

AVAILABLE

Kerrville Pad Site

Junction Hwy & Commerce St | Kerrville, TX 78028



Overview

AVAILABILITY +/- 1.545 AC

PRICE Call for Pricing

Description

The pad site adjacent to the Walmart Super Center is available

Nearby Retailers



Demographics

	1 MILE	5 MILE	10 MILE
2017 Population	4,469	20,388	35,200
2017 Total Daytime Pop.	5,428	25,975	38,872
2017 Total Households	2,167	8,774	14,499
Average HH Income	\$70,096	\$65,783	\$67,920

Year: 2018 | Source: Esri

Contact

WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

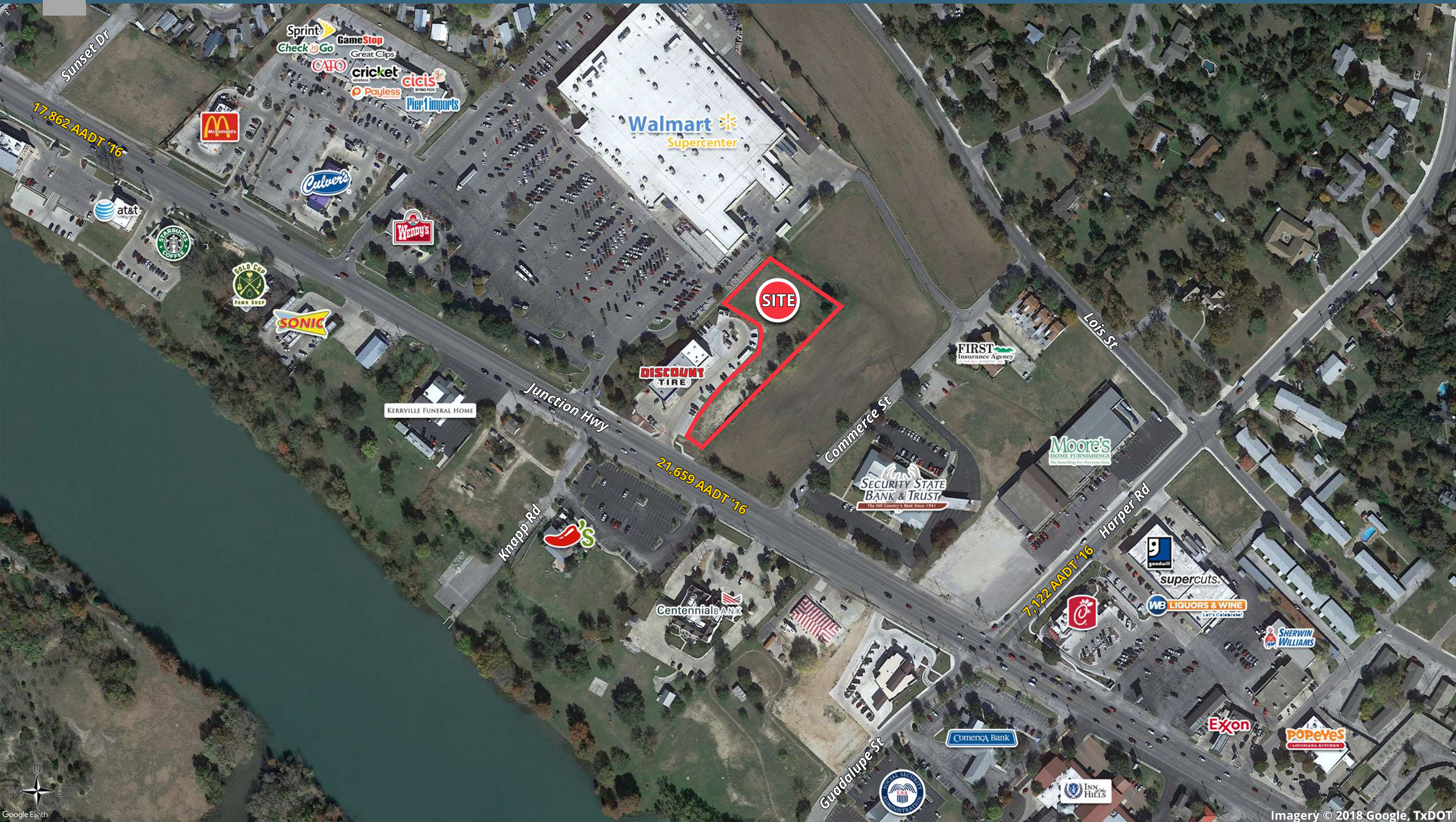
Traffic Counts

Junction Hwy & Commerce St	21,659 AADT
Junction Hwy & Sunset Dr	17,862 AADT

Year: 2018 | Source: TxDot



Imagery © 2018 Google, TxDOT



Pad Site

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	1 mile	3 miles	5 miles
Population			
2000 Population	4,590	18,948	30,653
2010 Population	4,494	19,950	33,988
2017 Population	4,469	20,388	35,200
2022 Population	4,489	20,829	36,161
2000-2010 Annual Rate	-0.21%	0.52%	1.04%
2010-2017 Annual Rate	-0.08%	0.30%	0.48%
2017-2022 Annual Rate	0.09%	0.43%	0.54%
2017 Male Population	44.9%	47.7%	48.1%
2017 Female Population	55.1%	52.3%	51.9%
2017 Median Age	54.3	48.4	47.3
2017 Total Daytime Population	5,428	25,975	38,872
Workers	2,681	14,109	18,193
Residents	2,747	11,866	20,679

In the identified area, the current year population is 4,469. In 2010, the Census count in the area was 4,494. The rate of change since 2010 was -0.08% annually. The five-year projection for the population in the area is 4,489 representing a change of 0.09% annually from 2017 to 2022. Currently, the population is 44.9% male and 55.1% female.

Median Age

The median age in this area is 54.3, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	92.1%	84.8%	85.0%
2017 Black Alone	0.9%	3.1%	2.5%
2017 American Indian/Alaska Native Alone	0.5%	0.7%	0.8%
2017 Asian Alone	1.0%	1.3%	1.2%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	3.2%	7.4%	7.7%
2017 Two or More Races	2.3%	2.7%	2.6%
2017 Hispanic Origin (Any Race)	17.5%	28.4%	28.7%

Persons of Hispanic origin represent 17.5% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.7 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,172	8,100	12,617
2010 Households	2,197	8,643	14,121
2017 Total Households	2,167	8,774	14,499
2022 Total Households	2,173	8,945	14,851
2000-2010 Annual Rate	0.11%	0.65%	1.13%
2010-2017 Annual Rate	-0.19%	0.21%	0.37%
2017-2022 Annual Rate	0.06%	0.39%	0.48%
2017 Average Household Size	2.03	2.22	2.31

The household count in this area has changed from 2,197 in 2010 to 2,167 in the current year, a change of -0.19% annually. The five-year projection of households is 2,173, a change of 0.06% annually from the current year total. Average household size is currently 2.03, compared to 2.02 in the year 2010. The number of families in the current year is 1,223 in the specified area.

