

Texas State Hwy 23 Excess Land

1334 S Main St | Boerne, TX



±1.57 AC
Available

Commercial
Zoning

Contact Broker
Price

ABOUT THE PROPERTY

- Excellent opportunity positioned off Highway I-10
- Heavy Traffic growth in the center of Boerne
- Boerne is centrally located to some of the most sought-after destinations in the Texas Hill Country
- A number of master-planned communities have opened over the past decade and the apartment inventory has more than doubled
- Ideally situated in a growing community

NEARBY RETAILERS



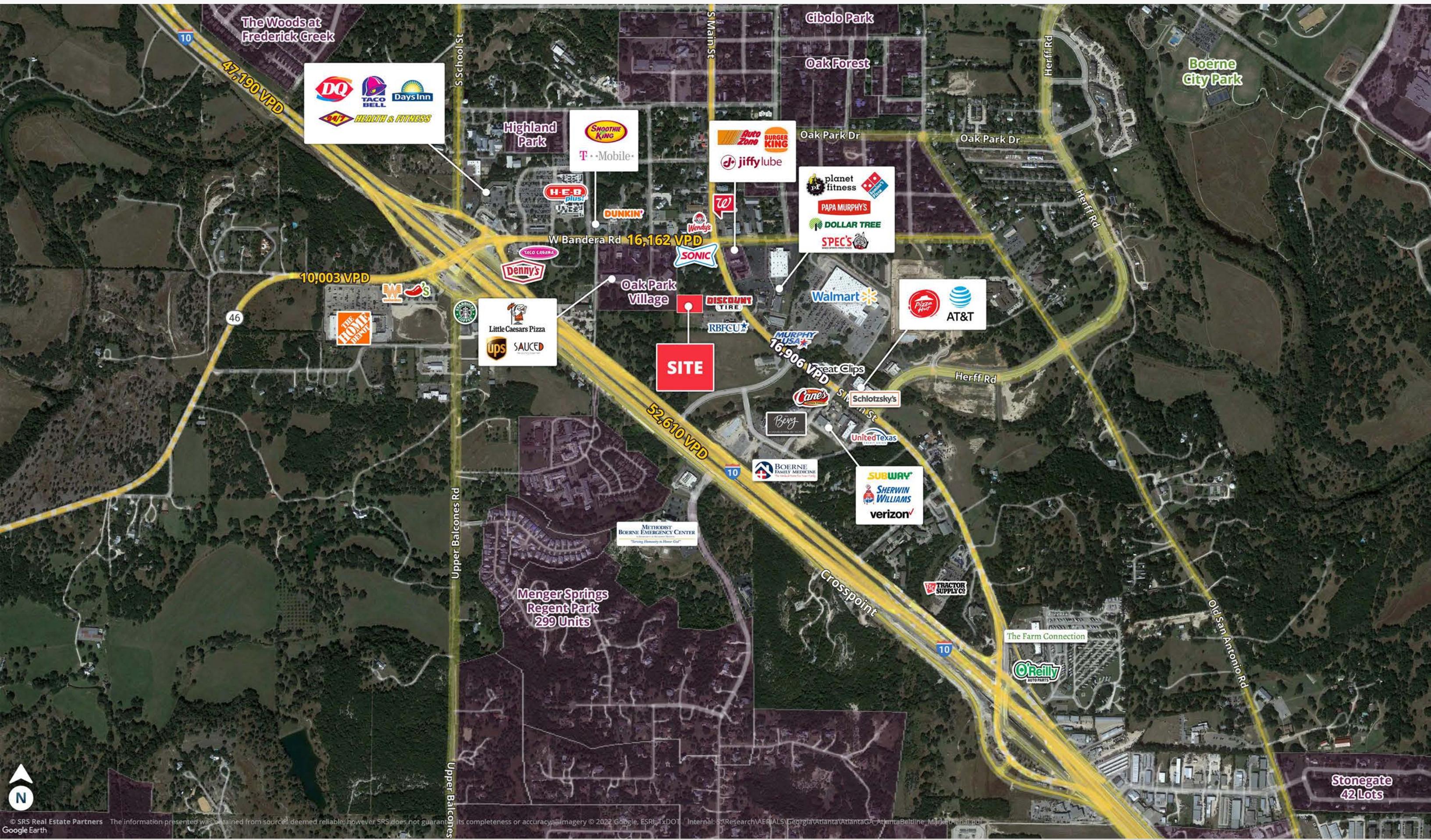
TRAFFIC COUNTS

I-10
S Main St
Bandera Rd

