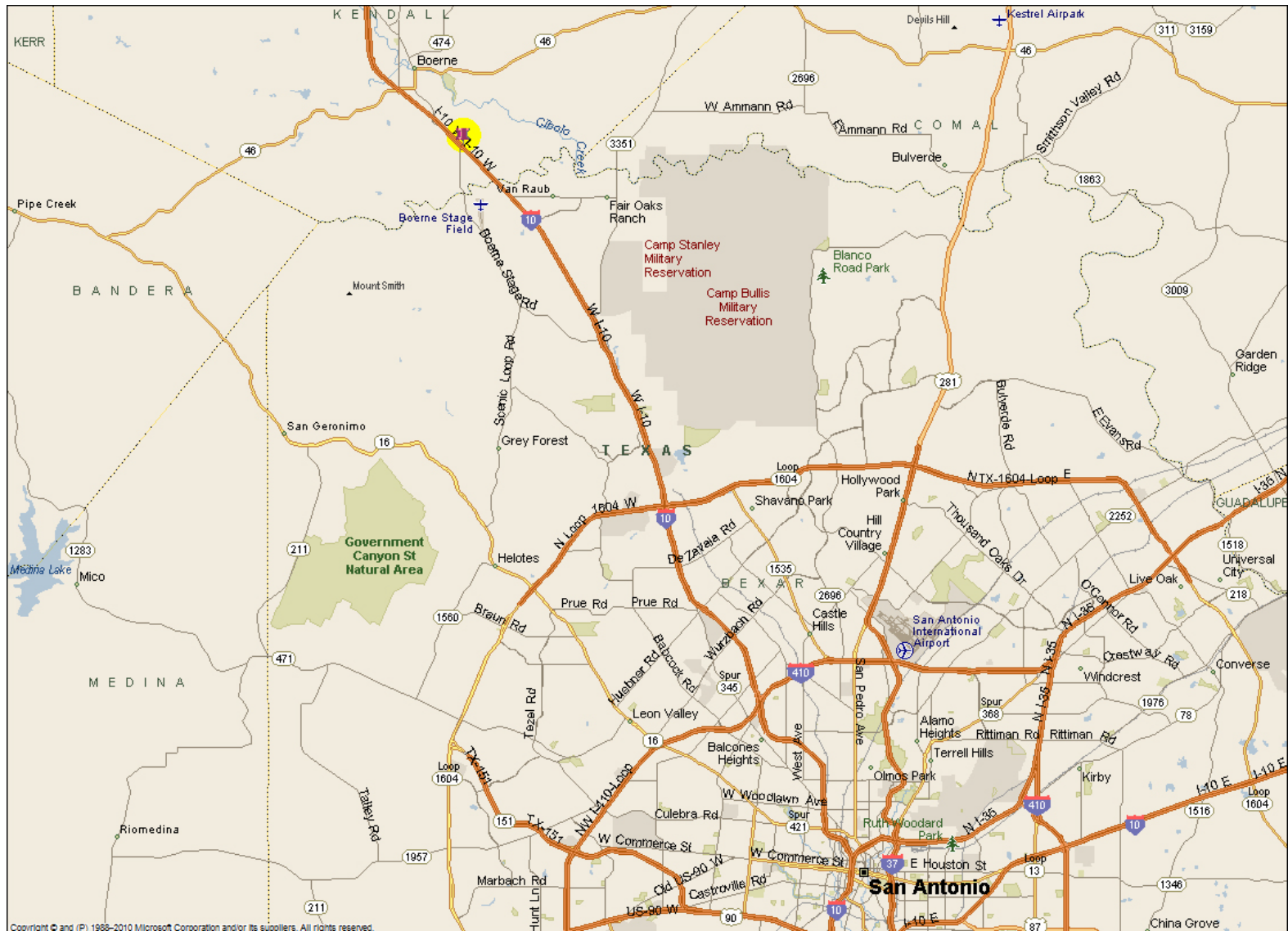
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www.roalson.com



