

# FOR SALE

## Santi Subdivision

N Plant Ave @ Santi Circle  
Boerne, Texas 78006

### LOCATION:

West side of N Plant Ave, south of Alder Rd, adjacent to Curington Elementary in northern Boerne, Texas

### AVAILABLE:

3.52 acres; 12 Single-Family lots as shown on the Santi Subdivision Plat ranging from .11 to .25 acres

### ZONING:

R2-M; Moderate Density Residential

### UTILITIES:

City of Boerne Water and Wastewater

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.

### TOPO:

Gentle slope

### SCHOOLS:

Boerne ISD

### SALE PRICE:

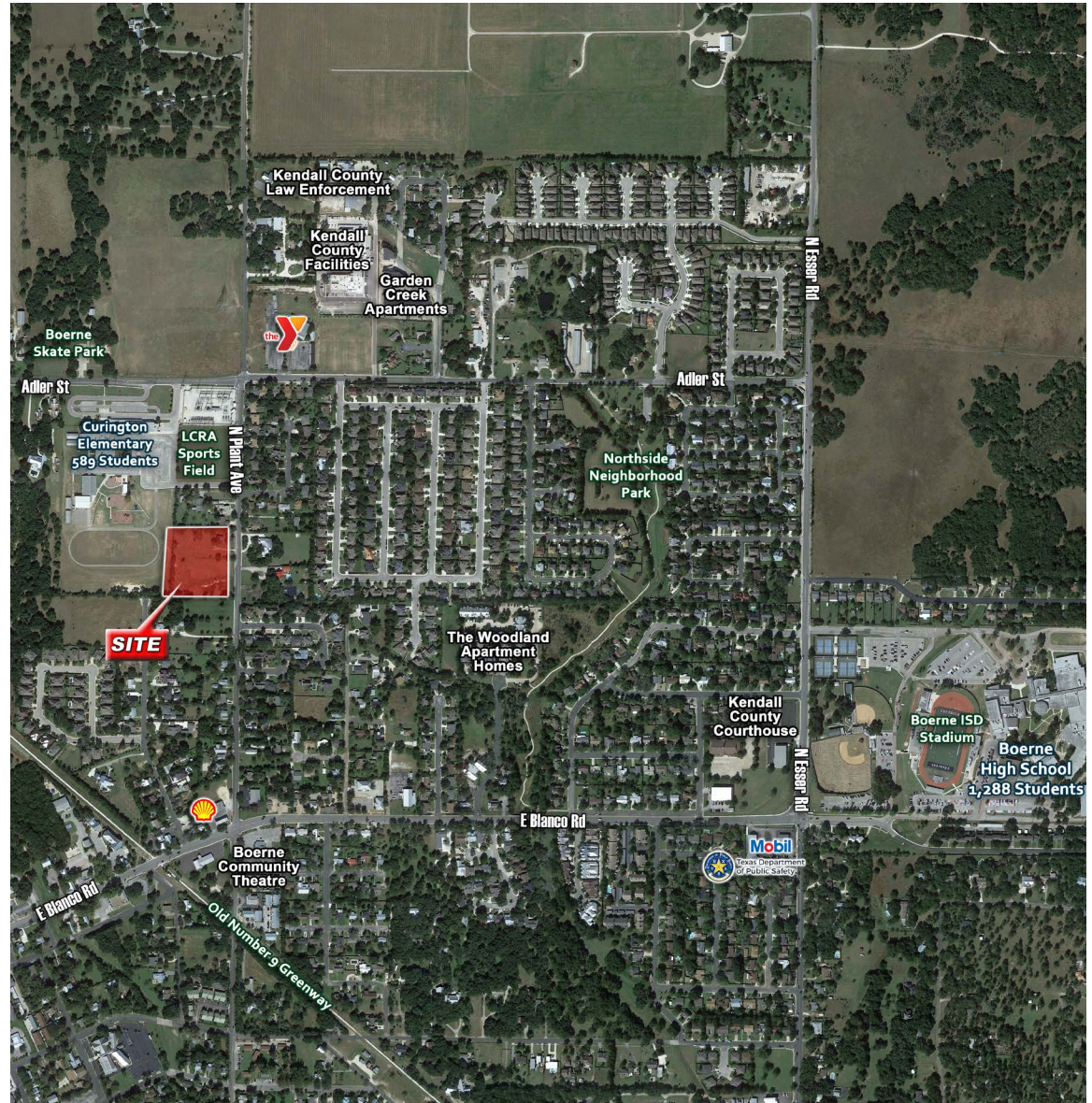
Call for Pricing

### AREA OVERVIEW:

Excellent location northeast of Downtown Boerne adjacent to Curington Elementary (589 Students) and nearby Boerne High School (1,288 Students) and Boerne Middle School North (813 Students)

### DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Population	5,474	21,701	28,574
2028 Proj. Population	6,364	28,620	36,541
Average HH Income	\$117,132	\$125,322	\$132,533



COMMERCIAL PROPERTY GROUP

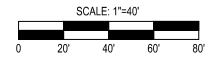
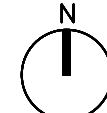
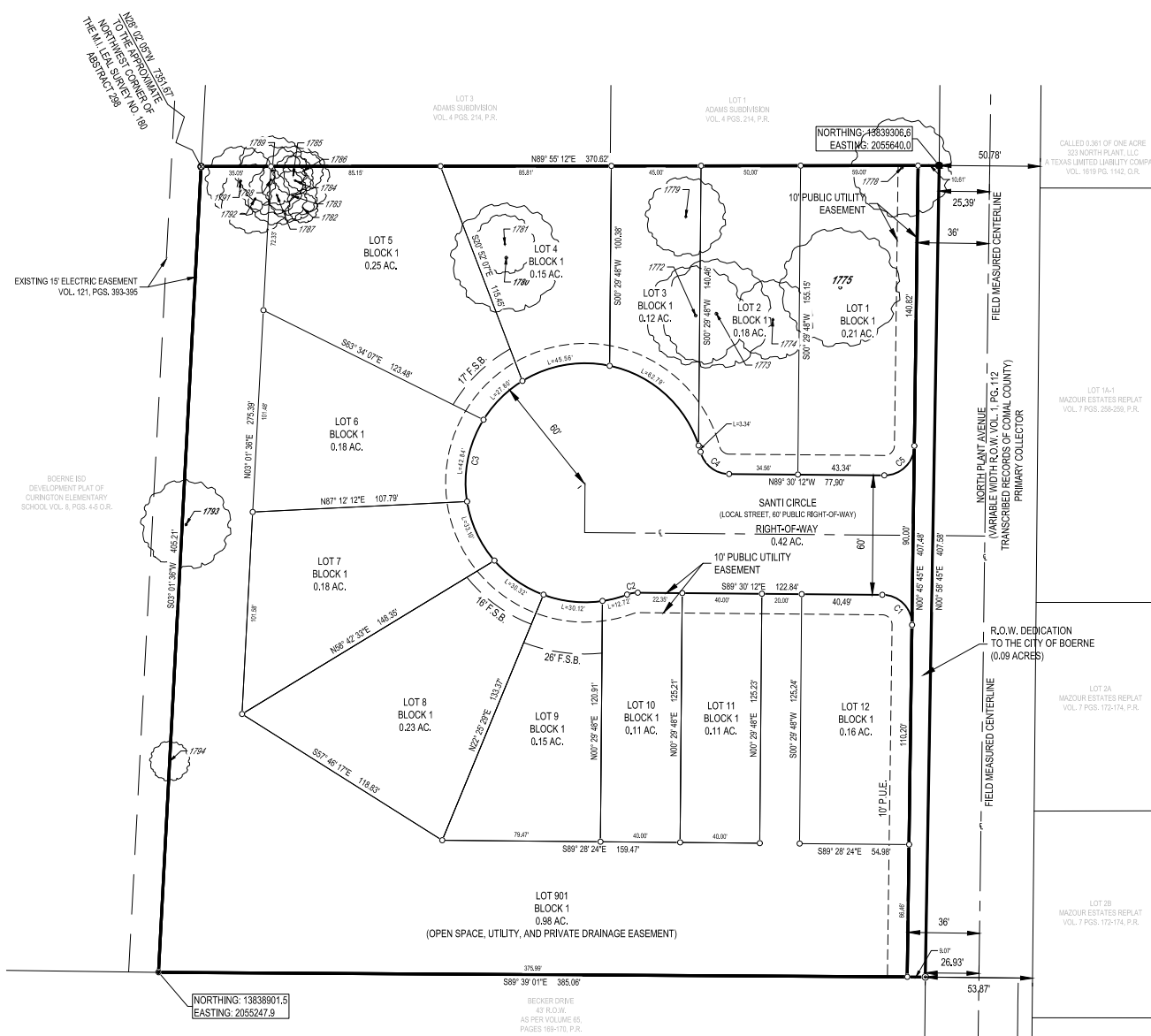
For more information, please contact **Drew Presentin** or **Matthew Baillio**  
(C) 210-819.0727 | [DPresentin@dirdealers.com](mailto:DPresentin@dirdealers.com) or (c) 210-643-2871 | [mbaillio@dirdealers.com](mailto:mbaillio@dirdealers.com)  
(o) 210-496-7775 | 334 North Park Drive, San Antonio, Texas 78216 | [www.dirdealers.com](http://www.dirdealers.com)

