

FOR SALE



LEMON CREEK RANCH

LEMON CREEK RANCH

H-E-B

RON HOOVER
RV & MARINE CENTERS

SITE

LEWALD
KUBOTA

Contin Floors

85,676 VPD (24)

HARLEY-DAVIDSON
MOTOR CYCLES

BLUE COMPASS RV

HIGH-VISIBILITY INDUSTRIAL OUTDOOR STORAGE (IOS) SITE ON I-10

3.704 AC • OCL Zoning (No Restrictions) • Ideal for Light-Industrial, Equipment-Based Service User, Fleet Parking, Equipment Storage

29217 I-10W | Boerne, Texas

DONNIE WALKER BROKER ASSOCIATE

210.378.0878 | donnie@walkertexasre.com

RAV SINGH CCIM

210.849.2175 | rav@singhcommercialgroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

KW COMMERCIAL CITY VIEW

15510 Vance Jackson, Suite 101, San Antonio, TX 78249



IOS INVESTMENT SUMMARY

High-Visibility Industrial Outdoor Storage (IOS) Site on I-10

29217 I-10 | Boerne, Texas

LOCATION

SWQ of Headwind Rd & Interstate 10
29217 I-10 W, Boerne, TX 78006

AVAILABLE

±161,346.24 SF Land | 3.704 AC

- » **Zoning:** OCL
- » **County:** Bexar
- » **Parcel ID:** 04708-000-0047
- » **Usable Yard Area (Est.):** 120,000–130,000 SF

PRICE

Call Broker

TRAFFIC COUNTS (TXDOT)

Interstate 10: 82,179 VPD ('24)

HIGHLIGHTS

- » OCL zoning – no city restrictions, ideal for IOS operations
- » Flat topography with ±120,000–130,000 SF of usable yard area
- » Excellent I-10 visibility with ±300 ft frontage
- » Perfect for contractor yard, fleet parking, equipment rental, lay-down yard, or material storage
- » Water, electric, and septic system available; sewer extension possible
- » Not platted – flexible configuration for multi-tenant IOS
- » Month-to-month tenant provides immediate redevelopment opportunity
- » Strong San Antonio/Boerne/Fair Oaks/Leon Springs industrial user demand



2025 DEMOGRAPHICS



Total Population



2030 Proj. Population



Avg HH Income

1 Mile	3,079	1 Mile	3,385	1 Mile	\$165,506
3 Mile	24,615	3 Mile	28,047	3 Mile	\$177,606
5 Mile	58,958	5 Mile	69,426	5 Mile	\$174,563

