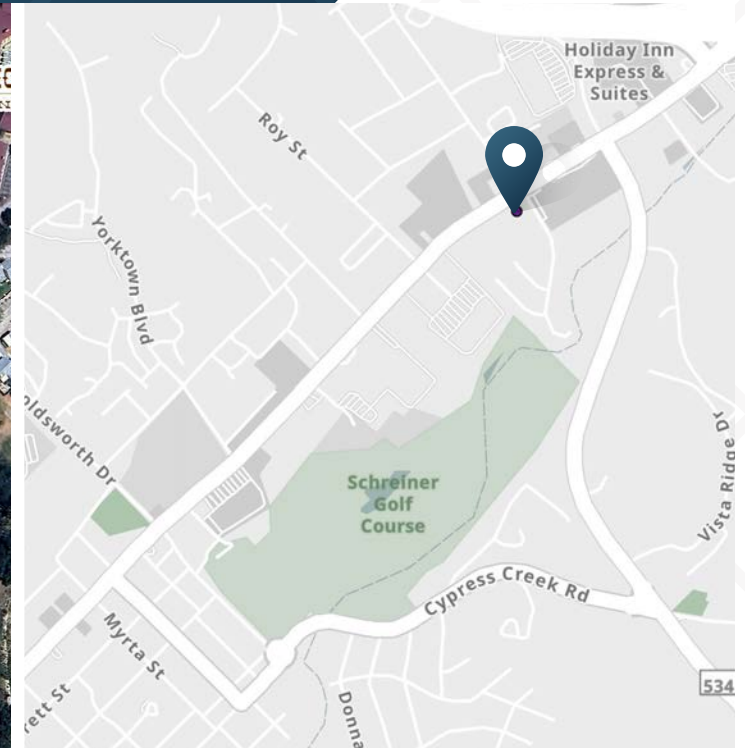


# Pad Site Available

1845 Sidney Baker St, Kerrville, TX 78028



## ABOUT THE PROPERTY

- Pad site opportunity at the SE corner of Sidney Baker Street and Leslie Drive
- Main commercial corridor off I-10 into Kerrville, TX
- Adjacent to new Boot Barn Western Wear
- Large grandfathered signage available
- Can accommodate restaurant, retail, office, medical uses

