



**STRATEGIC COMMERCIAL PROPERTY
IH-10 AT HIGHWAY 87
COMFORT, TEXAS**

LOCATION: The property is located at the northeast quadrant of IH-10 and Highway 87 in Comfort, Texas.

SIZE:

	<u>Acres:</u>
Lot 1 – Approximately	3.917
Lot 2 – Approximately	6.22
Lot 3 – Approximately	34.69
	44.83 Acres

FRONTAGE: There is substantial public road frontage on all parcels. See Survey.

UTILITIES:

Electric: Service is provided by Bandera Electric Cooperative.

Water: KCWCID has an 8-inch main on the east side of Highway 87 in front of the property.

Sewer: KCWCID sewer main is at the east corner of IH-10 and Highway 87 in front of Love's Travel Center.

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

ZONING: None. City of Comfort is unincorporated and has no zoning code.

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

TOPOGRAPHY: Lot 3 has gentle southerly drainage. Lots 1 and 2 have more noticeable slope draining south to IH-10.

FLOOD PLAIN: According to Risk Meter Online flood maps, there does not appear to be any flood plain on the parcels.

EASEMENTS: The parcels have some utility easements and a private road easement. Contact Broker.



DEED

RESTRICTIONS:

Some restrictions benefiting the Love's Travel Center are in place. Contact Broker.

TRAFFIC COUNT:

The 2023 Texas Department of Transportation traffic count maps indicate 11,514 vehicles per day on Highway 87 near the property, 26,967 vehicles per day on IH-10 West just east of Highway 87 and 19,022 vehicles per day on IH-10 just west of Highway 87.

DEMOGRAPHICS:

2024 ESRI Estimates:	Population	Average Household Income
3-mile radius	3,290	\$96,014
5-mile radius	4,521	\$101,640
7-mile radius	6,090	\$105,062

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

AREA

DEVELOPMENT:

The property's major intersection location includes two convenience stores and a Love's Travel Center. A James Avery manufacturing facility is on the north border of Lot 3.

POTENTIAL USE:

Excellent opportunity for commercial, restaurant and light industrial uses. Access to utilities, including sewer, afford an opportunity for a multifamily project or other uses.

INVESTMENT:

Contact Broker.

COMMENTS:

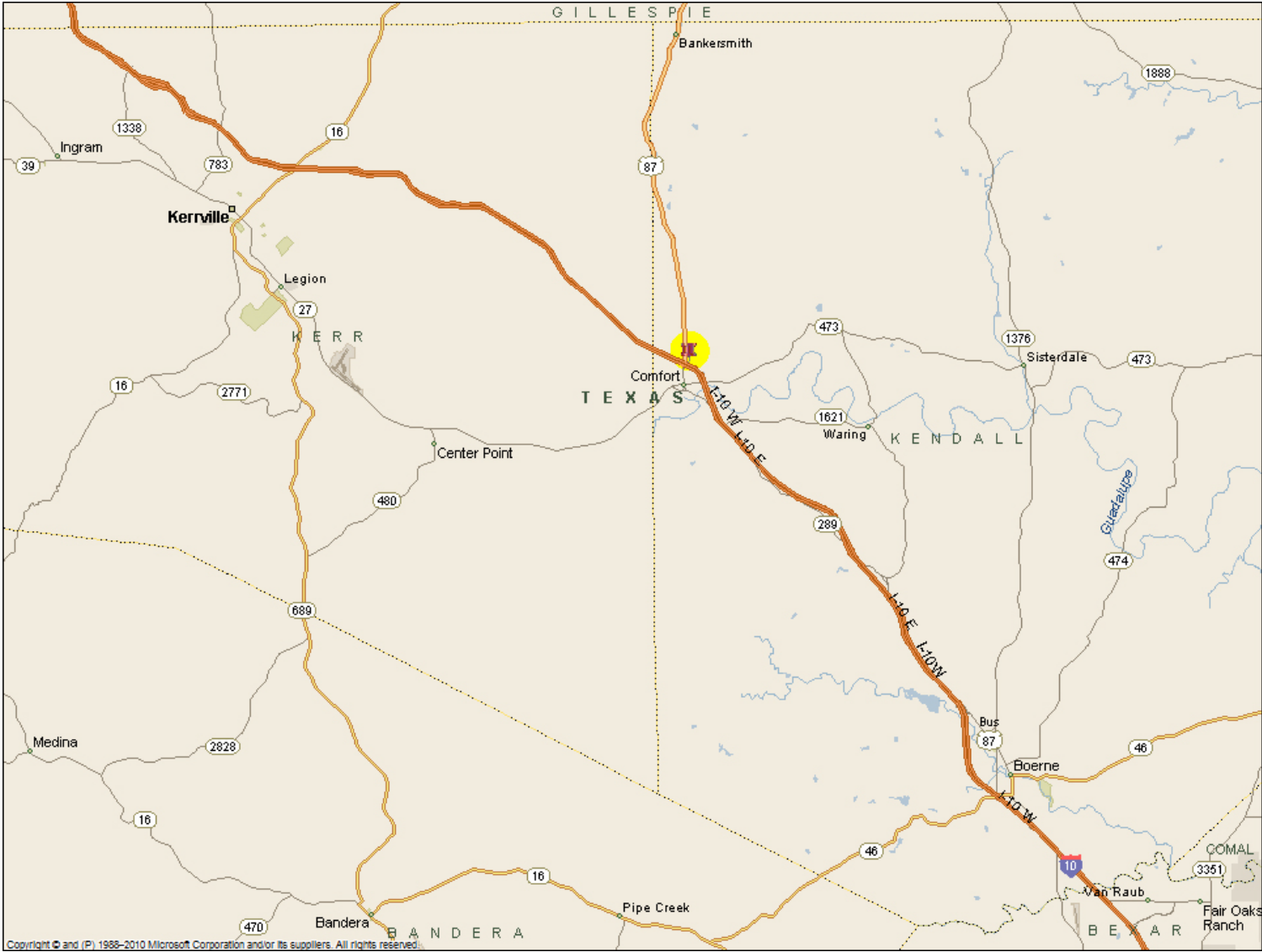
- ☐ Great commercial corner!
- ☐ The properties lie within the Kendall County Water Control and Improvement District No. 1 service area.
- ☐ There is a house and small barn on Lot 3.

FOR INFORMATION CONTACT: MATT HOWARD or ELDON ROALSON, CCIM

Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** mhoward@roalson.com / eldon@roalson.com