PHOTOS | IOS SITE – 3.704 AC

High-Visibility Industrial Outdoor Storage (IOS) Site on I-10

29217 I-10 | Boerne, Texas

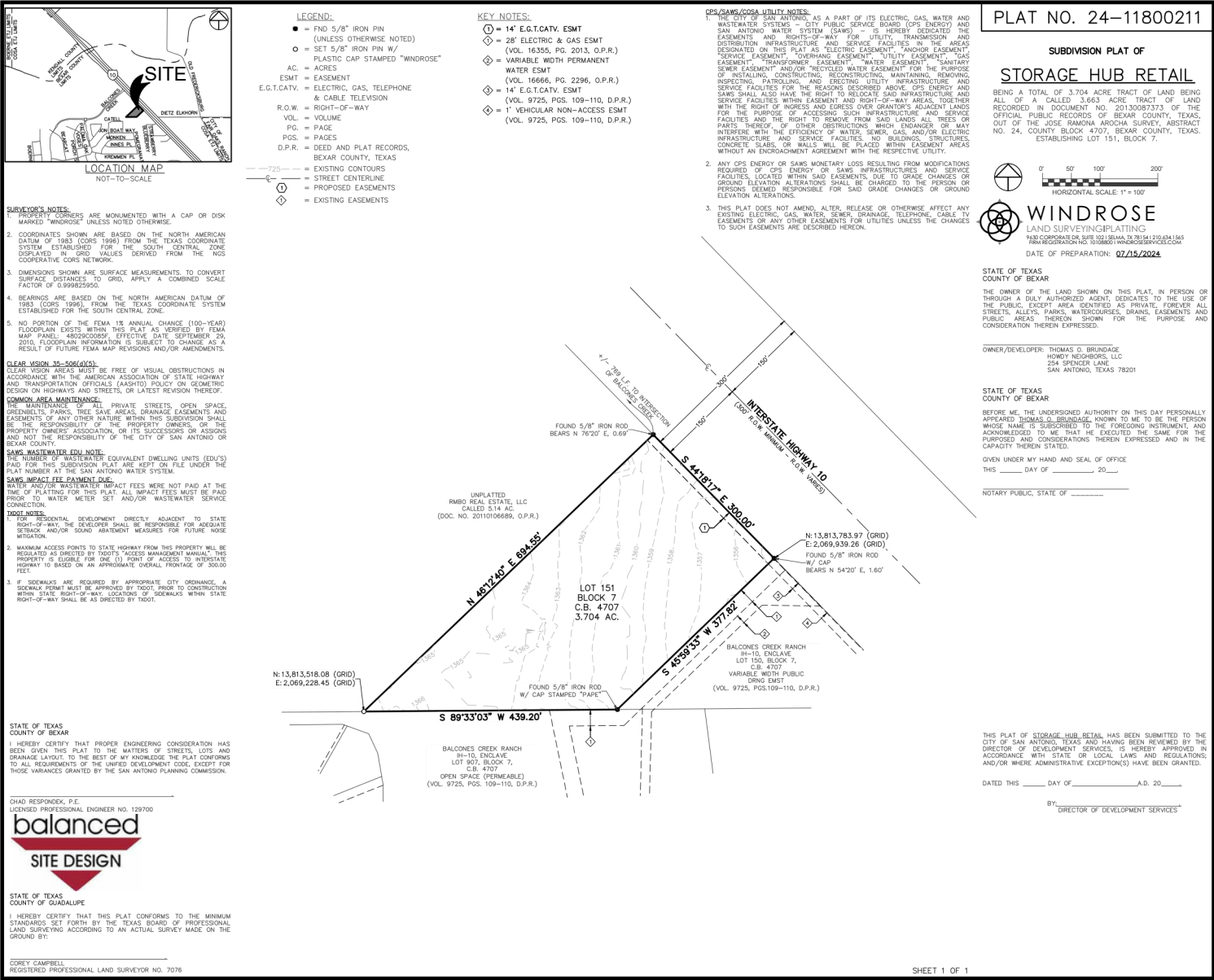


PHOTOS | IOS SITE – 3.704 AC

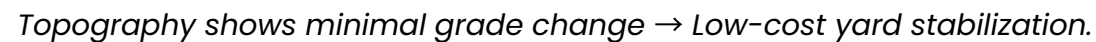
High-Visibility Industrial Outdoor Storage (IOS) Site on I-10

