

LAND

# 000 CAMINO REAL

000 CAMINO REAL, KERRVILLE, TX 78028



## OFFERING MEMORANDUM

### BROWNING COMMERCIAL REAL ESTATE

6061 Broadway St  
San Antonio, TX 78209



**BROWNING COMMERCIAL**  
REAL ESTATE

### PRESENTED BY:

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#### TERESA WEIRICH

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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# PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY PHOTOS

PROPERTY VIDEO

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# PROPERTY SUMMARY

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## Property Summary

Price:	Call Agent
Building SF:	5,192
CAP Rate:	7.67 %
Lot Size:	10.15 Acres
Price / Acre:	\$97,044
Year Built:	2009
Building Class:	C
County:	Kerr
Zoning:	OCL

## Property Overview

Nestled on a level 10-acre tract in Kerrville's scenic Hidden Valley Ranch area, this property presents a rare turnkey investment—a fully occupied mobile home community offering immediate cash flow and significant growth potential. Featuring five well-maintained mobile home units totaling 5,192sqft of living space. Each unit benefits from private, fenced yards and carports, all framed by the backdrop of rolling hills and mature trees—creating an appealing and serene atmosphere for residents

## Location Overview

Situated in the stunning Texas Hill Country, Kerrville serves as the county seat of Kerr County, located approximately 62 miles (100km) northwest of San Antonio along Interstate 10 and at the crossroads of Highways 16 and 27. Nestled on the banks of the Guadalupe River, Kerrville is celebrated for its rolling hills, scenic beauty, and vibrant community spirit.

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# LOCATION INFORMATION

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REGIONAL MAP

DEMOGRAPHICS

TERESA BAILEY-WEIRICH

LISA GROVE

DISCLAIMER

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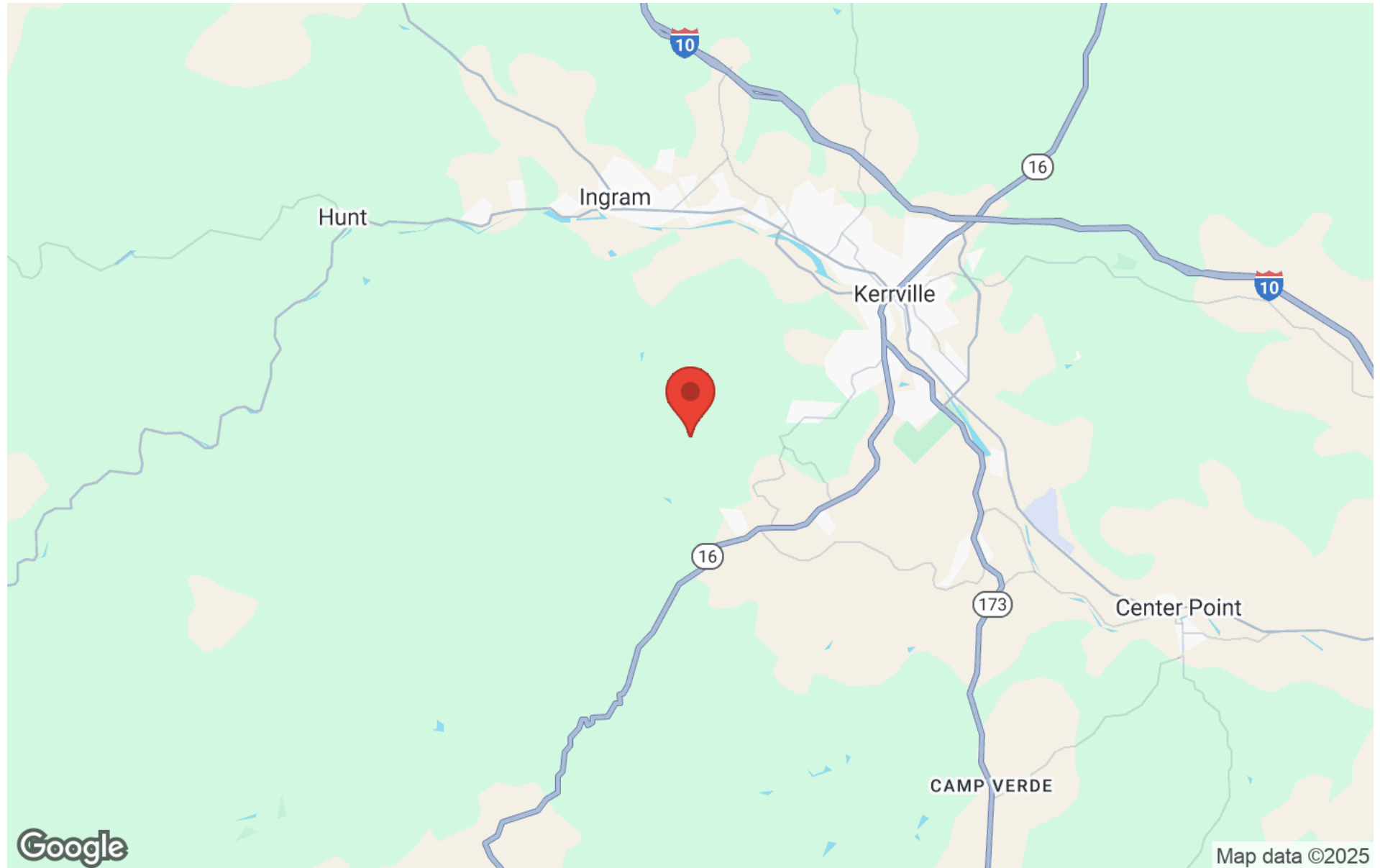
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# REGIONAL MAP

