

FOR SALE: +/- 10.91 Acres

NEC of I-10 & Dietz Elkhorn Rd
Boerne/Fair Oaks Ranch, Texas 78006



All details provided about the property for sale come from sources believed to be reliable; however, no guarantee or assurance is given as to their accuracy or completeness. The information may also be subject to changes in pricing or terms, previous sales, or withdrawal without prior notice.



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LOCATION: This site offers convenient access to major regional arteries including Loop 1604 and I-10, connecting to the broader San Antonio metro and supporting strong commuter and retail traffic.

AVAILABLE: +/- 10.91 Acres (6.09 AC & 4.82 AC tracts - must be sold together)
Drainage channels exist along north property line and near east property line.

ZONING: OCL - Outside City Limits

FRONTAGE: ±854' on I-10 Access Rd & ±273' on Dietz Elkhorn Rd

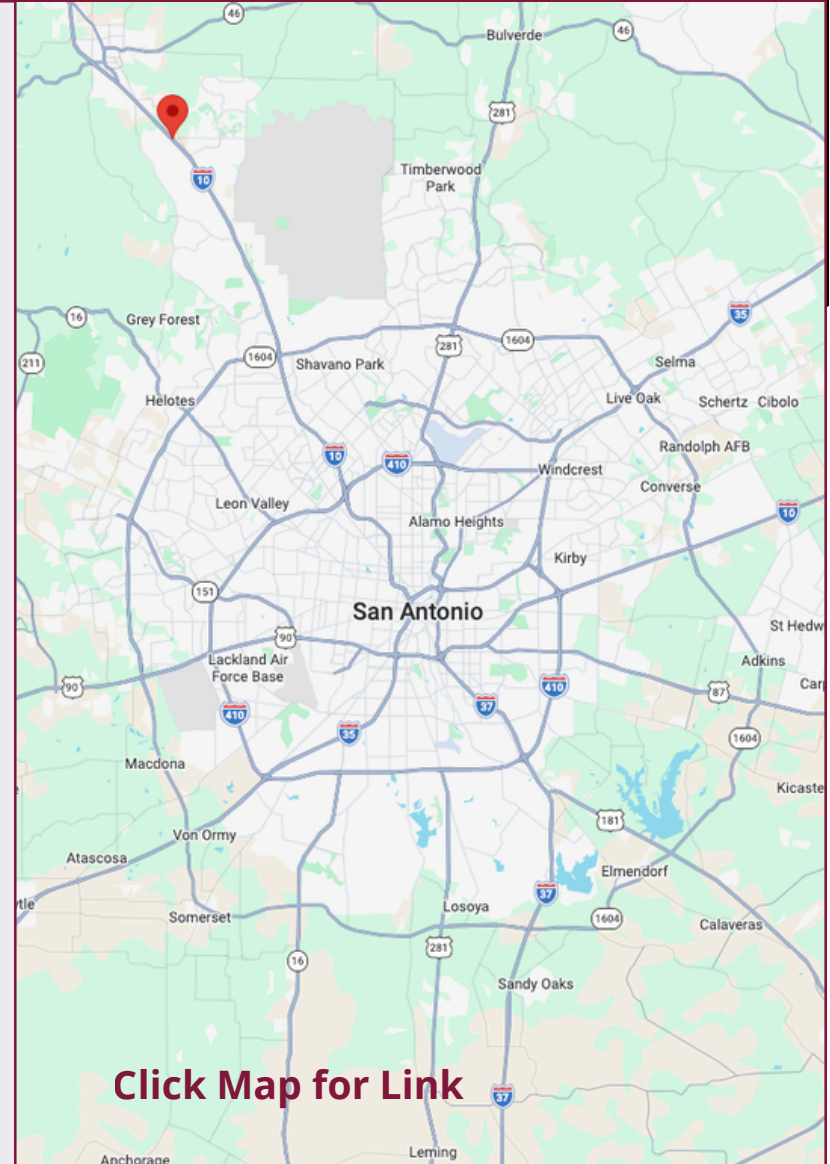
UTILITIES: Water & Sewer: SAWS Water line at the site; SAWS sewer lines exist along Lemon Creek Blvd and Old Fredericksburg Rd.
Electricity & Cable available

Prospective Buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
2022 Population	2,051	23,252	53,680
2027 Proj. Population	2,143	24,149	57,191
Average HH Income	\$160,788	\$162,215	\$158,349

SALE PRICE: Call broker for pricing

AREA HIGHLIGHTS:
Located near the new H-E-B at Lemon Creek Ranch, the site benefits from a strong grocery anchor driving consistent daily traffic and anchoring continued retail growth in the area. Adjacent new multifamily developments are adding significant residential density, creating an immediate and expanding customer base.