www.roalson.com

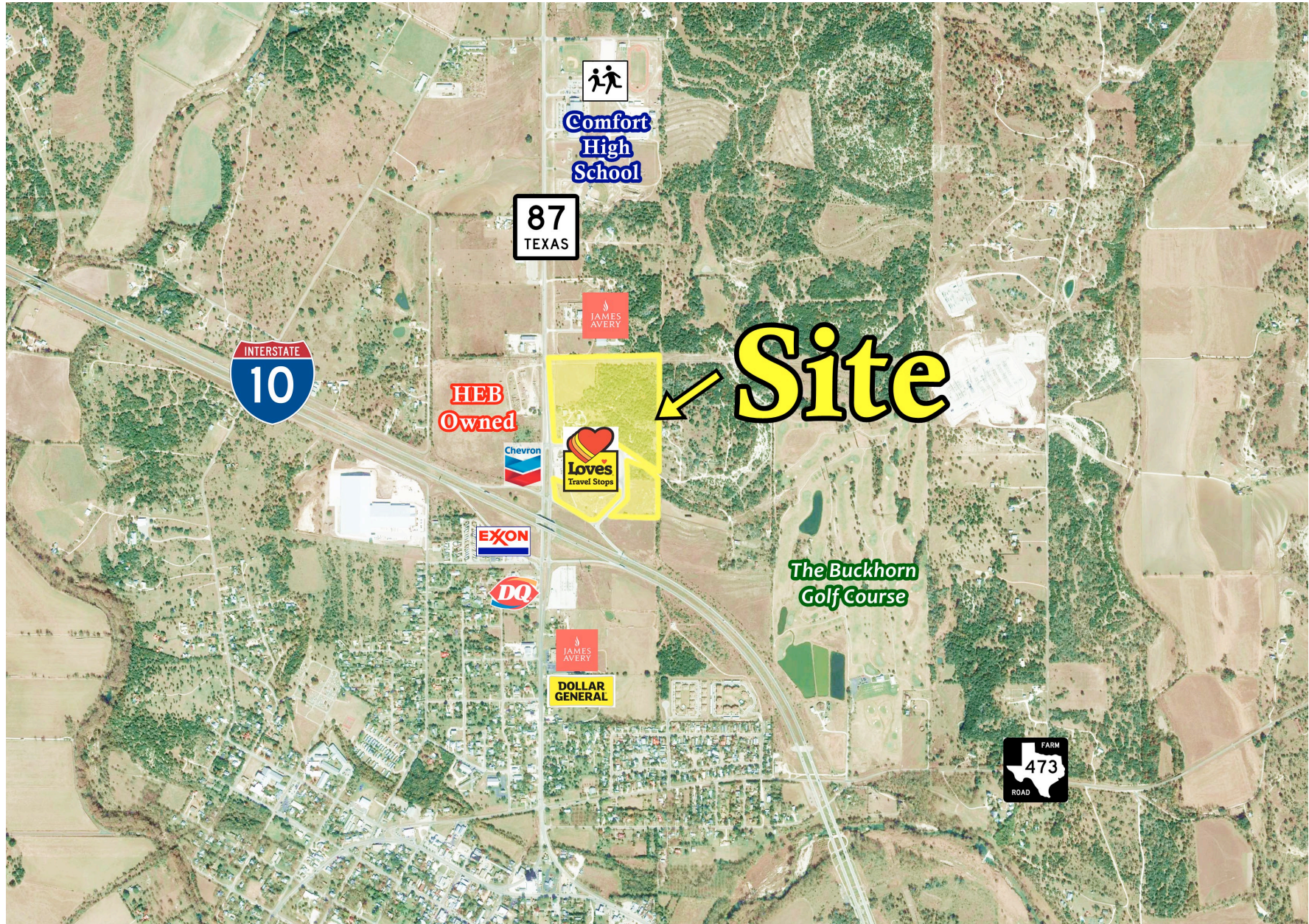
Location Map



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.