## NEARBY RETAILERS



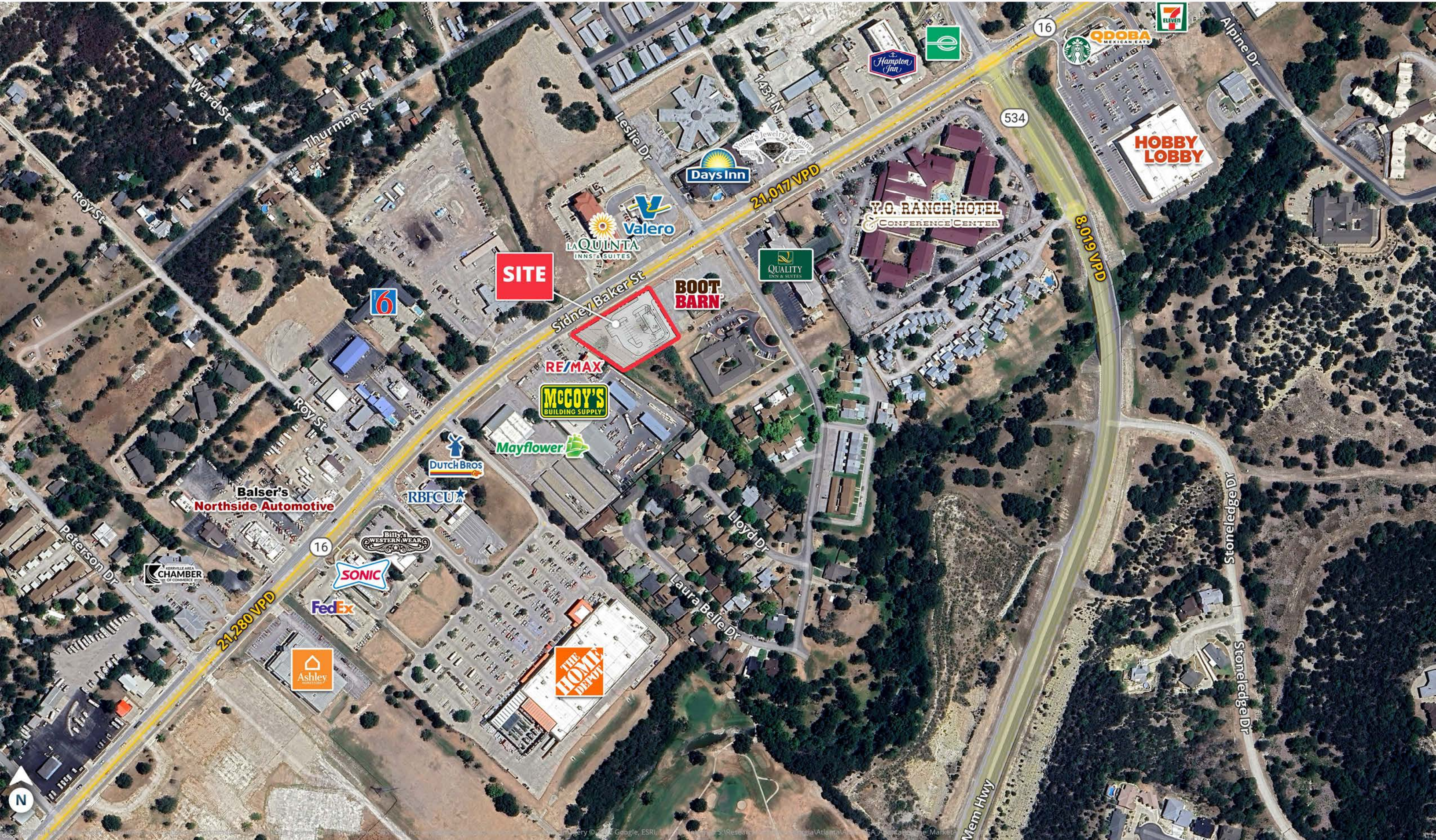
## TRAFFIC COUNTS

SW Sidney Baker St	21,280 VPD
NE Sidney Baker St	21,017 VPD
Main St	10,523 VPD
Hwy 534	8,019 VPD

Year: 2023 | Esri

1.0 AC  
Available

Contact  
Broker  
Rate



**SITE**

21,017 VPD

8,019 VPD

21,280 VPD





Culver's CAFO  
Great Clips  
SHOE DEPT.  
T Mobile

Walmart  
Wendy's  
Starkey Elementary

SHERWIN WILLIAMS  
WB LIQUORS & WINE  
New Sound HEARING AID CENTERS  
POPEYES  
Chick-fil-A

DOLLAR GENERAL  
Tuesday Morning  
ANYTIME FITNESS  
DICKEY'S BARBECUE PIT

River Hills Mall  
JCPenney HIBBETT SPORTS  
BEALLS  
SECURITY STATE BANK & TRUST  
WELLS FARGO