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# Plat Map

# Santi Subdivision

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### LEGEND

- EASEMENT GEOMETRY POINT
- ⊙ FOUND 8" CEDAR POST
- ⊙ FOUND 6" CEDAR POST
- FOUND 12" IRON ROD
- ⊙ FOUND PK NAIL
- ⊙ FOUND 1/2" IRON ROD WITH AN ORANGE "MDS SURVEY" PLASTIC CAP
- ⊙ SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATHIN-COOPER ENG. & SURVEY"
- EASEMENT LINE
- PROPERTY SETBACKS
- PROJECT BOUNDARY
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- CITY OF BOERNE CITY LIMITS LINE
- ⊙ EXISTING HERITAGE LEGACY TREE

### COMMON ABBREVIATIONS

- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
- P.R. PLAT RECORDS OF KENDALL COUNTY, TEXAS
- D.R. DEED RECORDS OF KENDALL COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- F.S.B. FRONT SETBACK

HERITAGE TREE TABLE				
POINT NUMBER	SPECIES	TRUNK CR. (IN)	SPREAD (FT)	MULTI-TRUNK (DA/IN)
1775	LIVE OAK	88.91"	60'	N/A
1780	LIVE OAK	78.0"	55'	N/A
1783	WHITE OAK	81.64"	45'	N/A

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.62'	90°19'37"	N44°22'13"W	21.26'
C2	15.00'	5.51'	21°12'22"	S79°58'37"W	5.48'
C3	60.00'	42.84'	49°54'28"	S11°22'56"W	41.69'
C4	15.00'	19.51'	74°32'02"	N52°14'11"W	18.37'
C5	15.00'	23.49'	89°44'03"	S40°37'47"W	21.16'

BLOCK PERIMETER LENGTH	
BLOCK	PERIMETER (FT)
1	1,589.29'



