

# BOERNE TOWN CENTER

NEC OF IH-10 W & CHRISTUS PARKWAY, BOERNE, TEXAS 78006



## GROCERY-ANCHORED RETAIL DEVELOPMENT & PAD SITES

- Premier visibility and access from IH-10 W, S Main Street, Christus Parkway and Norris Lane.
- Recently completed IH-10 W exit/entrance ramp provides unmatched ingress and egress.
- Located in the heart of the Boerne Retail Trade Area, between the two major thoroughfares (IH-10 and S Main Street).
- Kendall County is the 7th-fastest growing county in the nation.

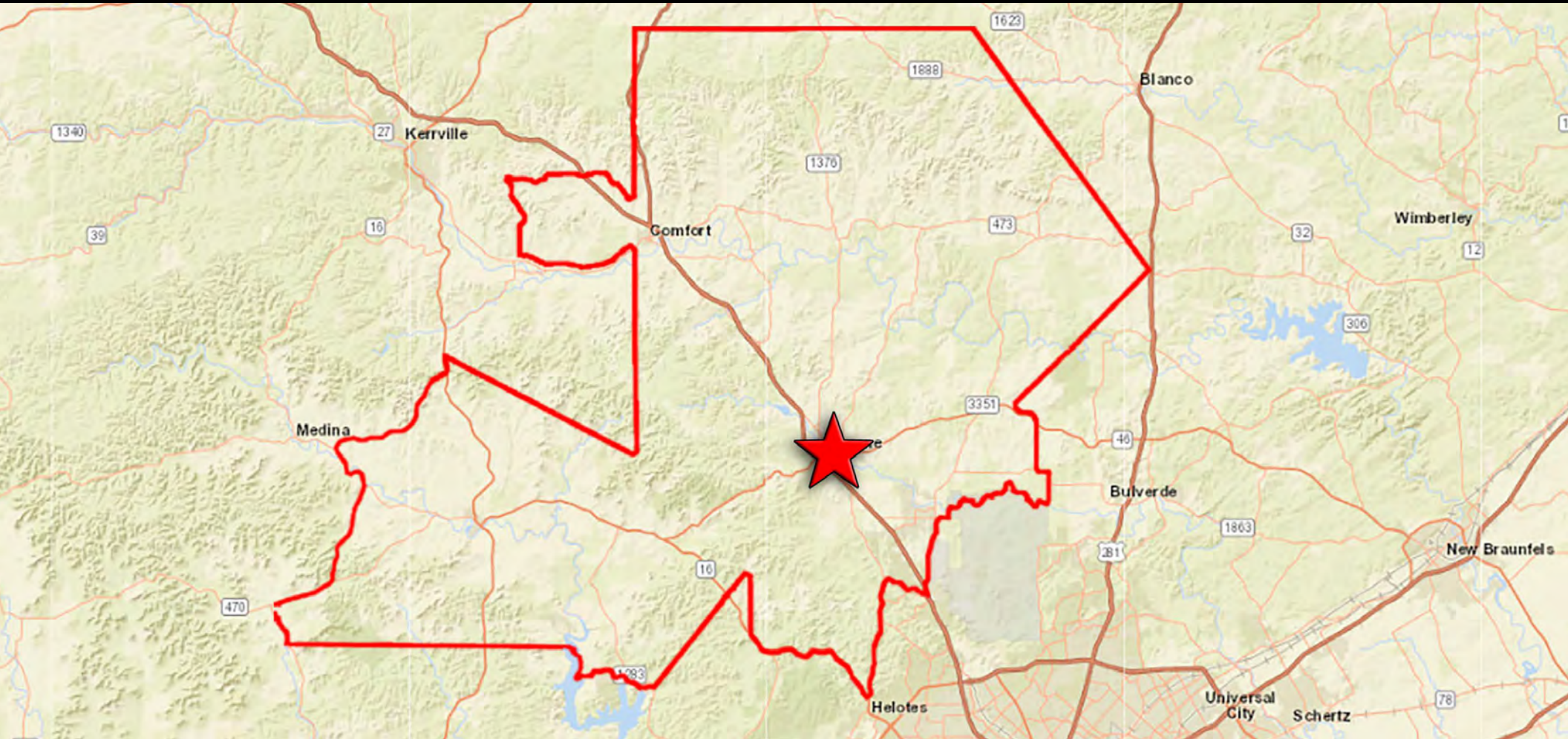
abiso real estate

401 Austin Highway, Suite 216, San Antonio, Texas 78209

Andrew Bagnall  
210-323-6902  
andrew@abiso-re.com

Trevor Lovelady  
210-262-2197  
trevor@abiso-re.com

# PRIMARY TRADE AREA



Located in the heart of a strong hub-and-spoke retail trade area, Boerne Town Center serves not only the booming City of Boerne residents, but a vast region of the surrounding Hill County communities' daily shopping, dining and service needs.



