

FOR SALE

27890 BOERNE STAGE RD

SAN ANTONIO, TX

OFFERING MEMORANDUM



E DOS CERROS LOOP

3.4 +/- ACRES
SOLD SEPERATELY

BOERNE STAGE RD VPD 3,780

 CHESMAR
HOMES

**EXCLUSIVELY MARKETED BY:
BROKER OF RECORD:**

URI URIAH

Broker of Record
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Uri@uriahrealestate.com



URIAH
REAL ESTATE ORGANIZATION LLC
URIAHREALSTATE.COM



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



3.4 +/- ACRES
SOLD SEPERATELY

BOERNE STAGE RD VPD 3,780

E DOS CERROS LOOP

PROPERTY PHOTOS



BOERNE STAGE RD VPD 3780

E DOS CERROS LOOP



3.4 +/- ACRES
SOLD SEPERATELY

PROPERTY OVERVIEW

PROPERTY SUMMARY

URIAH Real Estate Organization has been exclusively retained to market and sell 27890 Boerne Stage Rd. This distinctive property spans approximately 3.18 acres and includes a main building of about 3,000 square feet, along with an additional 1,200 square foot structure that can be finished for added space. Its versatility makes it ideal for use as a personal residence, office, retail space, assisted living facility or day care facility with additional land available for development. The front of the property has a concrete pad and parking space that was used for a Food truck operation. Situated in a highly sought-after area, it is located across from a new Chesmar - high-end master-planned community, within walking distance of Boerne Stage Airfield, and a short drive from downtown Boerne, The Rim, La Cantera, and other major attractions. Additionally, a nearby lot two parcels over is also available and can be sold together or separately.

PROPERTY SUMMARY

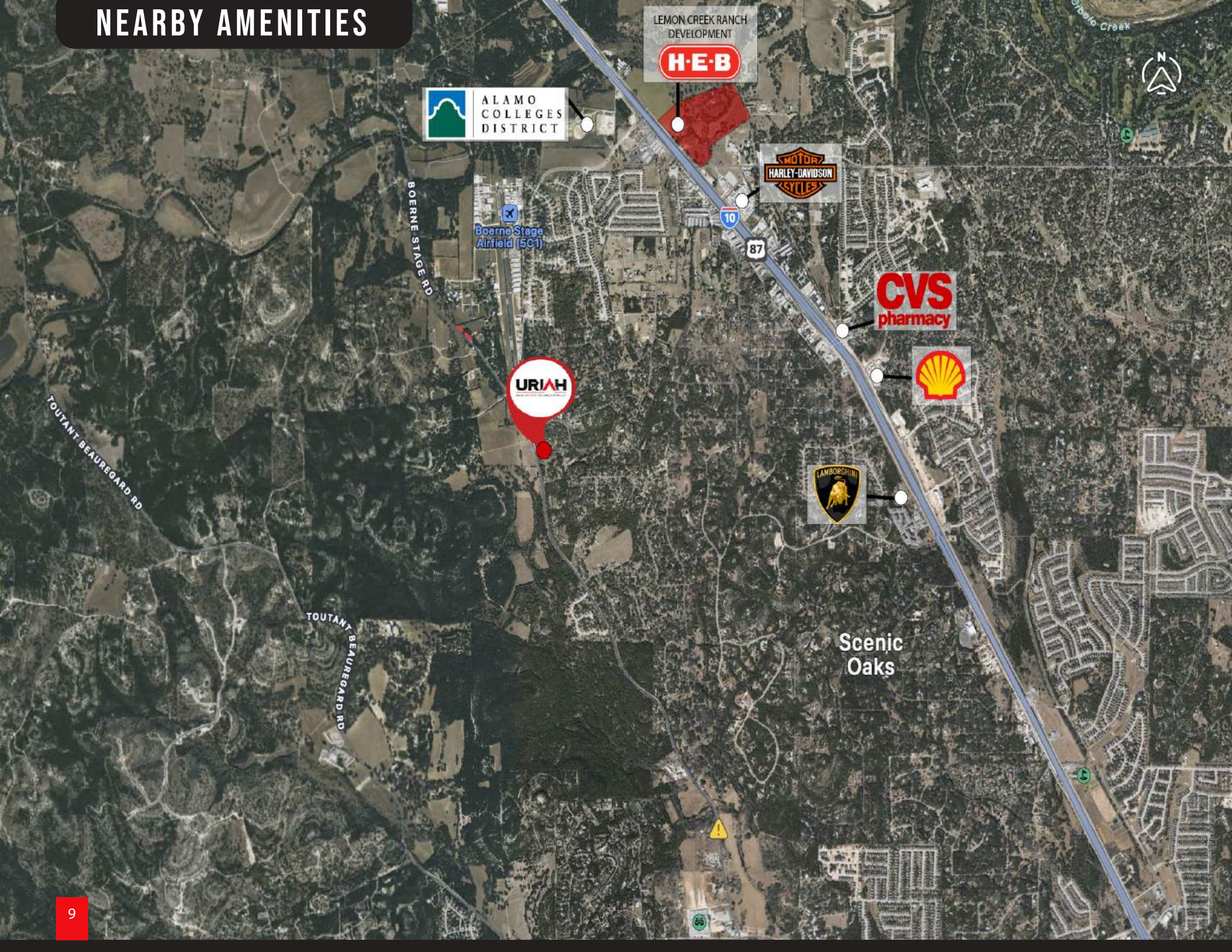
LEASE RATE:	CONTACT BROKER
ZONING:	OCL
BUILDING SIZE:	
Main Building	3,000 +/- SQFT
Side Structure	1,200 +/-
LAND SIZE:	
	3.18 AC
	0.2870 AC

