BOERNE, TEXAS
PREMIUM IH 10 COMMERCIAL DEVELOPMENT SITE

LOCATION: The property is located on the southwest corner of IH 10 West at Highway 46 in Boerne, Texas.

SIZE: 6.554 Acres

FRONTAGE: Approximately 255 feet on IH 10

UTILITIES: All utilities are to the property line.

- ***Electric:*** Provided by the City of Boerne
- ***Water:*** Provided by the City of Boerne
- ***Sewer:*** Provided by the City of Boerne
- ***Gas:*** Provided by the City of Boerne

Prospective buyers should retain an independent engineer to verify the location, accessibility and available capacity of all utilities.

ZONING: C-4, Commercial, City of Boerne

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

TOPOGRAPHY: The property is generally level.

FLOOD PLAIN: Federal Emergency Management Agency maps do not show any 100-year flood plain on the property.

EASEMENTS: There are various utility easements on the property.

This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

DEED RESTRICTIONS: Contact Broker

TRAFFIC COUNT: Most recent (2023) Texas State Highway Department traffic count map indicates 43,738 vehicles per day on IH 10 north of the property.

DEMOGRAPHICS:

	3.0 Miles	5.0 Miles	7.0 Miles
Population 2024 Estimate:	21,737	32,900	47,869
5 Year Projection	27,670	41,253	57,908
Average Household Income	$142,666	$155,565	$162,990

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

POTENTIAL USES: The I.H. 10 exposure, combined with Boerne residential growth and strong household income, creates development opportunities for a variety of commercial uses including, restaurants, banks, and a variety of neighborhood retail services.

PRICING: Contact Broker

COMMENTS:

- ❑ Tremendous visibility and access at the northern entrance to Boerne
- ❑ The property is at a signalized intersection with excellent traffic exposure.
- ❑ Area retailers include HEB, Home Depot, Whataburger, Chili's and Starbuck's.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD
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Location Map

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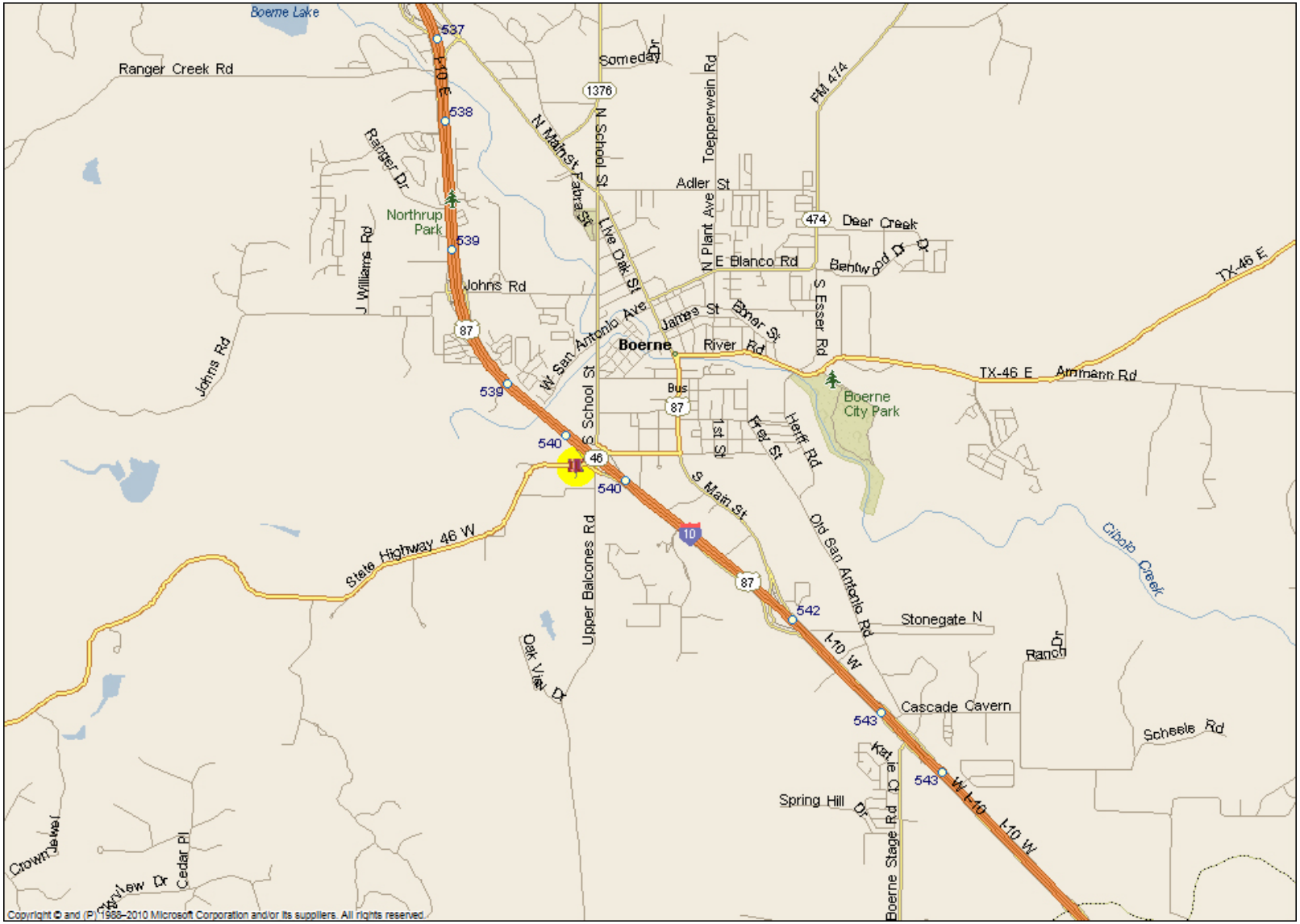
Area Map