[Click Map for Link](#)

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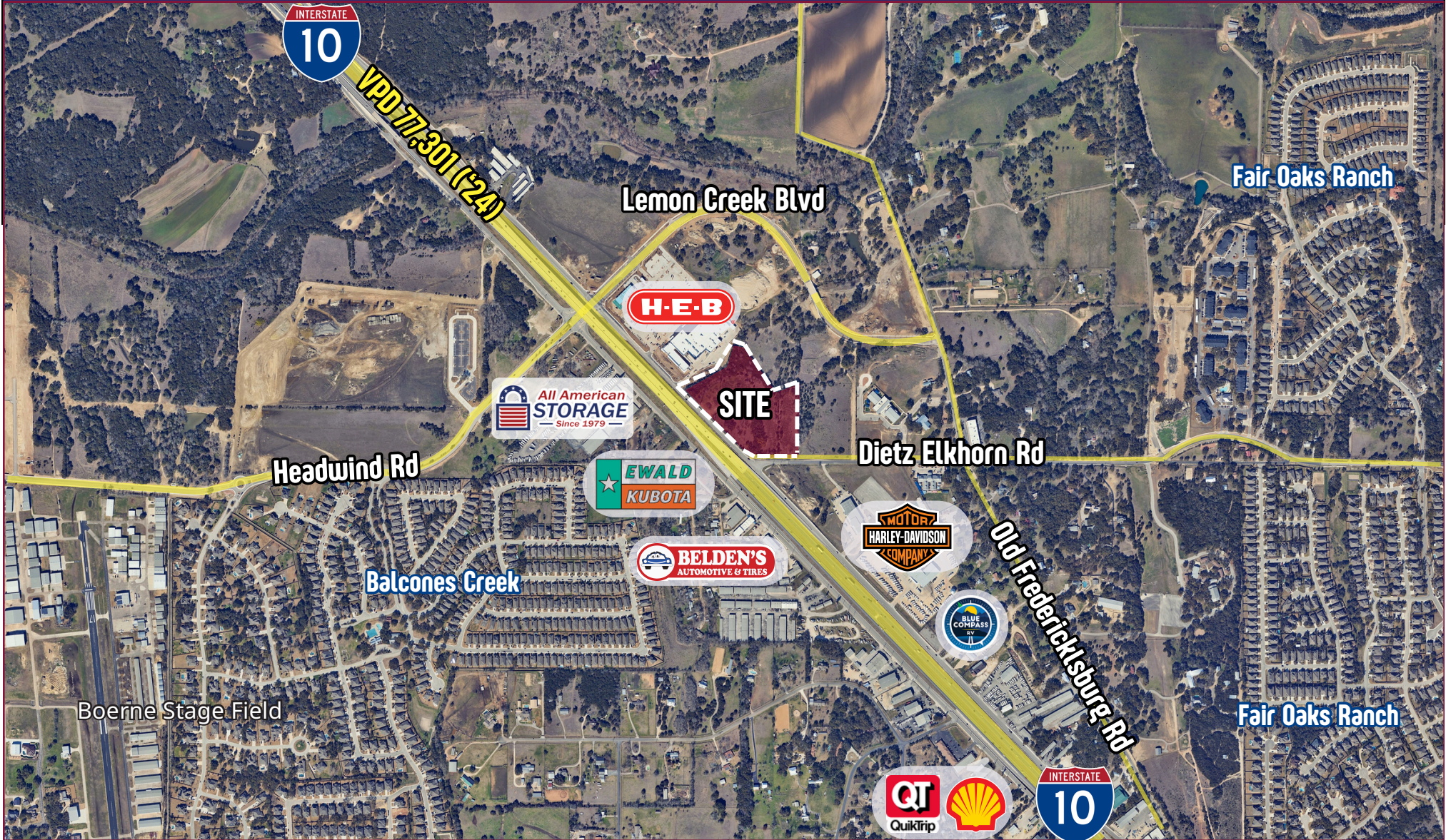


