

LAND
FOR SALE

±3.06 AC

KENDALL
COUNTY

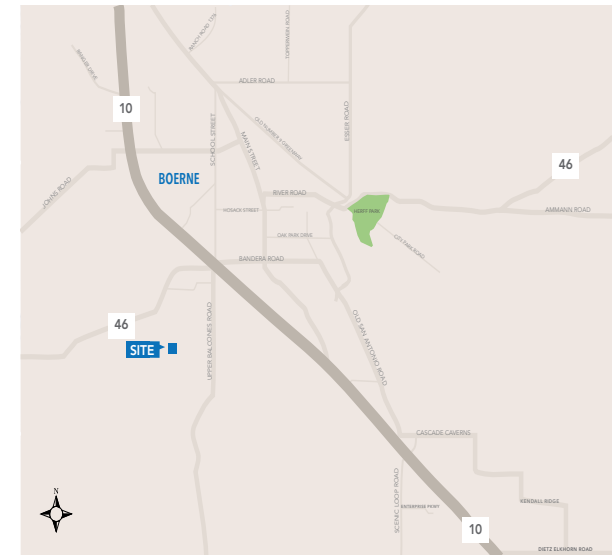
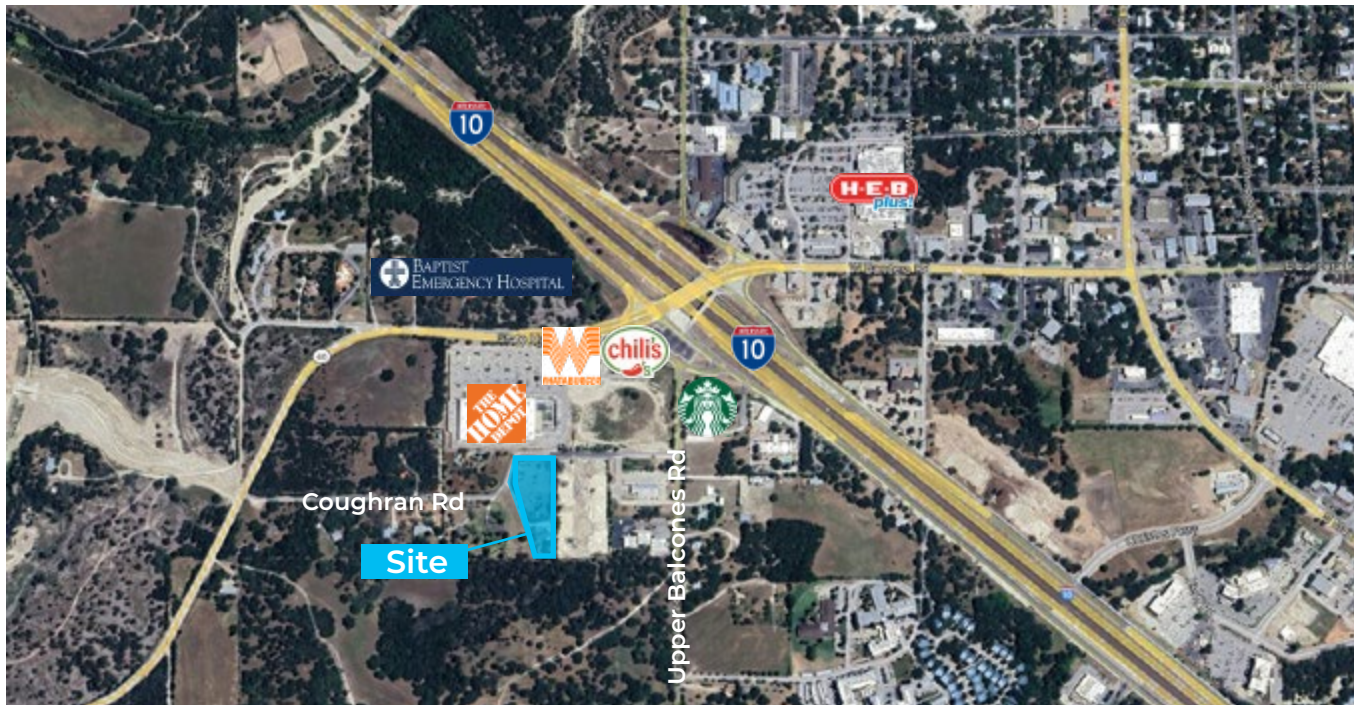
BOERNE, TX



TRANSWESTERN

9 Coughran Rd

9 Coughran Rd, Boerne, TX 78006



PROPERTY OVERVIEW:

- ±3.06 AC
- Zoning: Boerne ETJ
- 2,362 +/- SF home

HIGHLIGHTS:

- Quick access to IH-10, Highway 46 and Boerne
- Strong Demographic Profile

For Information:

