

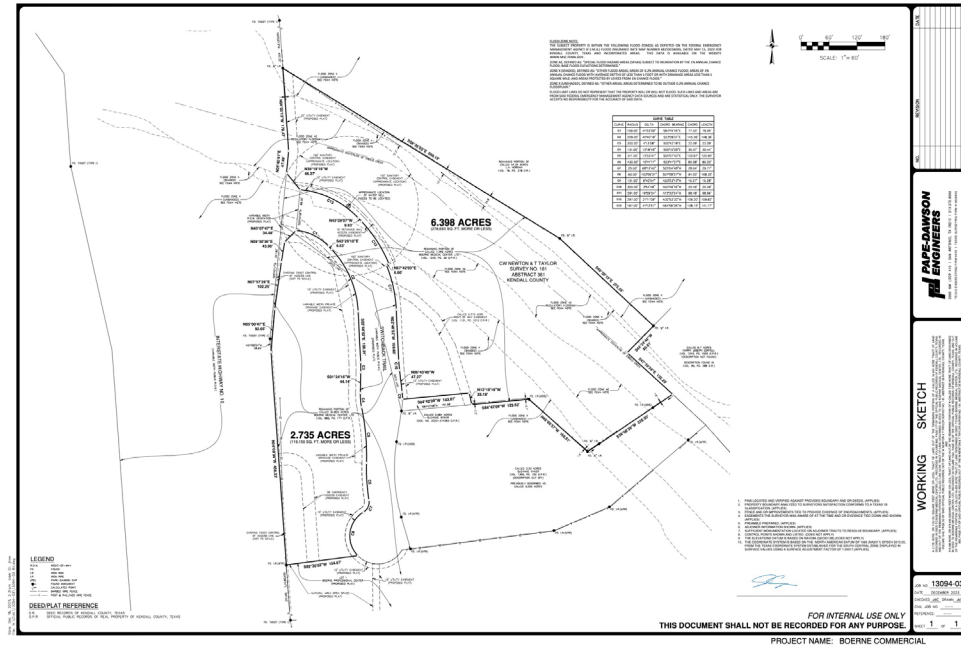
# 6.40 Acres For Sale

## Commercial Land

### Boerne, Texas 78006



Ranger Creek Exit | Exit 538, East side of IH10



- Water, Electric & Sewer are To the Site
- Commercially Platted Lot
- Located on the North side of Boerne with great visibility from Interstate Highway 10 at the Ranger Creek Rd. Exit
- Zoned C4 - Highway Commercial District
- 6.40 Acre Site (1.59 Acres Useable)
- Fantastic Suburb of the San Antonio Market
- 35,000+ Vehicles Per Day on IH-10



For more information contact:  
**Barry Sanditen**  
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# Zoning / Highlights