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Real Estate Services

Location Map

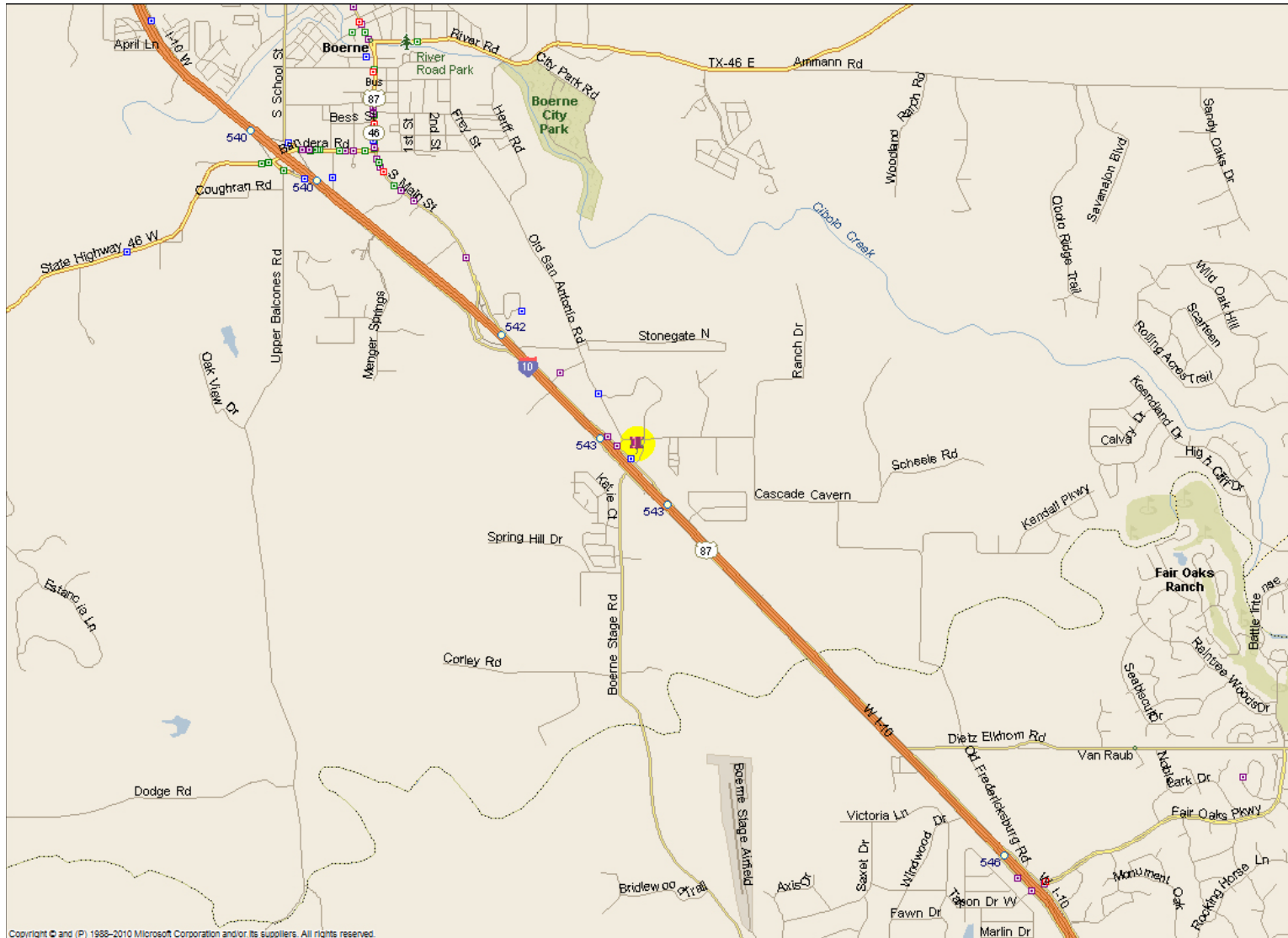