29217 I-10 | Boerne, Texas





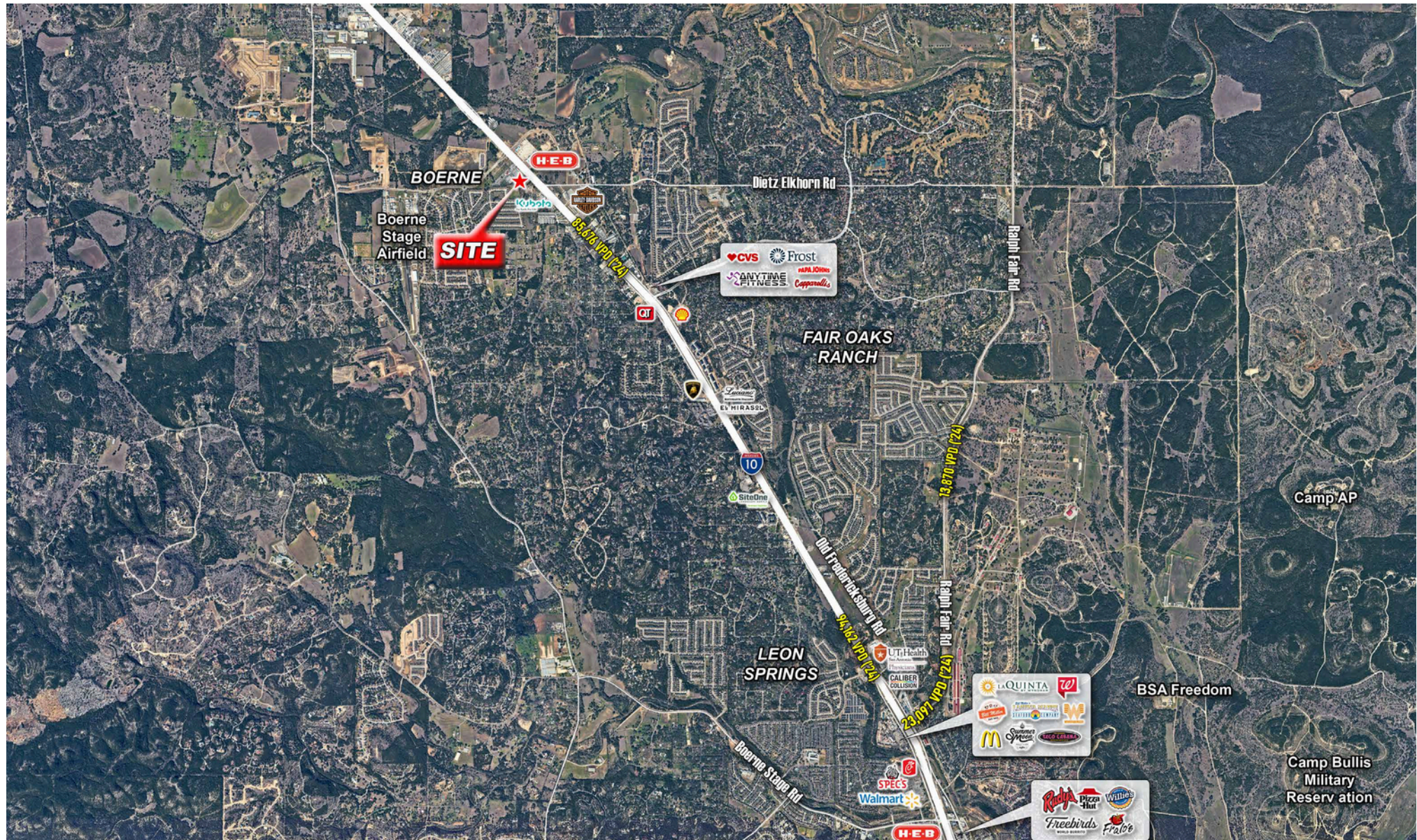
29217 I-10 | Boerne, Texas



MARKET AERIAL

High-Visibility Industrial Outdoor Storage (IOS) Site on I-10

29217 I-10 | Boerne, Texas

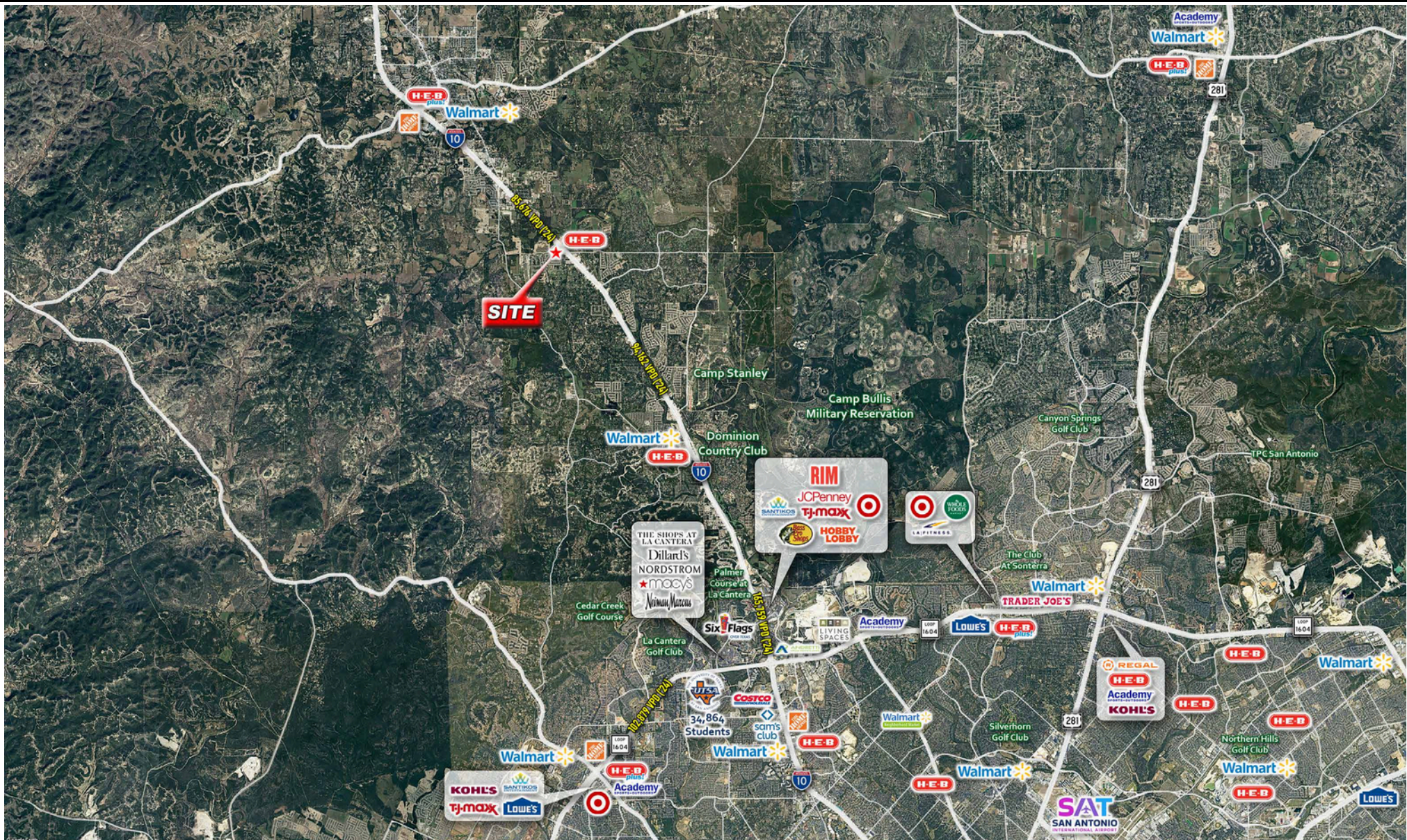


High-Demand Industrial Corridor | Ideal for Contractor Service Tenants | ±82,179 VPD – Excellent Exposure for IOS Tenants

REGIONAL AERIAL

High-Visibility Industrial Outdoor Storage (IOS) Site on I-10

29217 I-10 | Boerne, Texas



Strategically Located in San Antonio/Boerne/Fair Oaks/Leon Springs – High-Growth Industrial User Markets



DONNIE WALKER
BROKER ASSOCIATE

donnie@walkertexasre.com

O: 210.759.4550

C: 210.378.0878

0697847, Texas

PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 85M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

AFFILIATIONS

RLI: Realtors Land Institute

NAR: National Association of Realtors

TAR: Texas Association of Realtors

EDUCATION

Texas A&M Mays Business School

BBA in Finance



RAV SINGH
CCIM

rav@singhcommercialgroup.com

210.849.2175
0560351, Texas

PROFESSIONAL BACKGROUND

Mr. Singh is a hotel and investment specialist focused on midscale and select-service hotels on the chain scale. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality and commercial land investments throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's PowerBroker award as the top sales broker in the market. He serves as a Commercial Director in the Keller Williams City View office and resides in San Antonio, Texas.

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the United States.

AFFILIATIONS

CCIM: Certified Commercial Investment Member

NAR: National Association of Realtors

CIPS: Certified International Property Specialist

EDUCATION

Iowa State University



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.

<u>Keller Willis San Antonio, Inc</u>	<u>547594</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joseph H Sloan III</u>	<u>526284</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tony Zamora Jr.</u>	<u>537135</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Donnie Walker / Rav Singh</u>	<u>697847 / 560351</u>	<u>donnie@walkertexasre.com / rav@singhcommercialgroup.com</u>	<u>210.378.0878 / 210.849.2175</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1