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Real Estate Services



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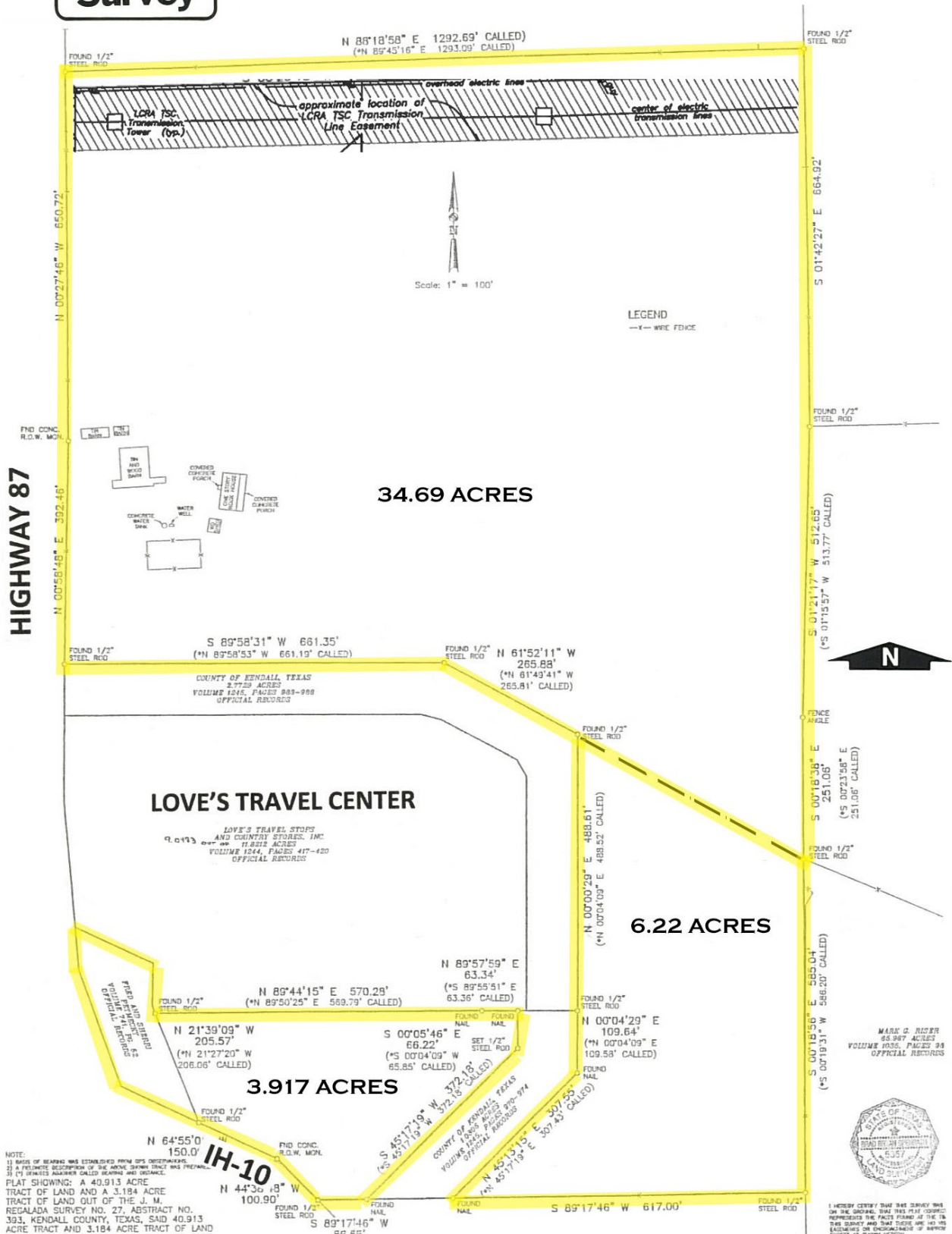
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HIGHWAY 87



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DEMOGRAPHIC OVERVIEW

January 14, 2025

HIGHWAY 87 – COMFORT, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	3,068	4,269	5,740
2024 Estimate	3,290	4,521	6,090
5 Year Projection	3,469	4,719	6,344
Households			
2020 Census	1,109	1,565	2,180
2024 Estimate	1,202	1,675	2,324
5 Year Projection	1,254	1,733	2,408
2024 Population by Race			
White	53.7%	59.2%	61.5%
Black	0.5%	0.6%	0.5%
Asian or Pacific Islander	0.3%	0.4%	0.6%
American Indian	1.3%	1.2%	1.1%
2024 Population by Ethnicity			
Hispanic Origin	50.4%	43.6%	41.1%
2024 Total Housing Units			
Owner-Occupied	830	1,216	1,732
Renter-Occupied	372	459	592
Average Household Size	2.70	2.65	2.57
2024 Household Income			
Income \$ 0 - \$15,000	6.2%	5.8%	5.5%
Income \$ 15,000 - \$24,999	2.5%	4.4%	4.9%
Income \$ 25,000 - \$34,999	4.1%	5.8%	6.0%
Income \$ 35,000 - \$49,999	21.3%	18.4%	17.4%
Income \$ 50,000 - \$74,999	17.0%	16.1%	15.7%
Income \$ 75,000 - \$99,999	14.7%	13.3%	13.0%
Income \$ 100,000 - \$149,999	15.6%	14.8%	15.1%
Income \$ 150,000 - \$199,999	13.0%	13.4%	13.2%
Income \$200,000 +	5.7%	7.9%	9.1%
Average Household Income	\$96,014	\$101,640	\$105,062
Median Household Income	\$72,966	\$73,840	\$75,589
Per Capita Income	\$36,403	\$39,354	\$41,080

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.
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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **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:
 - 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/Tenant/Seller/Landlord Initials

Date