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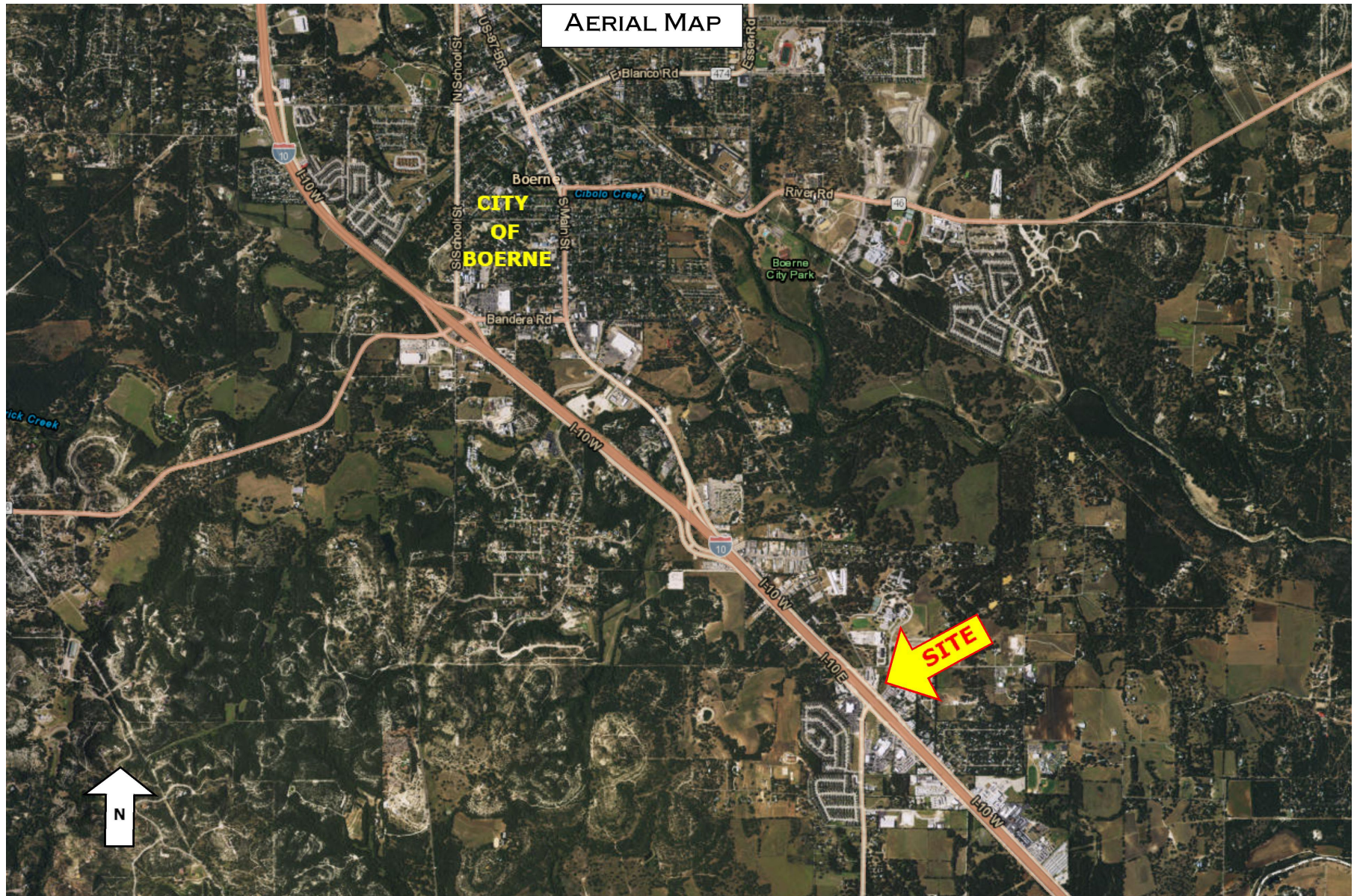
Area Map