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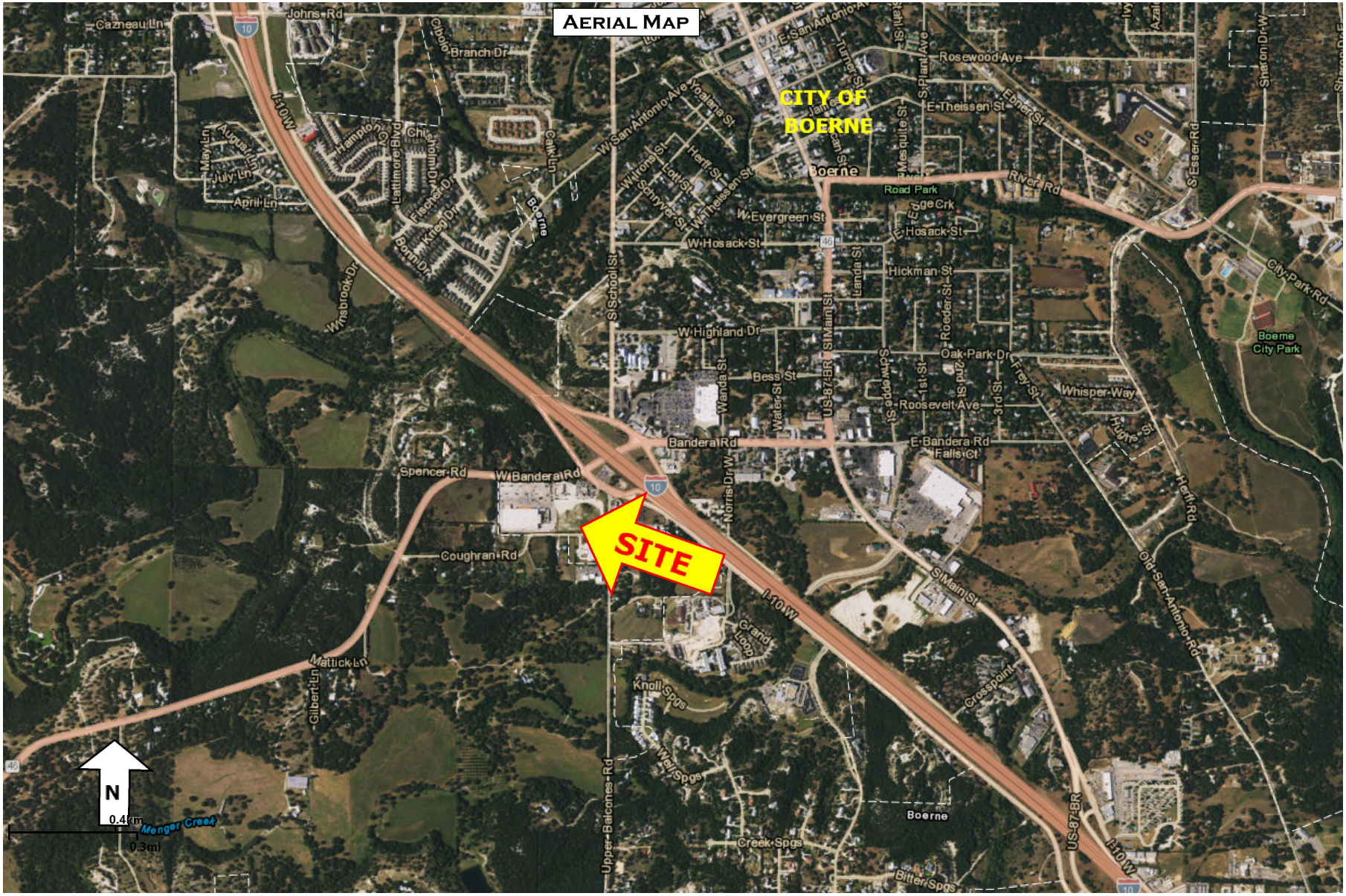