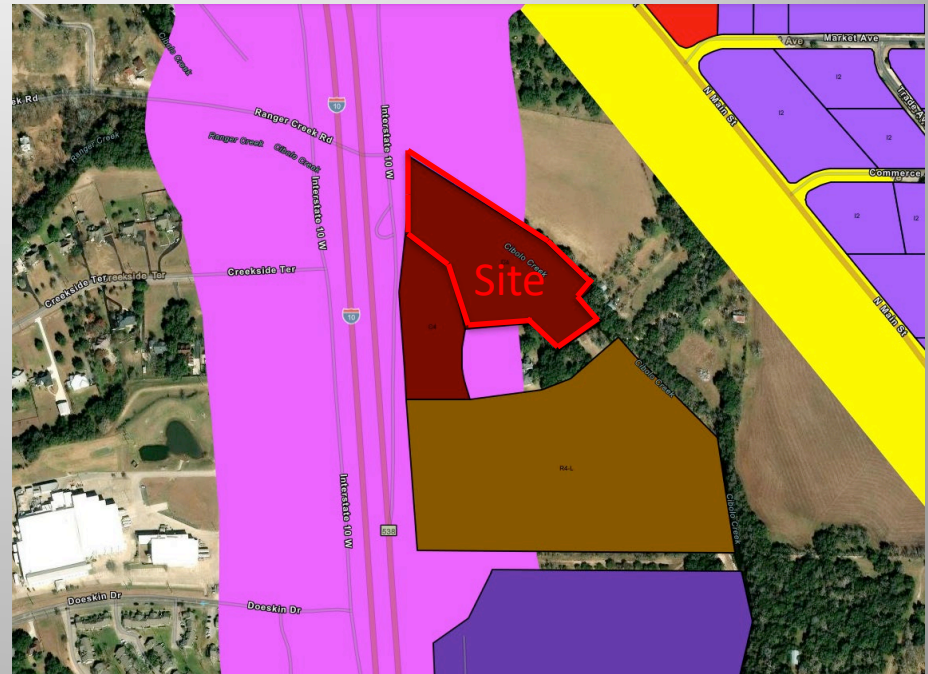
**6.40 Acres For Sale**

Commercial Land  
Boerne, Texas 78006

Ranger Creek Exit | Exit 538, East side of IH10

## Property Highlights

- Located on the North side of Boerne with direct access from IH-10 via the Ranger Creek Road Exit
- Minutes from downtown Boerne. Property access via Interstate 10 feeder road – No highway access necessary.
- Situated within Boerne city limits
- IH-10 access - can be accessed from both directions to entrance into property
- Adjacent to scenic Cibola Creek which is spring fed and flows year round
- High traffic counts along IH-10 (35,000 VPD)
- Located approximately 22 miles from the San Antonio CBD
- As San Antonio continues to expand northward, Boerne is experiencing increased demand from those seeking a Hill Country lifestyle with urban accessibility.



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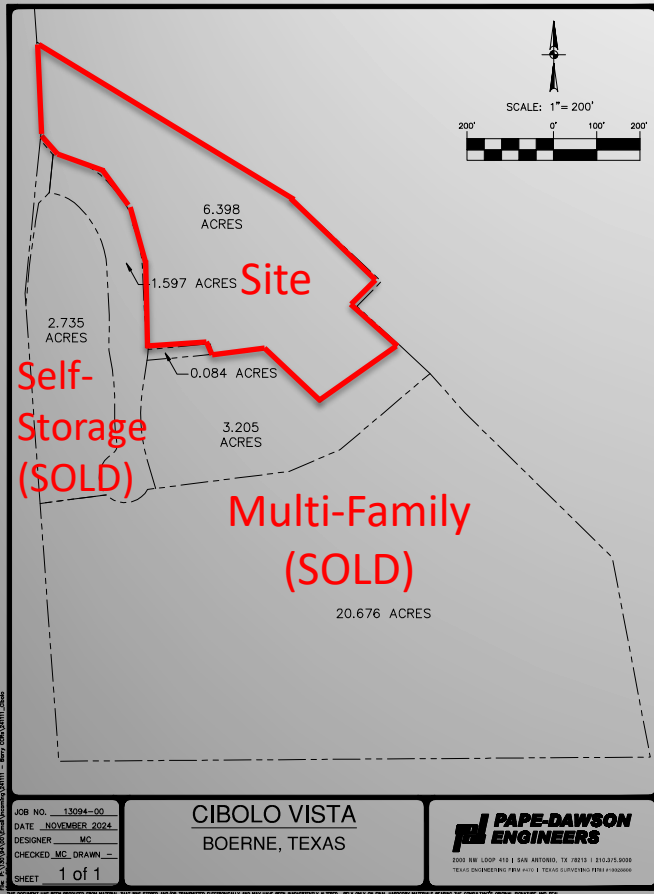


# Survey/ Highlights

**6.40 Acres For Sale**

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Ranger Creek Exit | Exit 538, East side of IH10



\*This site plan is for conceptual purposes only and a suggestion as to what can be approved on the site. No specific site plan is currently approved.

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# Aerial / Zoning

**6.40 Acres For Sale**

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Boerne, Texas 78006

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## 1278.05 HIGHWAY COMMERCIAL DISTRICT (C4).

The Highway Commercial District (C4) is intended to provide space in the Municipality for high-intensity commercial uses that primarily serve an auto-oriented market, and other retail uses that require large land areas and/or good access. Land best suited for this District includes those sections of the Municipality in the vicinity of access points to major limited-access highways.