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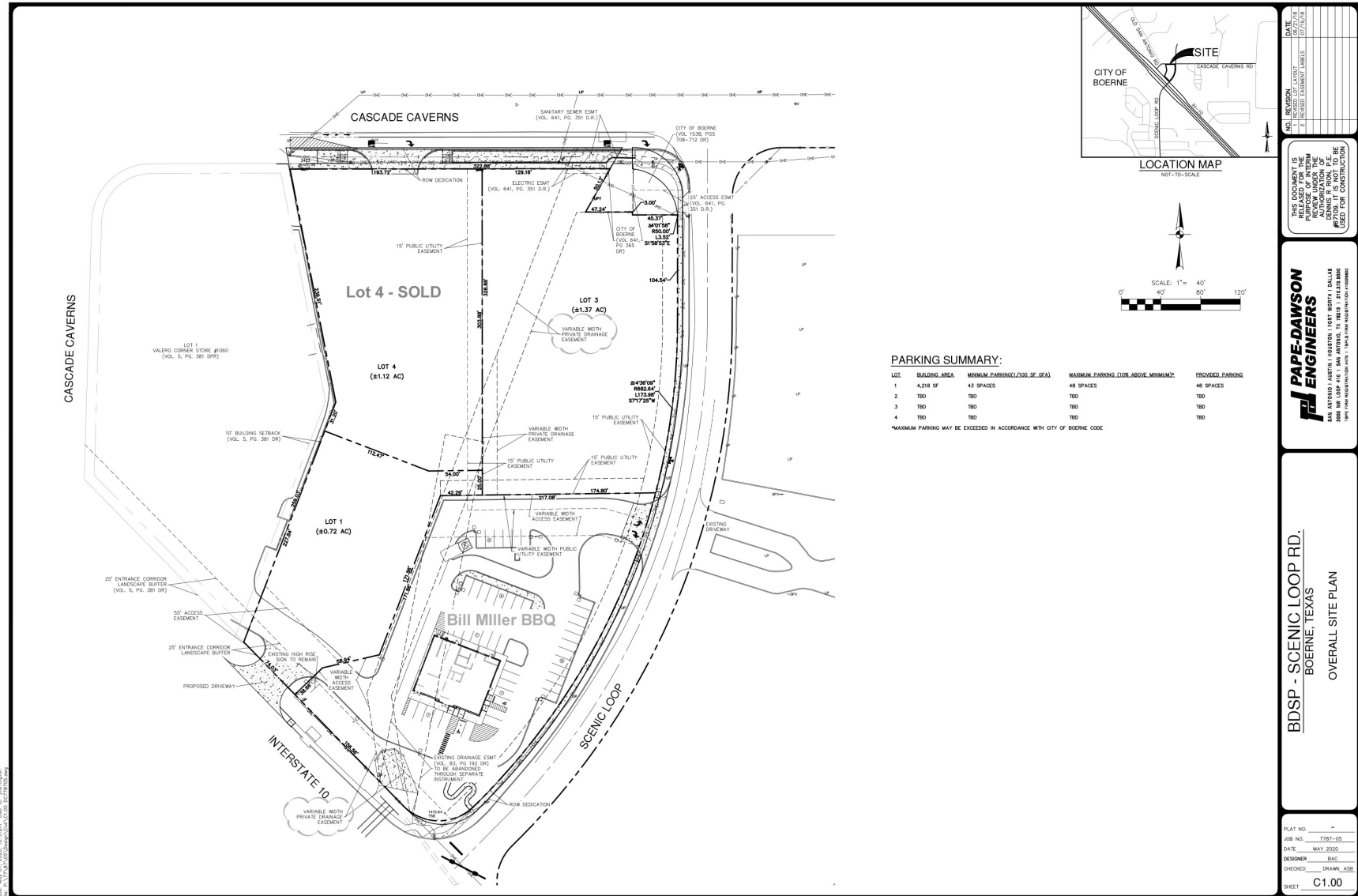


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Site Plan Exhibit





DEMOGRAPHIC OVERVIEW

July 29, 2024

IH 10 AT SCENIC LOOP ROAD IN BOERNE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	15,853	40,911	61,490
2024 Estimate	19,341	48,550	72,762
5 Year Projection	24,708	57,083	84,669
Households			
2020 Census	5,542	14,625	21,712
2024 Estimate	6,776	17,389	25,781
5 Year Projection	8,666	20,493	30,277
2024 Population by Race			
White	74.2%	72.6%	70.0%
Black	1.6%	1.7%	2.0%
Asian or Pacific Islander	1.7%	2.5%	3.2%
American Indian	0.6%	0.6%	0.6%
2024 Population by Ethnicity			
Hispanic Origin	26.9%	27.0%	28.9%
2024 Total Housing Units			
Owner-Occupied	5,069	13,617	20,677
Renter-Occupied	1,707	3,772	5,104
Average Household Size	2.79	2.75	2.79
2024 Household Income			
Income \$ 0 - \$15,000	4.8%	4.5%	4.2%
Income \$ 15,000 - \$24,999	3.0%	2.6%	2.1%
Income \$ 25,000 - \$34,999	4.6%	4.0%	3.7%
Income \$ 35,000 - \$49,999	12.6%	8.7%	7.3%
Income \$ 50,000 - \$74,999	10.8%	10.1%	9.8%
Income \$ 75,000 - \$99,999	10.1%	12.1%	11.3%
Income \$ 100,000 - \$149,999	14.6%	15.8%	16.3%
Income \$ 150,000 - \$199,999	15.0%	14.7%	15.8%
Income \$200,000 +	24.6%	27.6%	29.5%
Average Household Income	\$151,880	\$162,046	\$168,943
Median Household Income	\$111,010	\$121,178	\$131,575
Per Capita Income	\$54,074	\$57,791	\$59,948

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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