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$49,973	\$45,622	\$47,342
2022 Median Household Income	\$52,742	\$49,054	\$50,797
2017-2022 Annual Rate	1.08%	1.46%	1.42%
Average Household Income			
2017 Average Household Income	\$70,096	\$65,783	\$67,920
2022 Average Household Income	\$77,392	\$72,612	\$74,820
2017-2022 Annual Rate	2.00%	2.00%	1.95%
Per Capita Income			
2017 Per Capita Income	\$33,184	\$28,534	\$28,584
2022 Per Capita Income	\$36,524	\$31,357	\$31,311
2017-2022 Annual Rate	1.94%	1.90%	1.84%

Households by Income

Current median household income is \$49,973 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$52,742 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$70,096 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$77,392 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$33,184 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$36,524 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	2,399	8,919	13,845
2000 Owner Occupied Housing Units	1,478	5,400	8,846
2000 Renter Occupied Housing Units	694	2,700	3,771
2000 Vacant Housing Units	227	819	1,228
2010 Total Housing Units	2,457	9,657	15,741
2010 Owner Occupied Housing Units	1,521	5,751	9,785
2010 Renter Occupied Housing Units	676	2,892	4,336
2010 Vacant Housing Units	260	1,014	1,620
2017 Total Housing Units	2,483	9,922	16,251
2017 Owner Occupied Housing Units	1,446	5,638	9,707
2017 Renter Occupied Housing Units	722	3,136	4,792
2017 Vacant Housing Units	316	1,148	1,752
2022 Total Housing Units	2,509	10,136	16,656
2022 Owner Occupied Housing Units	1,429	5,706	9,880
2022 Renter Occupied Housing Units	744	3,239	4,972
2022 Vacant Housing Units	336	1,191	1,805

Currently, 58.2% of the 2,483 housing units in the area are owner occupied; 29.1%, renter occupied; and 12.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 2,457 housing units in the area - 61.9% owner occupied, 27.5% renter occupied, and 10.6% vacant. The annual rate of change in housing units since 2010 is 0.47%. Median home value in the area is \$161,738, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.16% annually to \$171,347.

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 or 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.

SRS Real Estate Partners LLC	9003586	will.majors@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will Majors	508128	will.majors@srsre.com	512.236.4600
Designated Broker of Firm	License No.	Email	Phone
Drew Allen	656732	drew.allen@srsre.com	830.253.4619
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
R. Webb Sellers, Jr.	589055	webb.sellers@srsre.com	210.504.2782
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date