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Aerial Map

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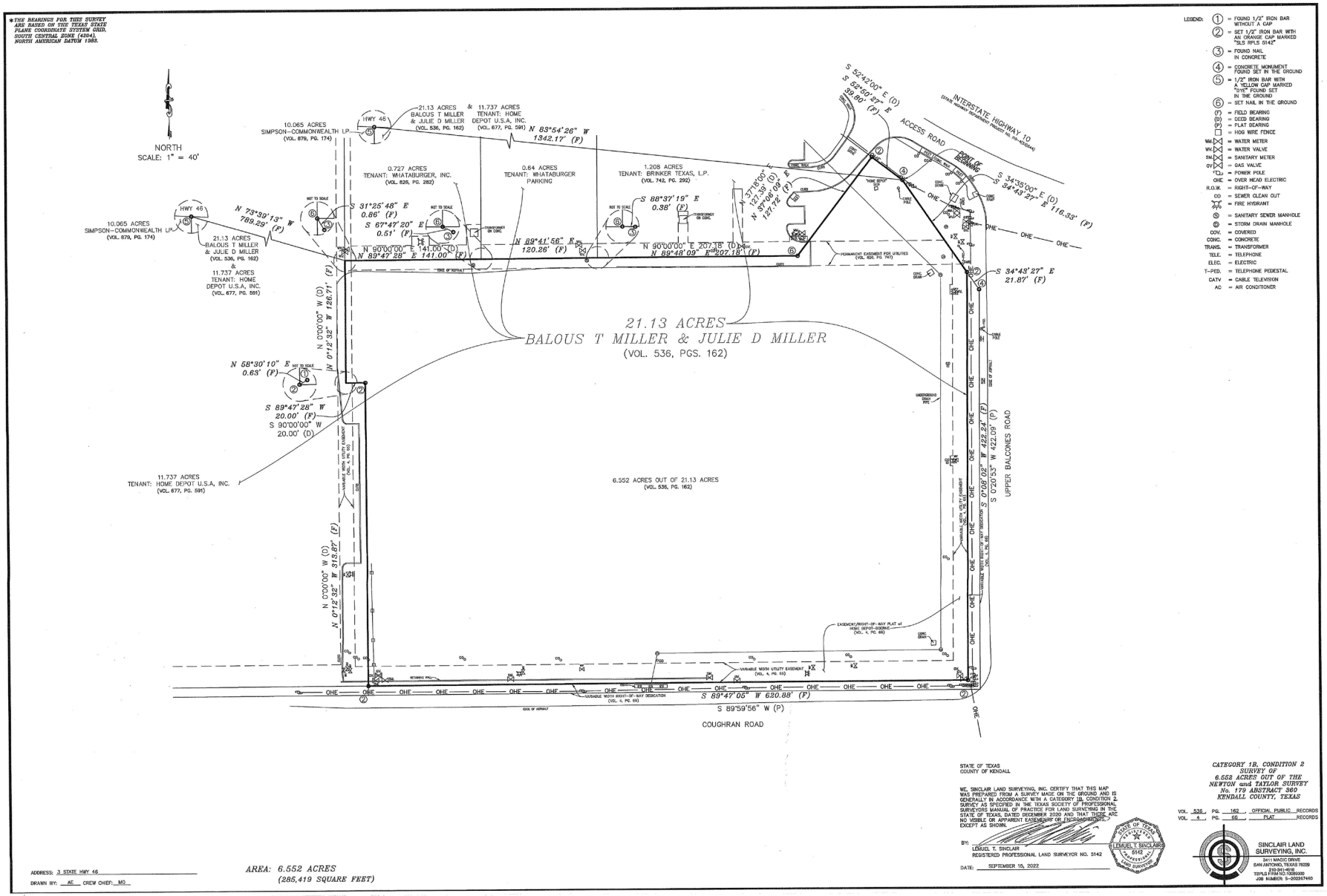
Survey