PROPERTY HIGHLIGHTS

- VERSATILE USAGE OPTIONS: IDEAL FOR A RANGE OF DEVELOPMENTS INCLUDING A PERSONAL RESIDENCE, OFFICE, RETAIL SPACE, ASSISTED LIVING FACILITY, OR DAYCARE.
- PRIME LOCATION: SITUATED ACROSS FROM A HIGH-END CHESMAR MASTER-PLANNED COMMUNITY AND WITHIN CLOSE PROXIMITY TO MAJOR ATTRACTIONS LIKE THE RIM, LA CANTERA, AND DOWNTOWN BOERNE.
- RECENT UPGRADES: RECENTLY PLATTED WITH ONGOING CONNECTION TO SAWS WATER FOR A 6" FIRE PROTECTION LINE, ENSURING MODERN SAFETY COMPLIANCE.

The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

NEARBY AMENITIES



ALAMO COLLEGES DISTRICT

LEMON CREEK RANCH DEVELOPMENT
H-E-B

MOTOR HARLEY-DAVIDSON CYCLES

CVS pharmacy

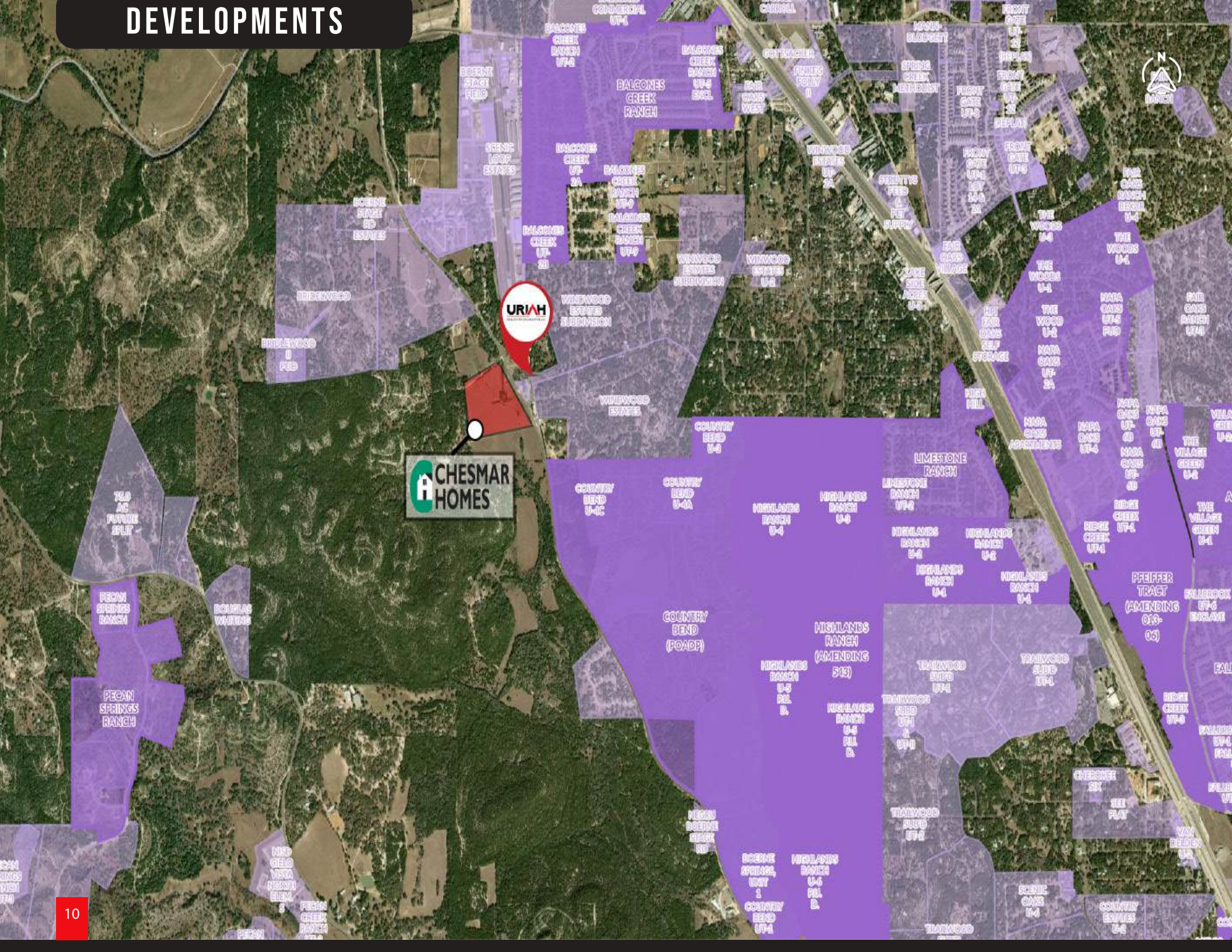


URIAH

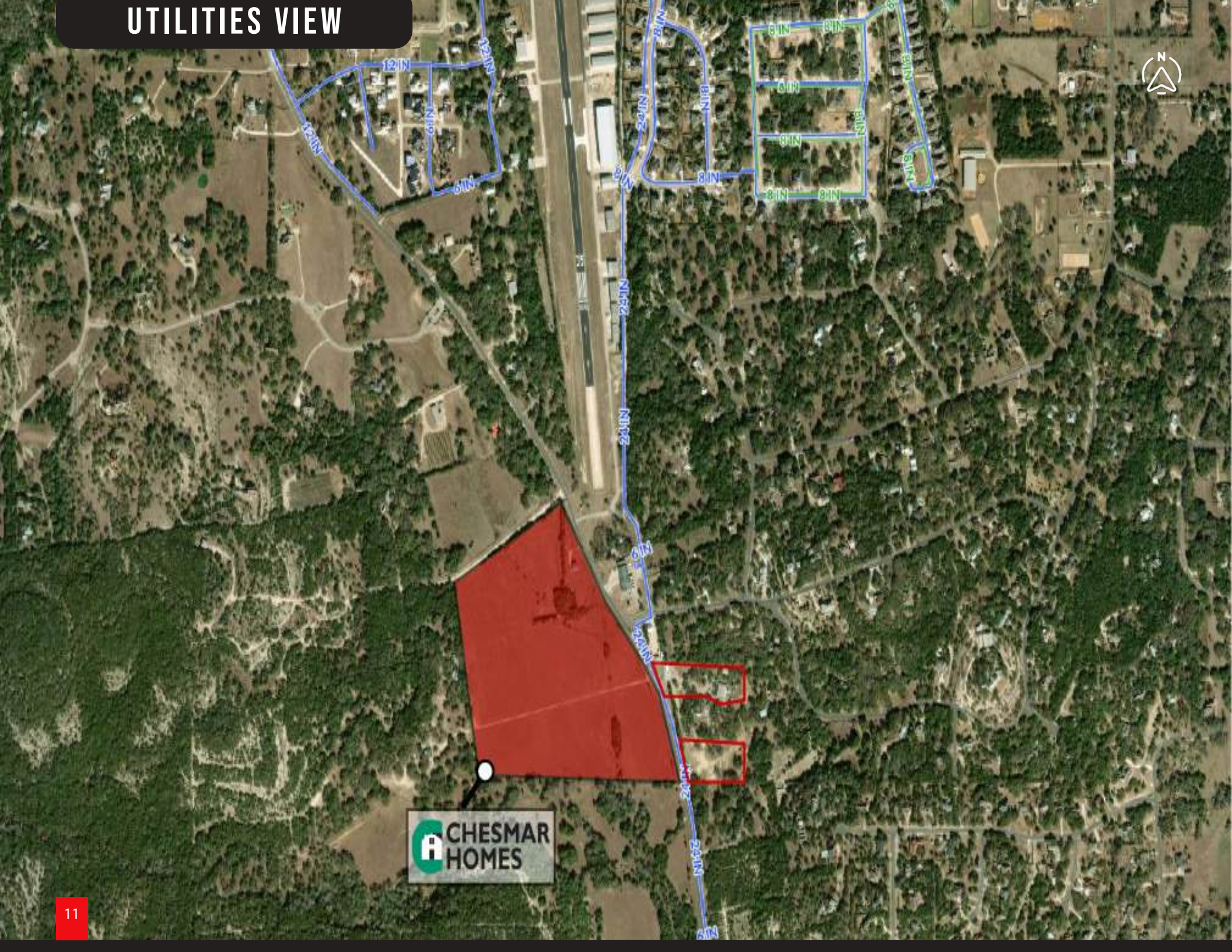
Boerne Stage Airfield (5C1)