### (a) Permitted Uses

- (1) Animal clinic without boarding;
- (2) Auto fuel service;
- (3) Bar;
- (4) Business retail;
- (5) Commercial entertainment;
- (6) Consumer retail;
- (7) Eating & drinking establishments, full service;
- (8) General retail;
- (9) Hotel/motel;
- (10) Medical and health related services;
- (11) Pet grooming;
- (12) Personal service;
- (13) Professional and business offices; and
- (14) University/college/seminary/vocational;

### (b) Conditional Uses

- (1) Auditorium;
- (2) Automotive service;
- (3) Auto, vehicle and equipment stores;
- (4) Day care, adult or child;
- (5) Drive thru banking;
- (6) Drive thru restaurant;
- (7) Drive thru retail;
- (8) Outdoor service facility;
- (9) Self-storage buildings;
- (10) Sexually oriented business;
- (11) Tattoo and body piercing business;
- (12) Wholesale business; and
- (13) Wireless communications.

(Ord. 2014-27. Passed 8-5-14.)



\* Approximate  
Property Boundaries



For more information contact:

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# Demographics

**6.40 Acres For Sale**  
Commercial Land  
Boerne, Texas 78006

Ranger Creek Exit | Exit 538, East side of IH10

| 38400 I-10                 |  | 1 mi radius | 3 mi radius | 5 mi radius | 10 min<br>drivetime |
|----------------------------|--|-------------|-------------|-------------|---------------------|
| Boerne, TX 78006           |  |             |             |             |                     |
| POPULATION                 | 2020 Estimated Population                  | 4,895       | 16,163      | 28,042      | 22,096              |
|                            | 2025 Projected Population                  | 5,821       | 19,207      | 33,549      | 26,251              |
|                            | 2010 Census Population                     | 3,467       | 12,228      | 17,381      | 15,675              |
|                            | 2000 Census Population                     | 1,478       | 8,137       | 11,803      | 10,693              |
|                            | Projected Annual Growth 2020 to 2025       | 3.8%        | 3.8%        | 3.9%        | 3.8%                |
|                            | Historical Annual Growth 2000 to 2020      | 11.6%       | 4.9%        | 6.9%        | 5.3%                |
| HOUSEHOLDS                 | 2020 Estimated Households                  | 1,861       | 5,769       | 9,600       | 7,775               |
|                            | 2025 Projected Households                  | 2,033       | 6,313       | 10,504      | 8,509               |
|                            | 2010 Census Households                     | 1,461       | 4,822       | 6,688       | 6,083               |
|                            | 2000 Census Households                     | 559         | 3,017       | 4,323       | 3,935               |
|                            | Projected Annual Growth 2020 to 2025       | 1.8%        | 1.9%        | 1.9%        | 1.9%                |
|                            | Historical Annual Growth 2000 to 2020      | 11.6%       | 4.6%        | 6.1%        | 4.9%                |
| AGE                        | 2020 Est. Population Under 10 Years        | 11.0%       | 11.2%       | 11.4%       | 11.3%               |
|                            | 2020 Est. Population 10 to 19 Years        | 13.1%       | 13.1%       | 13.7%       | 13.3%               |
|                            | 2020 Est. Population 20 to 29 Years        | 11.1%       | 12.6%       | 11.9%       | 12.1%               |