**SITE**

McDonald's  
Bella Sera  
STEAKHOUSE

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

Starbucks  
QDOBA MEXICAN EATS

SONIC  
McCoy's  
FedEx  
DUTCH BROS  
RBCU

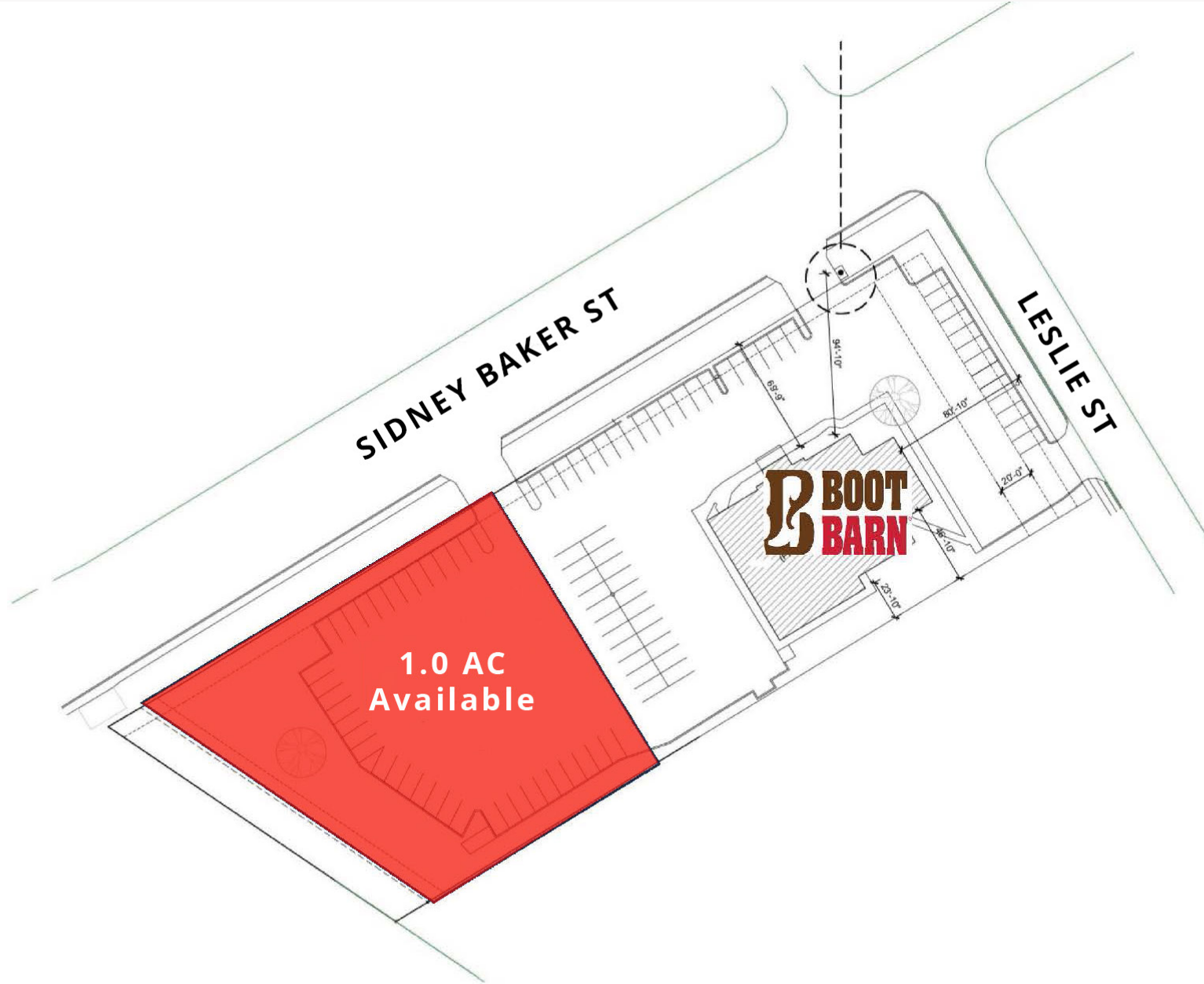
TRACTOR SUPPLY CO  
BIG LOTS  
SPEC'S  
Advance Auto Parts