Russell Noll, CCIM, CPM®

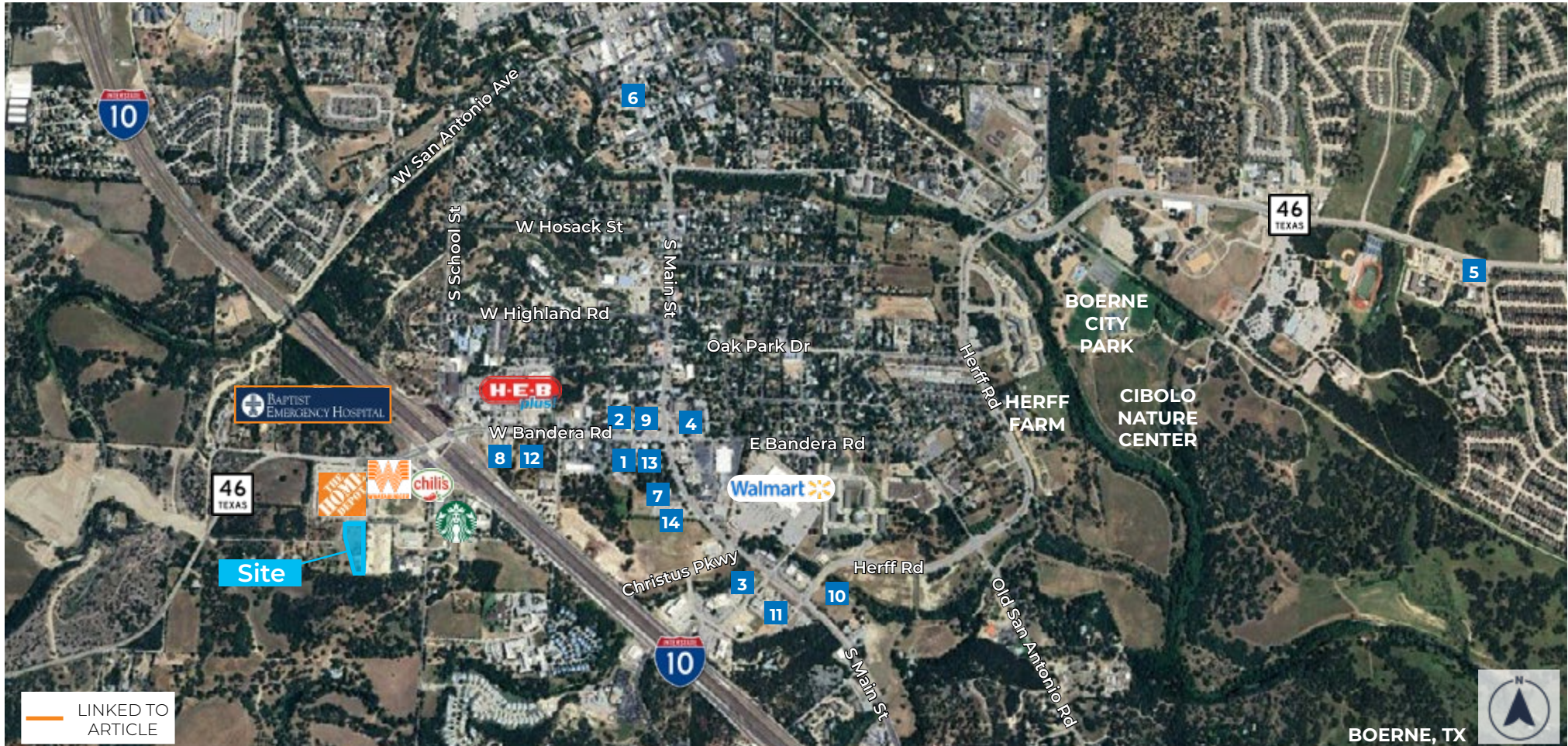
210.253.2945

Russell.Noll@transwestern.com

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AMENITIES AND SERVICES

- | | | | |
|----------------------|------------------------|----------------------------|---------------------------|
| 1 WELLS FARGO | 5 CIRCLE K | 9 WENDY'S | 13 FROST BANK |
| 2 SONORA BANK | 6 VALERO | 10 PURE COUNTRY BBQ | 14 RANDOLPH BROOKS |
| 3 BEVY HOTEL | 7 DISCOUNT TIRE | 11 RAISING CANE'S | |
| 4 WALGREENS | 8 DENNY'S | 12 TACO CABANA | |

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DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2029 Projection	32,060	43,361	97,009
2024 Estimate	25,505	34,986	82,617
2010 Census	13,471	30,421	44,787
Growth 2022-2027	5.1%	4.9%	3.5%
Hispanic Origin	6,126	8,290	22,777
White	19,735	27,045	58,846
Black	251	338	1,331
Am. Indian & Alaskan	158	211	496
Asian	251	365	2,028
Hawaiian & Pacific Island	25	35	75
Households			
2029 Projection	12,005	16,236	29,475
2024 Estimate	9,520	12,969	29,475
2010 Census	5,164	7,613	16,548
Growth 2024 - 2029	5.2%	5.0%	3.6%
Owner Occupied	7,926	11,410	27,643
Renter Occupied	4,079	4,826	7,157
2024 Avg Household Income	\$114,512	\$124,940	\$141,392
2024 Med Household Income	\$87,704	\$96,154	\$114,259

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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:
 - 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.

Transwestern Property Company SW GP LLC	466196	210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Steve Ash	392519	steve.ash@transwestern.com
Designated Broker of Firm	License No.	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Russell Noll	386386	russell.noll@transwestern.com
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____