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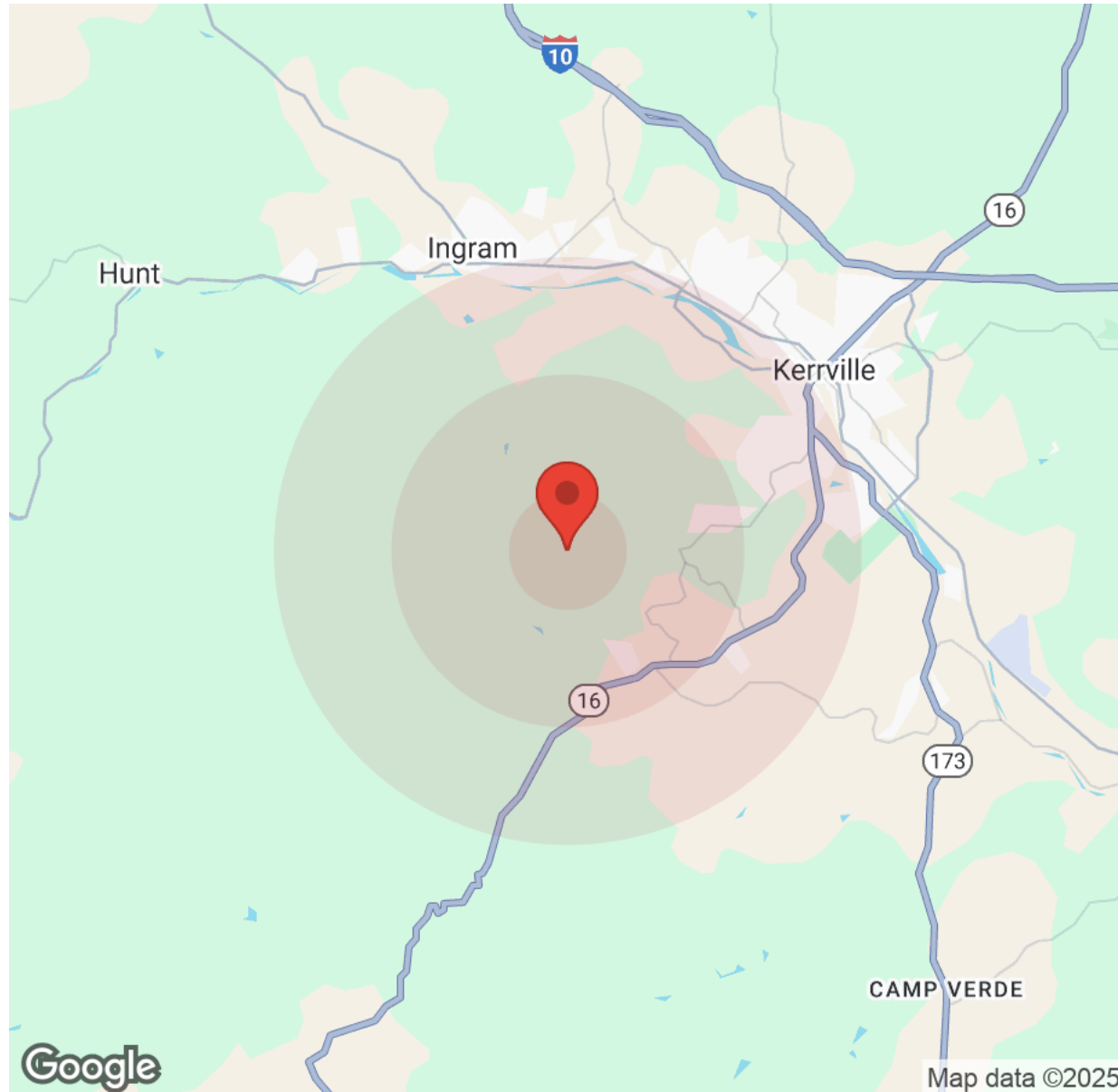


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	139	1,611	6,378
Female	146	1,644	6,435
Total Population	285	3,255	12,812

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	44	489	1,808
Ages 15-24	29	332	1,231
Ages 25-54	108	1,079	3,797
Ages 55-64	38	486	1,843
Ages 65+	65	869	4,132

Race	1 Mile	3 Miles	5 Miles
White	194	2,218	9,032
Black	2	46	209
Am In/AK Nat	N/A	6	20
Hawaiian	N/A	3	10
Hispanic	84	898	3,148
Asian	N/A	33	177
Multi-Racial	4	48	196
Other	N/A	4	19

Income	1 Mile	3 Miles	5 Miles
Median	\$80,206	\$73,975	\$75,011
< \$15,000	1	76	392
\$15,000-\$24,999	3	50	395
\$25,000-\$34,999	N/A	40	229
\$35,000-\$49,999	22	172	680
\$50,000-\$74,999	34	345	1,087
\$75,000-\$99,999	5	131	606
\$100,000-\$149,999	39	335	1,429
\$150,000-\$199,999	11	90	396
> \$200,000	7	98	354

Housing	1 Mile	3 Miles	5 Miles
Total Units	139	1,549	6,423
Occupied	122	1,337	5,569
Owner Occupied	101	1,073	4,068
Renter Occupied	21	264	1,501
Vacant	17	212	854

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# TERESA BAILEY-WEIRICH

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11-2-2015



## 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.*

### 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.

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Phyllis Browning Company	400203	broker@phyllisbrowning.com	(210) 824-7878
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Will G Curtis III	627466	wcurtis@phyllisbrowning.com	(210) 201-5444
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Teresa Weirich	352139	tweirich@phyllisbrowning.com	512-517-2691
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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