**POPULATION**  
2022

119,646



**DAYTIME POPULATION**  
2022

97,741



**POPULATION GROWTH**  
2021-2026

11.65%



**HOUSEHOLD INCOME**  
2022

\$136,113



**TRAFFIC COUNTS**  
2020

S Main St	23,888 VPD
W Bandera Rd	16,902 VPD
Interstate 10	43,744 VPD

# SITE AERIAL



## AVAILABLE:

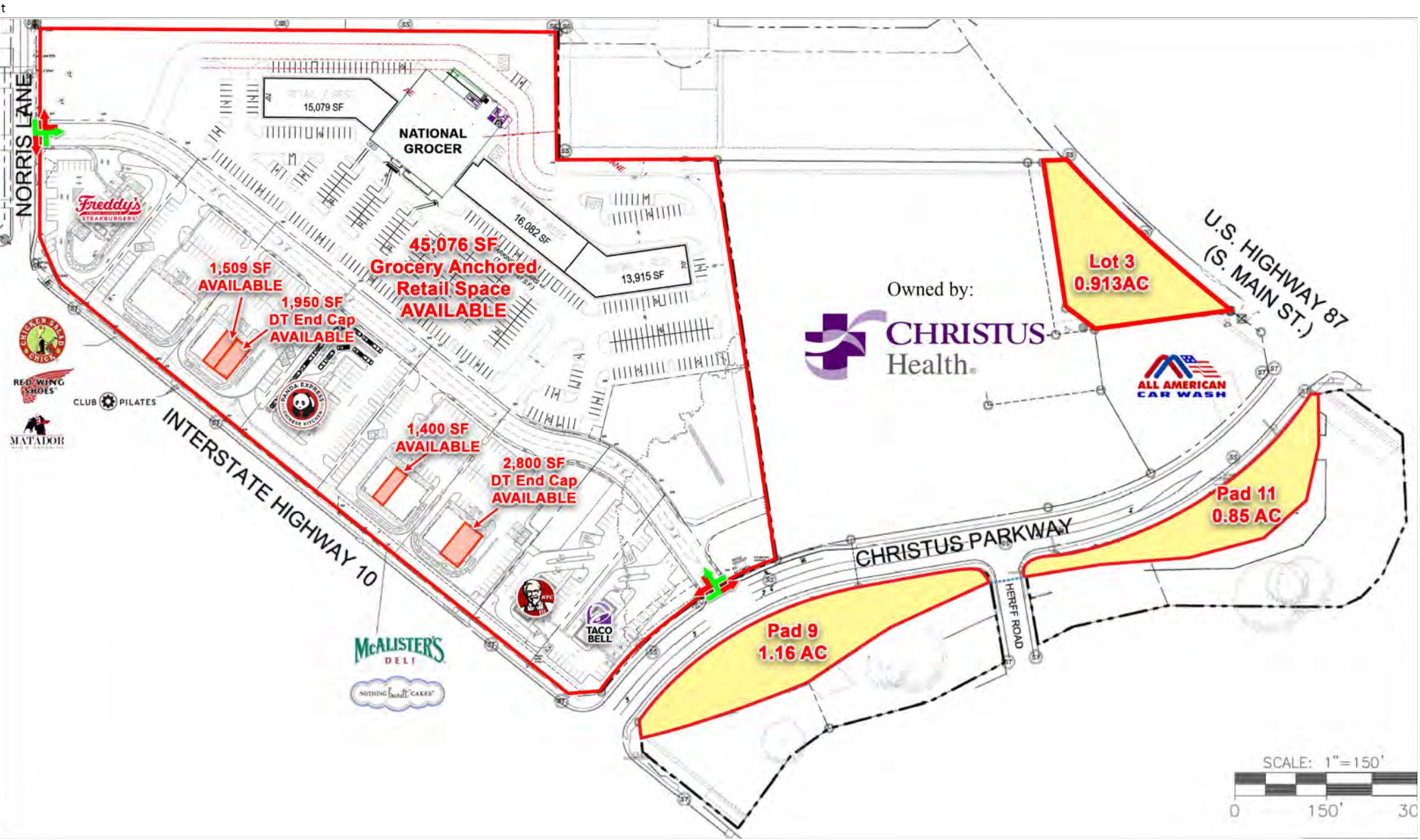
Pad Sites for Ground Lease

45,076 SF of Grocer-Anchored Retail Space

## AREA RETAILERS



# SITE PLAN



Owned by:  
 **CHRISTUS Health**

NORRIS LANE

NATIONAL GROCER

Freddy's STEAKBURGERS

1,509 SF AVAILABLE  
1,950 SF DT End Cap AVAILABLE

45,076 SF Grocery Anchored Retail Space AVAILABLE

1,400 SF AVAILABLE  
2,800 SF DT End Cap AVAILABLE

Lot 3 0.913 AC

U.S. HIGHWAY 87 (S. MAIN ST.)