O'Reilly AUTO PARTS  
DUNKIN'  
TACO BELL

Office DEPOT  
OfficeMax  
The UPS Store  
PET SUPPLIES PLUS  
STRETCH ZONE

# Site Plan

1845 Sidney Baker St, Kerrville, TX 78028



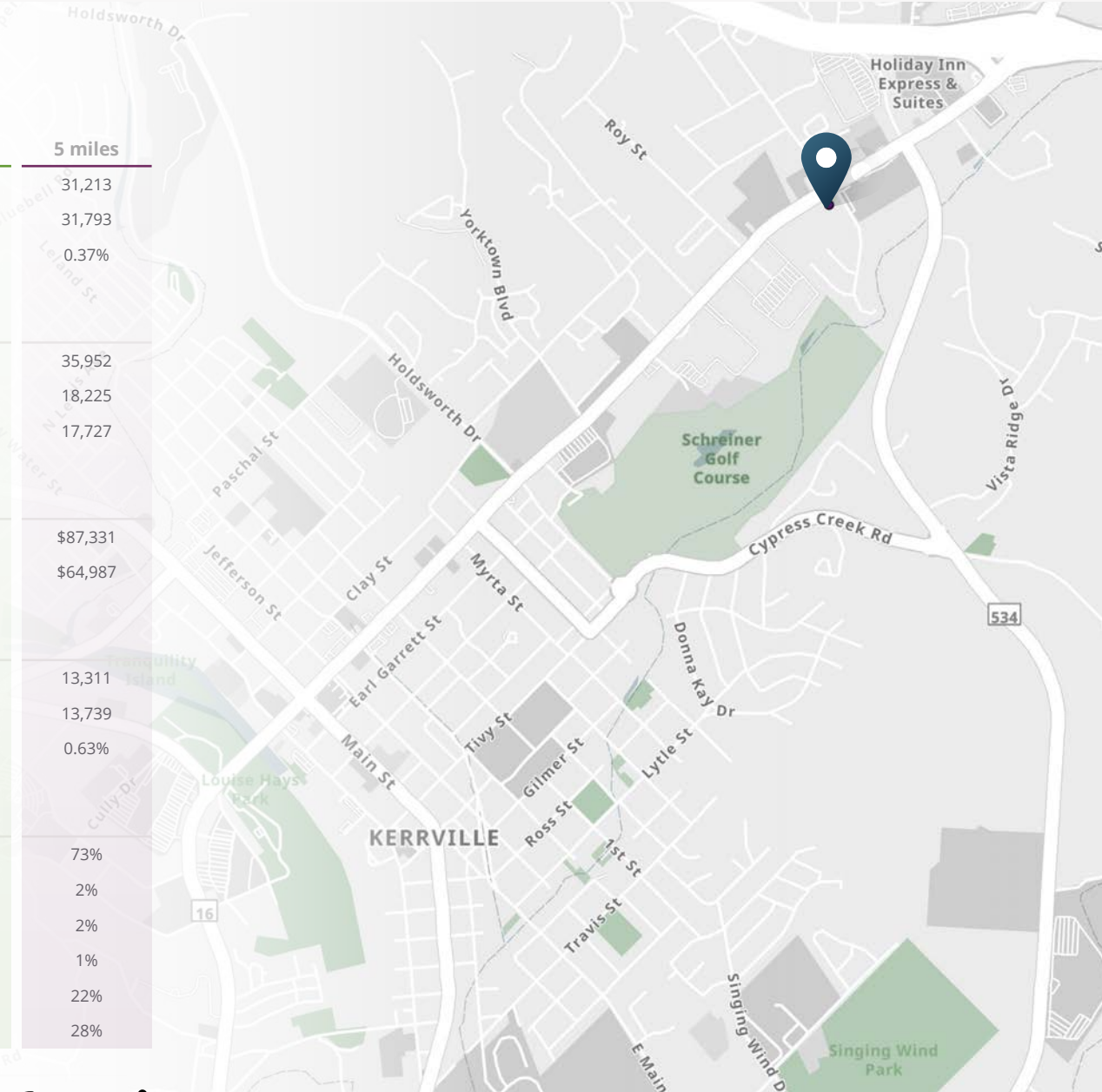
# Pad Site Available

1845 Sidney Baker St, Kerrville, TX 78028



## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	2,566	20,722	31,213
2029 Projected Population	2,583	21,068	31,793
Proj. Annual Growth 2024 to 2029	0.13%	0.33%	0.37%
<b>Daytime Population</b>			
2024 Daytime Population	3,558	26,617	35,952
Workers	2,082	15,178	18,225
Residents	1,476	11,439	17,727
<b>Income</b>			
2024 Est. Average Household Income	\$86,468	\$82,746	\$87,331
2024 Est. Median Household Income	\$57,518	\$61,314	\$64,987
<b>Households &amp; Growth</b>			
2024 Estimated Households	1,143	8,703	13,311
2029 Estimated Households	1,168	8,965	13,739
Proj. Annual Growth 2024 to 2029	0.43%	0.59%	0.63%
<b>Race &amp; Ethnicity</b>			
2024 Est. White	74%	72%	73%
2024 Est. Black or African American	3%	3%	2%
2024 Est. Asian or Pacific Islander	1%	2%	2%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	21%	23%	22%
2024 Est. Hispanic (Any Race)	27%	31%	28%



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



# 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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Designated Broker of Firm	License No.	Email	Phone

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