|                            | 2020 Est. Population 30 to 44 Years        | 17.6%       | 17.8%       | 17.7%       | 17.6%               |
|                            | 2020 Est. Population 45 to 59 Years        | 19.8%       | 18.8%       | 19.3%       | 19.0%               |
|                            | 2020 Est. Population 60 to 74 Years        | 18.3%       | 16.6%       | 17.1%       | 17.1%               |
|                            | 2020 Est. Population 75 Years or Over      | 9.2%        | 10.0%       | 9.1%        | 9.6%                |
|                            | 2020 Est. Median Age                       | 41.6        | 40.1        | 40.3        | 40.5                |
| MARITAL STATUS<br>& GENDER | 2020 Est. Male Population                  | 47.0%       | 48.0%       | 48.5%       | 48.3%               |
|                            | 2020 Est. Female Population                | 53.0%       | 52.0%       | 51.5%       | 51.7%               |
|                            | 2020 Est. Never Married                    | 23.2%       | 25.4%       | 25.9%       | 24.9%               |
|                            | 2020 Est. Now Married                      | 48.5%       | 49.3%       | 53.0%       | 51.7%               |
|                            | 2020 Est. Separated or Divorced            | 23.6%       | 19.4%       | 15.2%       | 17.0%               |
|                            | 2020 Est. Widowed                          | 4.7%        | 5.8%        | 5.8%        | 6.4%                |
| INCOME                     | 2020 Est. HH Income \$200,000 or More      | 7.1%        | 8.1%        | 11.2%       | 10.9%               |
|                            | 2020 Est. HH Income \$150,000 to \$199,999 | 5.4%        | 6.1%        | 8.3%        | 7.1%                |
|                            | 2020 Est. HH Income \$100,000 to \$149,999 | 14.1%       | 14.8%       | 17.8%       | 17.0%               |
|                            | 2020 Est. HH Income \$75,000 to \$99,999   | 10.5%       | 13.3%       | 13.1%       | 12.6%               |
|                            | 2020 Est. HH Income \$50,000 to \$74,999   | 18.4%       | 18.2%       | 17.3%       | 17.5%               |
|                            | 2020 Est. HH Income \$35,000 to \$49,999   | 12.1%       | 12.9%       | 10.5%       | 10.9%               |
|                            | 2020 Est. HH Income \$25,000 to \$34,999   | 12.9%       | 10.1%       | 8.2%        | 9.0%                |
|                            | 2020 Est. HH Income \$15,000 to \$24,999   | 9.6%        | 8.3%        | 6.0%        | 6.9%                |
|                            | 2020 Est. HH Income Under \$15,000         | 9.9%        | 8.1%        | 7.6%        | 8.2%                |
|                            | 2020 Est. Average Household Income         | \$80,009    | \$87,175    | \$96,610    | \$97,042            |
|                            | 2020 Est. Median Household Income          | \$60,027    | \$66,338    | \$78,915    | \$74,829            |
|                            | 2020 Est. Per Capita Income                | \$30,420    | \$31,225    | \$33,185    | \$34,250            |
|                            | 2020 Est. Total Businesses                 | 151         | 1,351       | 1,686       | 1,743               |
|                            | 2020 Est. Total Employees                  | 988         | 9,843       | 12,714      | 13,249              |

