

EXCLUSIVE

DEVELOPMENT OPPORTUNITY

41 Scenic Loop Rd, Boerne, TX 78006



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



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15510 VANCE JACKSON RD., STE. 101
SAN ANTONIO, TX 78255

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This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

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INVESTMENT OVERVIEW

Located in the City of Boerne's Extraterritorial Jurisdiction (E.T.J.), this 17.62-acre Hill Country property presents an exceptional opportunity for both end-users and developers. Just under 1 mile south of Interstate 10 West, it provides easy access to key markets, including Boerne, Fair Oaks, and San Antonio. The tract is adjacent to the newly developed Corley Farms master-planned community, which will feature over 1,100 homes and a newly built Wilson Elementary School. Zoned for Future Land Use as a Business Park/Office by the City of Boerne, this property offers limitless potential in a rapidly growing area.



INVESTMENT HIGHLIGHTS

- 1-Mi. To Interstate 10-W
- 772 Businesses | 3 Mi. Radius
- 15,500 Employees | 3 Mi. Radius
- Corley Farms Adjacent | 1,165+ Homes
- Convenient Access to Boerne & San Antonio
- \$109,000 Median H.H Income | 3 Mi. Radius
- 16% Projected Population Growth | 2024-29'

*The property is known to have Drainage Protection Zoning 1 & 2 as per the City of Boerne. Prospective Buyers should retain an independent engineer to verify all matters related to site development.



EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM



PRICE.

\$3,395,000



ACRES

17.62



PRICE / AC

\$192,678



PRICE / SF.

\$4.42



CITY LIMITS

E.T.J



FUTURE LAND USE

BUSINESS PARK/OFFICE



FRONTAGE

364'+-



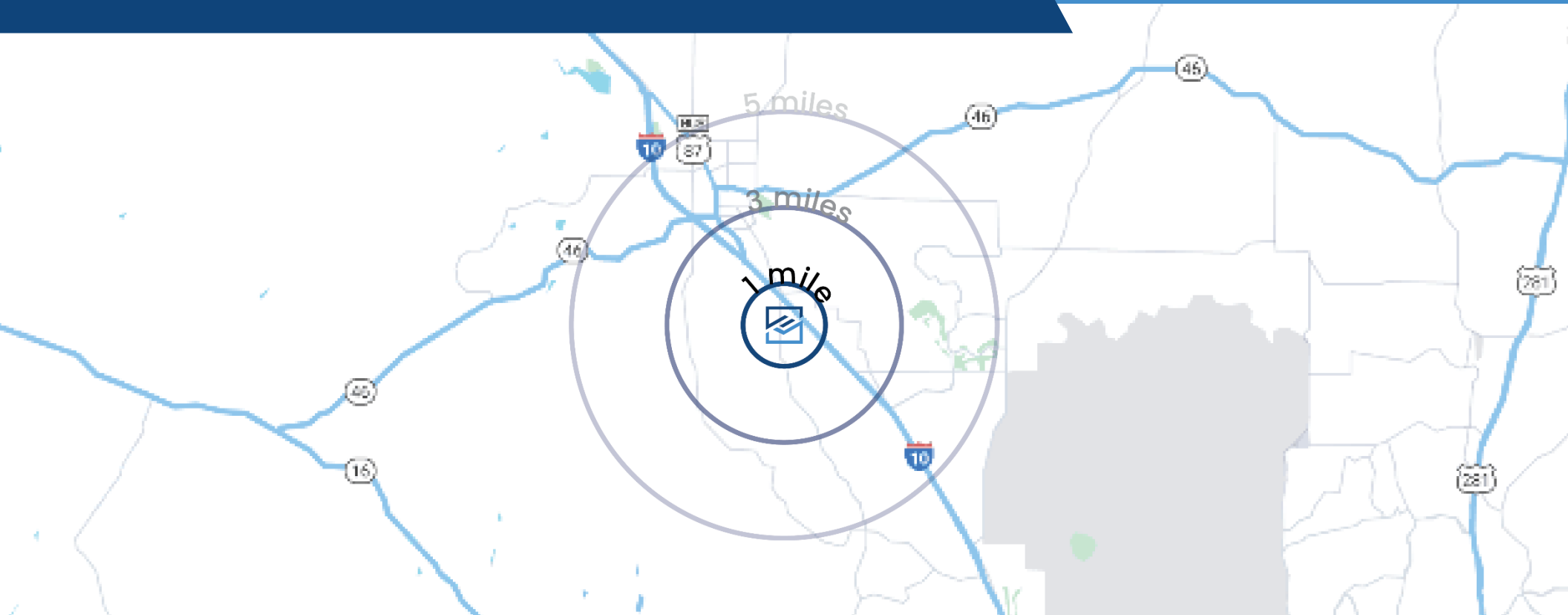
GEO ID

1-0097-0170-0590



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Population	1 mile	3 miles	5 miles
Estimated Population (2024)	2,179	18,119	58,572
Projected Population (2029)	2,762	21,852	68,928
Households	1 mile	3 miles	5 miles
Estimated Households (2024)	768	6,494	20,864
Projected Households (2024)	980	7,867	24,664
Household Income	1 mile	3 miles	5 miles
Estimated Average Household Income (2024)	\$112,106	\$132,878	\$136,977
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	119	858	2,263
Total Employees	1,192	6,226	15,598



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

15510-01 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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