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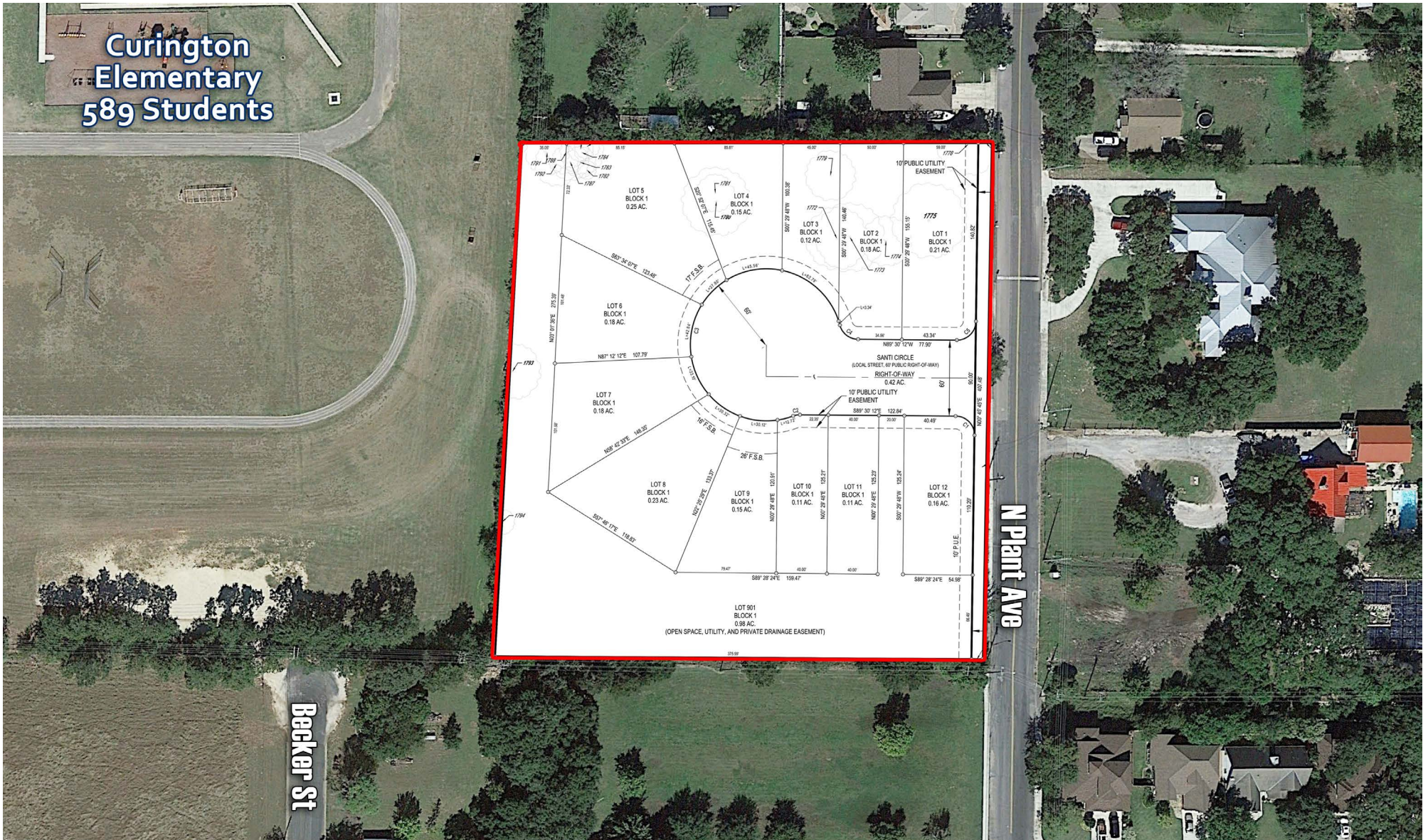
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# Site Aerial

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Curington  
Elementary  
589 Students



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# Wide Aerial

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**BAPTIST HEALTH SYSTEM**  
New \$50M Acute Care  
Construction Begins 2024

**Boerne Town Center**

**Walmart**

**Methodist ER**

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**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:
  - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date