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Demographic Source: App ed Geographic Solutions 4/2020, TIGER Geography

| 38400 I-10                        |  | 1 mi radius | 3 mi radius | 5 mi radius | 10 min<br>drivetime |
|-----------------------------------|--|-------------|-------------|-------------|---------------------|
| Boerne, TX 78006                  |  |             |             |             |                     |
| RACE                              | 2020 Est. White                                  | 85.4%       | 86.6%       | 87.7%       | 87.5%               |
|                                   | 2020 Est. Black                                  | 3.3%        | 1.8%        | 1.9%        | 1.8%                |
|                                   | 2020 Est. Asian or Pacific Islander              | 3.2%        | 2.1%        | 2.0%        | 1.9%                |
|                                   | 2020 Est. American Indian or Alaska Native       | 0.4%        | 0.5%        | 0.6%        | 0.5%                |
|                                   | 2020 Est. Other Races                            | 7.6%        | 9.0%        | 7.9%        | 8.2%                |
|                                   | 2020 Est. Hispanic Population                    | 1.215       | 4,193       | 6,989       | 5,587               |
| HISPANIC                          | 2020 Est. Hispanic Population                    | 24.8%       | 25.9%       | 24.9%       | 25.3%               |
|                                   | 2025 Proj. Hispanic Population                   | 25.0%       | 26.6%       | 25.5%       | 25.9%               |
| EDUCATION<br>(Adults 25 or Older) | 2010 Hispanic Population                         | 17.9%       | 21.2%       | 20.0%       | 20.4%               |
|                                   | 2020 Est. Adult Population (25 Years or Over)    | 3,451       | 11,191      | 19,304      | 15,298              |
| HOUSING                           | 2020 Est. Elementary (Grade Level 0 to 8)        | 2.9%        | 3.3%        | 2.7%        | 2.8%                |
|                                   | 2020 Est. Some High School (Grade Level 9 to 11) | 3.1%        | 3.8%        | 2.8%        | 3.1%                |
|                                   | 2020 Est. High School Graduate                   | 20.7%       | 22.4%       | 19.8%       | 20.7%               |
|                                   | 2020 Est. Some College                           | 27.3%       | 25.6%       | 24.4%       | 24.5%               |
|                                   | 2020 Est. Associate Degree Only                  | 12.6%       | 8.4%        | 7.7%        | 7.7%                |
|                                   | 2020 Est. Bachelor Degree Only                   | 24.7%       | 26.4%       | 29.6%       | 29.1%               |
|                                   | 2020 Est. Graduate Degree                        | 8.7%        | 10.1%       | 13.0%       | 12.1%               |
|                                   | 2020 Est. Total Housing Units                    | 1,904       | 5,944       | 9,882       | 8,013               |
| HOUSES BUILT BY YEAR              | 2020 Est. Owner-Occupied                         | 54.1%       | 59.6%       | 65.6%       | 62.9%               |
|                                   | 2020 Est. Renter-Occupied                        | 43.6%       | 37.5%       | 31.5%       | 34.2%               |
| HOME VALUES                       | 2020 Est. Vacant Housing                         | 2.3%        | 2.9%        | 2.9%        | 3.0%                |
|                                   | 2020 Homes Built 2010 or later                   | 18.3%       | 11.8%       | 18.8%       | 16.1%               |
|                                   | 2020 Homes Built 2000 to 2009                    | 30.5%       | 29.6%       | 31.4%       | 31.6%               |
|                                   | 2020 Homes Built 1990 to 1999                    | 21.1%       | 16.5%       | 15.8%       | 15.6%               |
|                                   | 2020 Homes Built 1980 to 1989                    | 14.5%       | 15.9%       | 12.8%       | 13.7%               |
|                                   | 2020 Homes Built 1970 to 1979                    | 6.3%        | 6.9%        | 5.8%        | 6.1%                |
|                                   | 2020 Homes Built 1960 to 1969                    | 1.9%        | 5.4%        | 3.9%        | 4.5%                |
|                                   | 2020 Homes Built 1950 to 1959                    | 2.8%        | 3.7%        | 2.9%        | 3.3%                |
|                                   | 2020 Homes Built Before 1949                     | 2.2%        | 7.2%        | 5.7%        | 6.2%                |
|                                   | 2020 Home Value \$1,000,000 or More              | 2.6%        | 2.7%        | 2.7%        | 3.0%                |
| HOME VALUES                       | 2020 Home Value \$500,000 to \$999,999           | 7.3%        | 9.7%        | 15.0%       | 12.9%               |
|                                   | 2020 Home Value \$400,000 to \$499,999           | 9.7%        | 9.8%        | 12.0%       | 11.8%               |
|                                   | 2020 Home Value \$300,000 to \$399,999           | 21.6%       | 22.1%       | 21.3%       | 21.4%               |
|                                   | 2020 Home Value \$200,000 to \$299,999           | 26.7%       | 32.5%       | 28.2%       | 28.5%               |
|                                   | 2020 Home Value \$150,000 to \$199,999           | 12.5%       | 10.4%       | 9.5%        | 10.4%               |
|                                   | 2020 Home Value \$100,000 to \$149,999           | 7.7%        | 5.1%        | 3.3%        | 4.0%                |
|                                   | 2020 Home Value \$50,000 to \$99,999             | 1.6%        | 1.6%        | 2.2%        | 2.0%                |
|                                   | 2020 Home Value \$25,000 to \$49,999             | 0.6%        | 0.7%        | 0.4%        | 0.5%                |
|                                   | 2020 Home Value Under \$25,000                   | 8.1%        | 3.3%        | 2.3%        | 2.5%                |
|                                   | 2020 Median Home Value                           | \$278,924   | \$290,034   | \$319,560   | \$313,590           |
|                                   | 2020 Median Rent                                 | \$909       | \$957       | \$1,025     | \$1,007             |

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

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**SANDITEN  
& ASSOCIATES**  
REAL ESTATE



## 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.

**Sanditen & Associates, Inc. 9004226 Barry@Sanditen.com 512-327-6353**

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

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**314981**

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**512-789-6576**

Designated Broker of Firm

License No.

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Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