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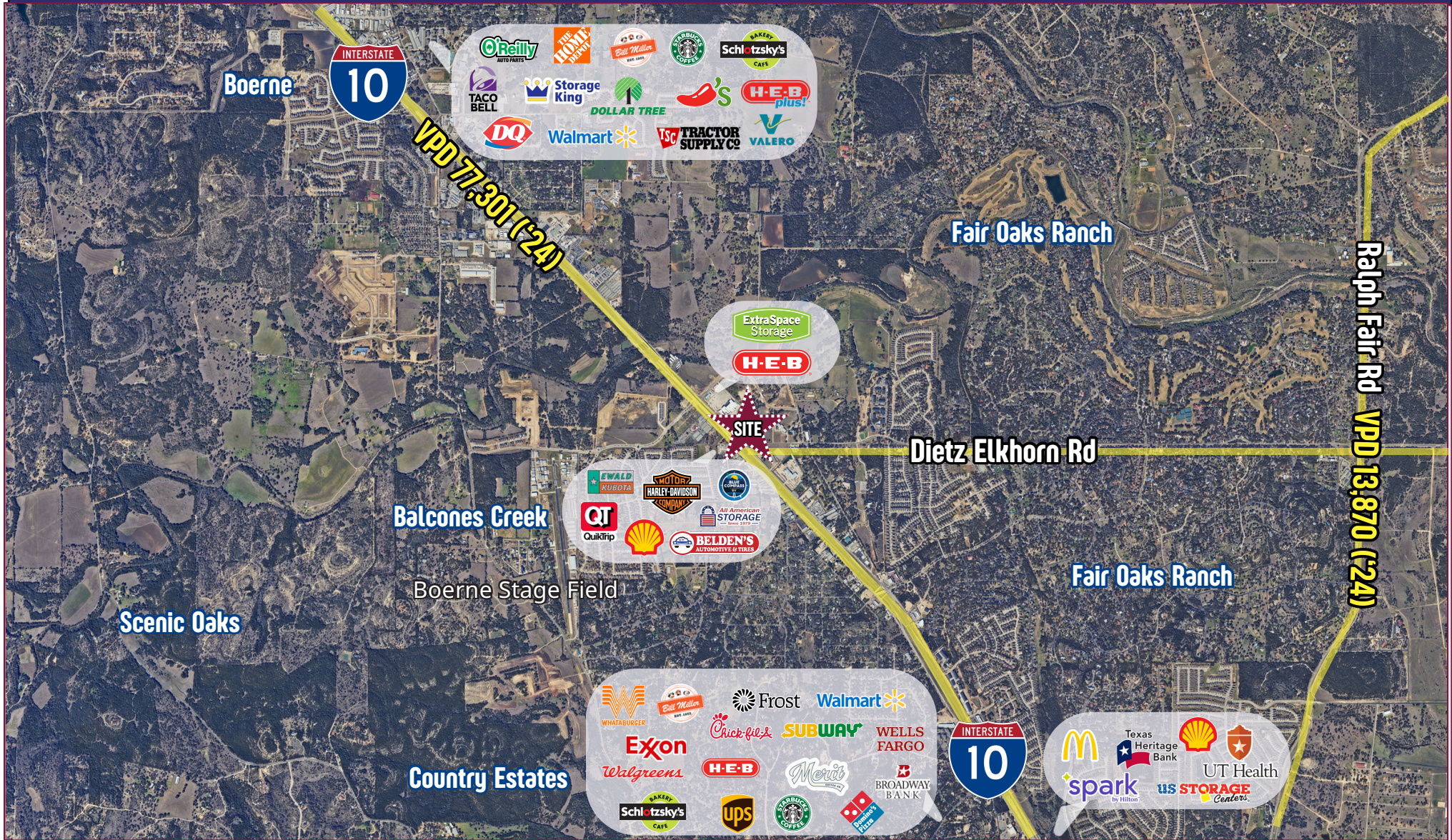