ALL AMERICAN CAR WASH

ORCHARD BIBLE SCHOOL  
RED WING SHOES  
CLUB PILATES  
MATADOR

INTERSTATE HIGHWAY 10

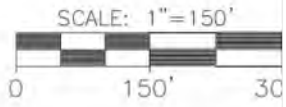
McALISTER'S DELI  
NOTHING BUT CAKES

KFC  
TACO BELL

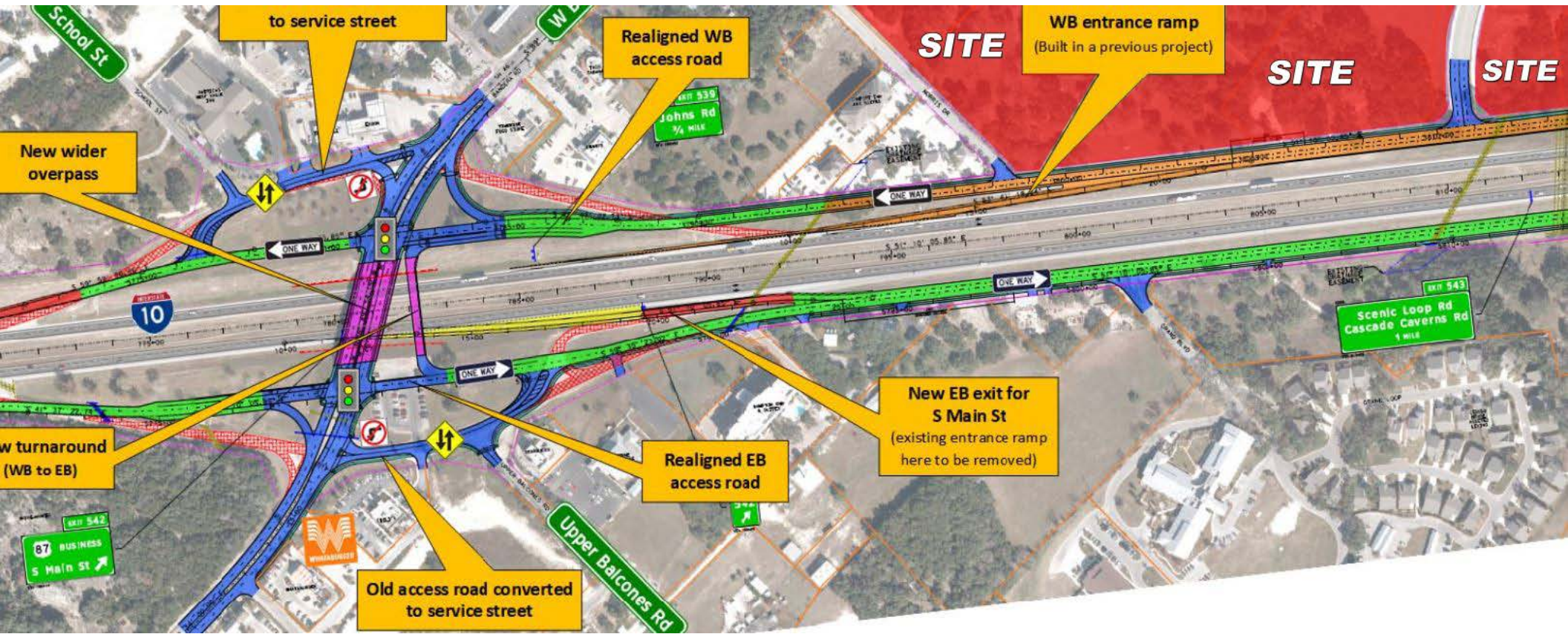
CHRISTUS PARKWAY

Pad 9 1.16 AC

Pad 11 0.85 AC



# ACCESS - TXDOT PROJECT





# 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.

Abiso Real Estate Services, LLC	9008790	Andrew@abiso-re.com	(210) 802-0110
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew Bagnall	635196	Andrew@abiso-re.com	(210) 323-6902
Designated Broker of Firm	License No.	Email	Phone
Andrew Bagnall	635196	Andrew@abiso-re.com	(210) 323-6902
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trevor Lovelady	644400	Trevor@abiso-re.com	(210) 262-2197
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date