52,610 VPD
16,906 VPD
10,003 VPD

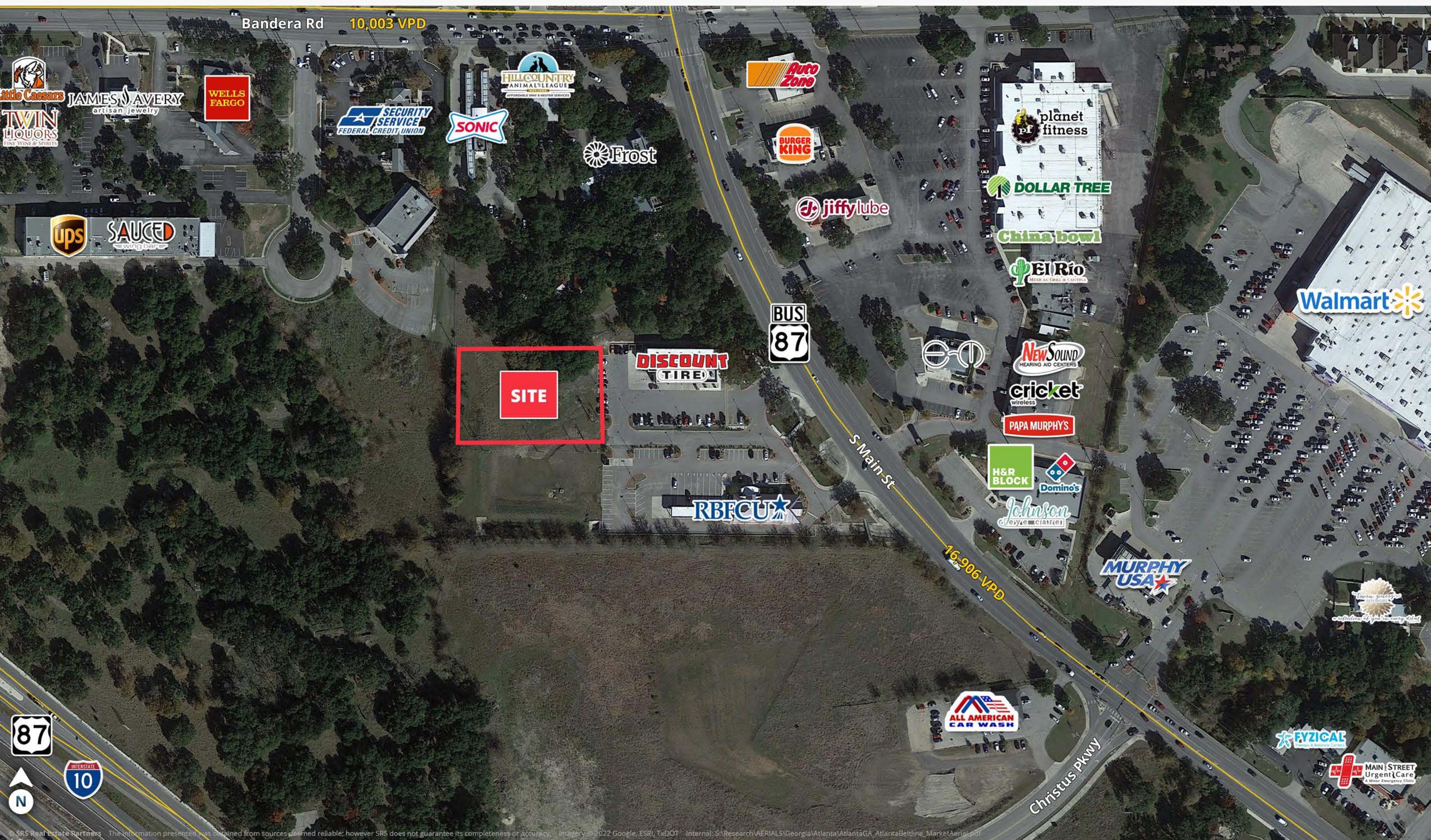
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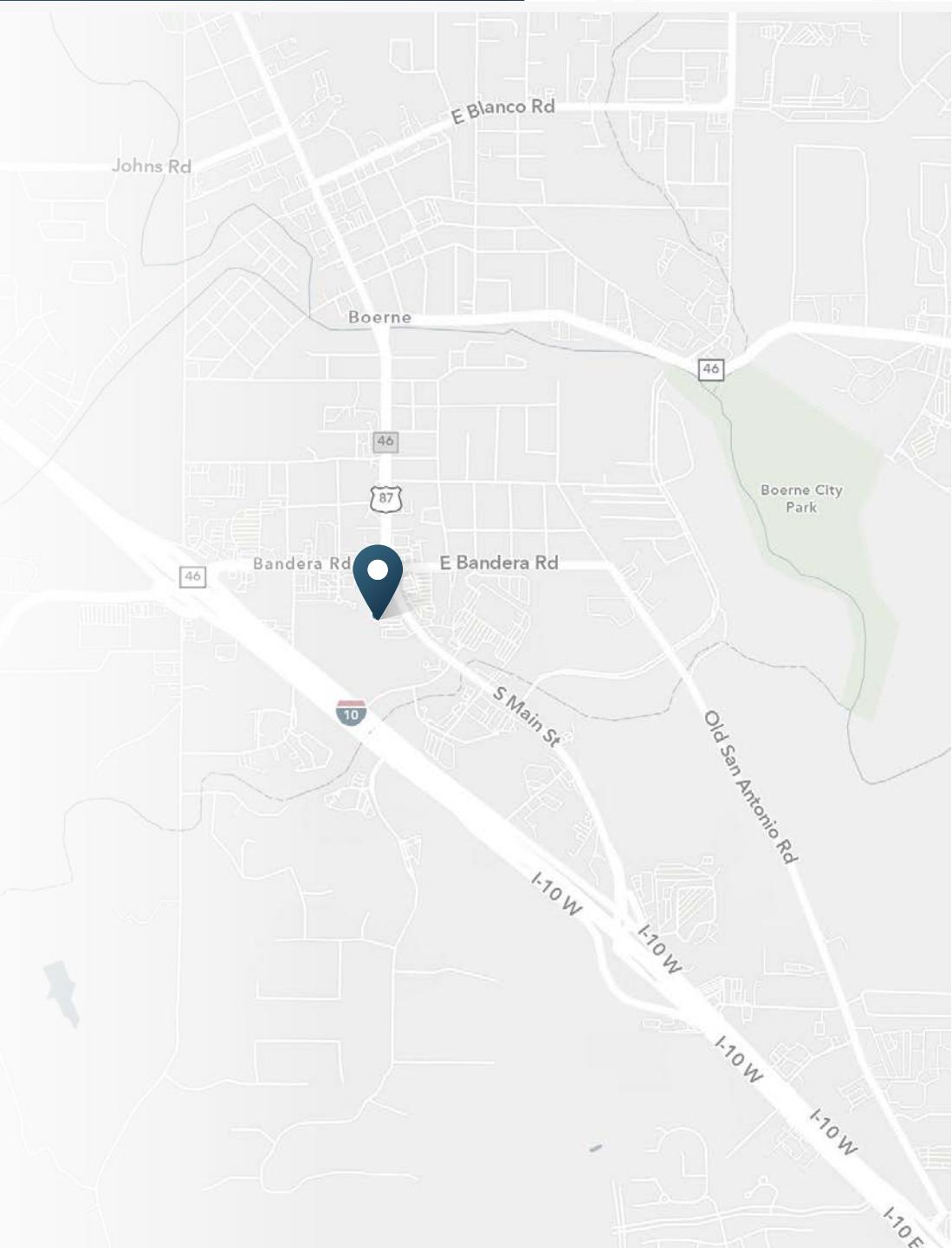
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DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
2023 Estimated Population	4,051	23,122	32,267
2028 Projected Population	4,833	30,009	41,114
Projected Annual Growth Rate 2023 to 2028	3.59%	5.35%	4.97%
Daytime Population			
2023 Daytime Population	7,139	24,452	32,031
Workers	4,846	12,734	15,286
Residents	2,293	11,718	16,745
Income			
2023 Est. Average Household Income	\$89,806	\$127,702	\$137,199
2023 Est. Median Household Income	\$58,436	\$90,803	\$98,813
Households & Growth			
2023 Estimated Households	1,643	8,523	11,769
2028 Estimated Households	1,998	11,111	15,191
Projected Annual Growth Rate 2023 to 2028	3.99%	5.45%	5.24%
Race & Ethnicity			
2023 Est. White	72%	77%	77%
2023 Est. Black or African American	1%	1%	1%
2023 Est. Asian or Pacific Islander	1%	1%	1%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	9%	6%	6%
2023 Est. Hispanic	33%	25%	25%



► **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials
			Date



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