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DEMOGRAPHIC OVERVIEW

July 29, 2024

IH 10 AT HIGHWAY 46 IN BOERNE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	18,801	27,727	40,869
2024 Estimate	21,737	32,900	47,869
5 Year Projection	27,670	41,253	57,908
Households			
2020 Census	6,930	10,145	14,871
2024 Estimate	8,007	12,039	17,435
5 Year Projection	10,146	15,160	21,183
2024 Population by Race			
White	75.2%	75.3%	75.0%
Black	1.3%	1.3%	1.4%
Asian or Pacific Islander	1.5%	1.5%	1.8%
American Indian	0.7%	0.6%	0.6%
2024 Population by Ethnicity			
Hispanic Origin	26.1%	25.6%	25.2%
2024 Total Housing Units			
Owner-Occupied	5,451	8,833	13,692
Renter-Occupied	2,556	3,206	3,743
Average Household Size	2.63	2.67	2.70
2024 Household Income			
Income $ 0 - $15,000	5.3%	4.7%	4.3%
Income $ 15,000 - $24,999	3.9%	2.8%	2.6%
Income $ 25,000 - $34,999	3.9%	4.1%	4.1%
Income $ 35,000 - $49,999	11.7%	9.9%	9.0%
Income $ 50,000 - $74,999	11.9%	11.0%	10.3%
Income $ 75,000 - $99,999	14.3%	13.0%	12.3%
Income $ 100,000 - $149,999	14.7%	15.6%	16.2%
Income $ 150,000 - $199,999	12.5%	13.5%	13.3%
Income $200,000 +	21.7%	25.4%	27.9%
Average Household Income	$142,666	$155,565	$162,990
Median Household Income	$97,646	$110,792	$118.435
Per Capita Income	$52,784	$57,235	$59,396

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

BROKER: ROALSON INTERESTS, INC.
BUILDING 2, SUITE 206
2338 NORTH LOOP 1604 W.
SAN ANTONIO, TEXAS 78248

Information About Brokerage Services

Texas law requires all real estate license holders to give the following informa•on about brokerage services to prospec•ve buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage ac•vi•es, 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 informa•on about the property or transac•on received by the broker;
- Answer the client's ques•ons and present any offer to or counter-offer from the client; and
- Treat all par•es to a real estate transac•on 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 wri©en lis•ng to sell or property management agreement. An owner's agent must perform the broker's minimum du•es above and must inform the owner of any material informa•on about the property or transac•on known by the agent, including informa•on 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 nego•able.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a wri©en representa•on agreement. A buyer's agent must perform the broker's minimum du•es above and must inform the buyer of any material informa•on about the property or transac•on known by the agent, including informa•on 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 nego•able.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the par•es the broker must first obtain the wri©en agreement of *each party* to the transac•on. The wri©en agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obliga•ons as an intermediary. A broker who acts as an intermediary:

- Must treat all par•es to the transac•on impar•ally and fairly;
- May, with the par•es' wri©en 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 instruc•ons of each party to the transac•on.
- Must not, unless specifically authorized in wri•ng to do so by the party, disclose:
  - that the owner will accept a price less than the wri©en asking price;
  - that the buyer/tenant will pay a price greater than the price submi©ed in a wri©en offer; and
  - any confiden•al informa•on or any other informa•on that a party specifically instructs the broker in wri•ng 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 transac•on 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 du•es and responsibili•es to you, and your obliga•ons under the representa•on 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 no•ce is being provided for informa•on purposes. It does not create an obliga•on for you to use the broker's services. Please acknowledge receipt of this no•ce below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Howard	603462	mhoward@roalson.com	(210)865-4411
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____