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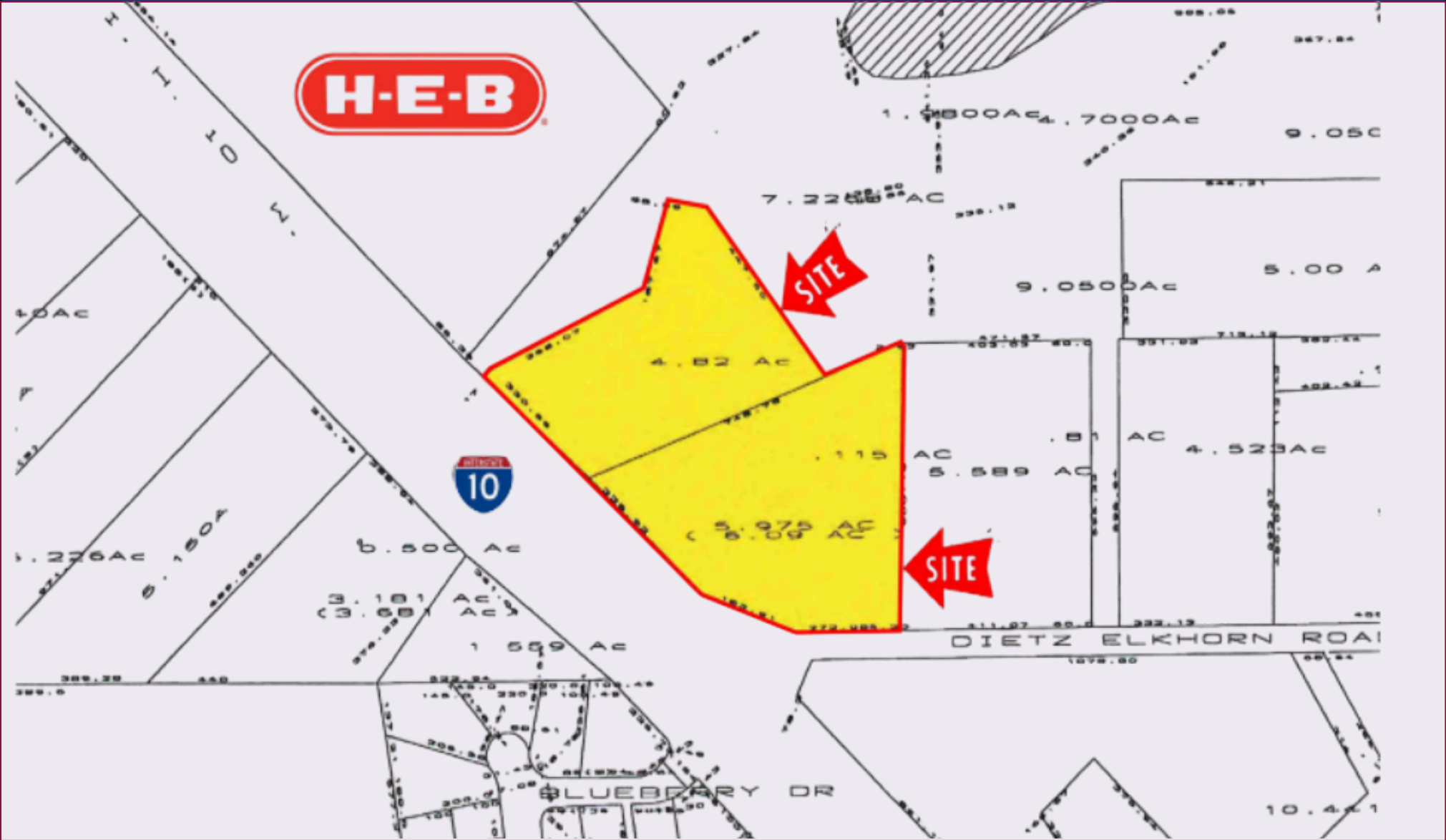


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Information About Brokerage Services

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 or seller property management agreement. A broker 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.

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written listing or buyer property management agreement.

AS AGENT FOR BUYER/TENANT: 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.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name License No. Email Phone

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Sales Agent/ Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date