

# Available

500 Mill Run Road, Kerrville, TX  
11,960 SF



# Highlights



500 Mill Run Road, Kerrville, TX 78028



Zoning - Industrial



Building size - ± 11,960 SF  
Lot area: ±33,976 SF (0.78 acres)



Exterior entrances- 2

Overhead doors- 4

Dock - Yes

**32,556**

Total  
Population

**36,282**

Daytime  
population

**\$83,931**

Average  
Household Income

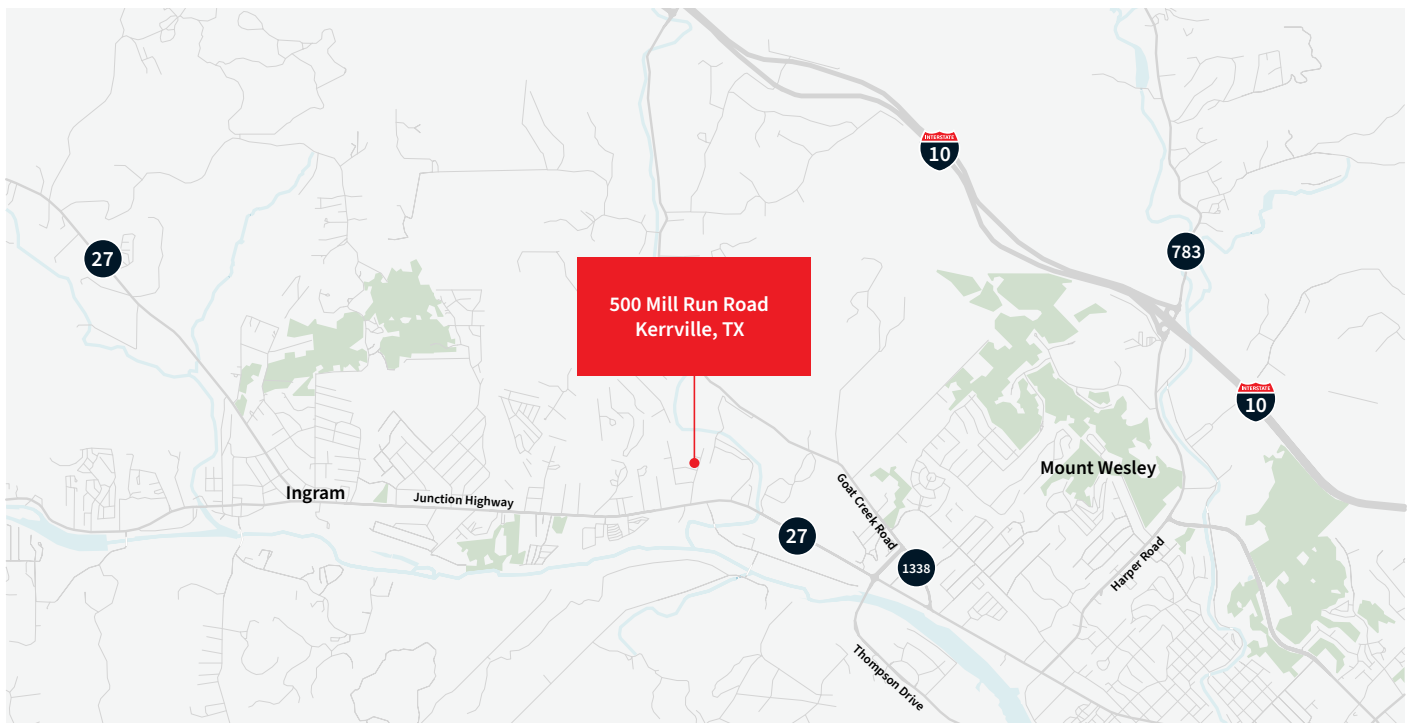
**2,673** vpd

Traffic  
(TxDOT, 2022)





# Aerial map



# Demographics

Population Summary	1 Mile	3 Mile	5 Mile
2000 Total population	908	11,193	25,053
2010 Total population	1,431	12,220	27,173
2023 Total population	1,492	13,132	29,348
2028 Total population	1,482	13,274	29,659
2019-2024 Annual Rate	-0.13%	0.22%	0.21%
Total Households	697	5,792	12,655
<b>Data for all business in area</b>			
Total daytime population	1,974	12,910	32,300
Daytime population - workers	1,095	5,469	15,613
Daytime population - residents	879	7,441	16,687
Labour force by occupation - white collar	54.4%	61.6%	57.7%
Labour force by occupation - blue collar	21.1%	20.4%	19.9%
<b>Median Age</b>			
2023 Median age	51.6	53.6	51.2
<b>Median household income</b>			
2023 Median household income	\$56,412	\$65,559	\$61,412
2028 Median household income	\$62,414	\$75,178	\$69,138
2019-2024 Annual Rate	2.04%	2.78%	2.40%
<b>Average household income</b>			
2023 Average household income	\$82,915	\$88,762	\$85,188
2028 Average household income	\$93,896	\$98,968	\$94,900
2019-2024 Annual Rate	2.52%	2.20%	2.18%
<b>Per capita income</b>			
2023 Per capita income	\$38,301	\$38,978	\$36,808
2028 Per capita income	\$43,852	\$43,899	\$41,321
2019-2024 Annual Rate	2.74%	2.41%	2.34%

2023 population 25+ by edu. attainment	1 Mile	3 Mile	5 Mile
Total	1,122	10,156	22,263
Less than 9th grade	1.7%	1.7%	2.2%
9th - 12th grade, no diploma	4.4%	4.4%	6.2%
High school graduate	28.4%	24.3%	25.4%
GED/ Alternative credential	7.8%	4.0%	4.5%
Some college, no degree	21.6%	22.4%	21.7%
Associate degree	8.2%	10.8%	8.7%
Bachelor's degree	17.7%	21.7%	20.3%
Graduate/ professional degree	10.2%	10.6%	11.0%
<b>2023 Population by sex</b>			
Males	710	6,199	14,072
Females	782	6,933	15,276
<b>2023 Population by race/ ethnicity</b>			
Total	1,491	13,132	29,349
White alone	74.0%	77.7%	74.0%
Black alone	1.1%	0.9%	2.0%
American indian alone	0.7%	0.6%	0.7%
Asian alone	1.1%	1.2%	1.4%
Pacific Islander alone	0.1%	0.1%	0.1%
some other race alone	6.6%	5.2%	7.5%
Two or more races	16.6%	14.3%	14.4%
Hispanic origin	26.8%	22.5%	26.9%
Diversity index	64.9	59.2	65.2

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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.

11-2-2015



### 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 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date