Scenic Oaks

DEVELOPMENTS



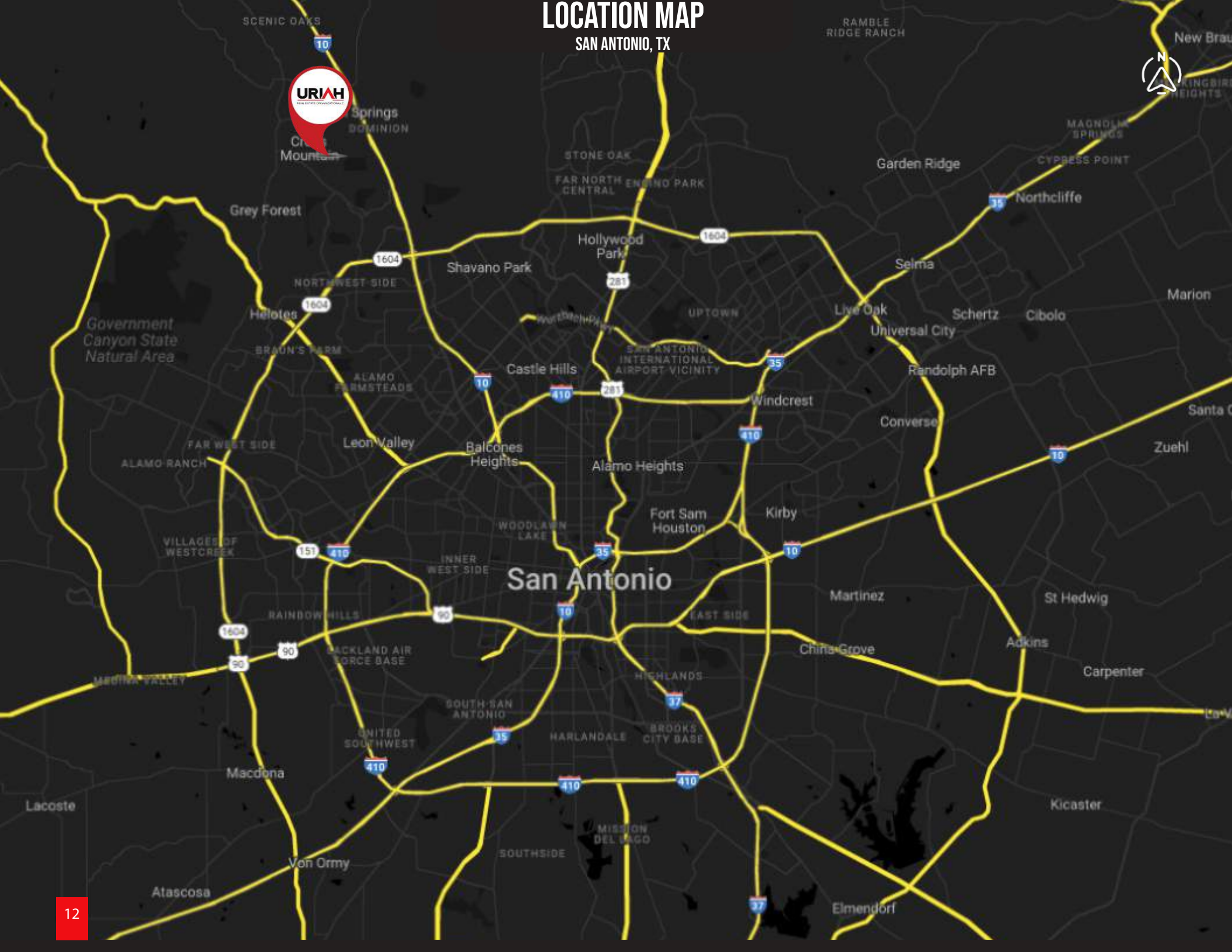
UTILITIES VIEW

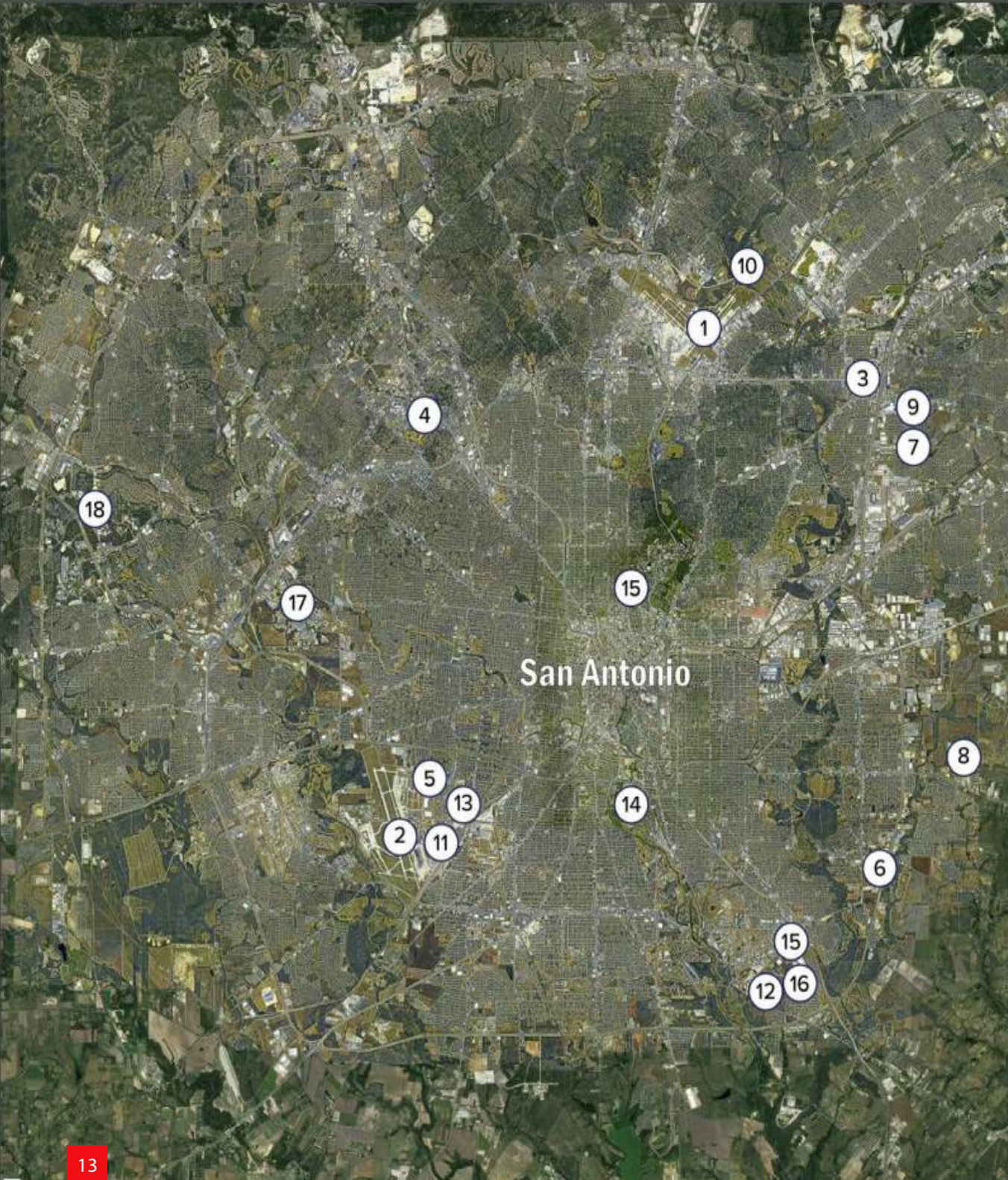


 CHESMAR
HOMES

LOCATION MAP

SAN ANTONIO, TX





SAN ANTONIO INDUSTRY

1. SAN ANTONIO INTL. AIRPORT
2. JB SA KELLY FIELD ANNEX
3. BROOKS ARMY MEDICAL CENTER
4. METHODIST HOSPITAL
5. TEXAS DEPT. OF PUBLIC SAFETY
6. HOLT CAT EQUIPMENT SUPPLIER
7. AMAZON WAREHOUSE
8. HEB DISTRIBUTION CENTER
9. DOLLAR GENERAL DISTRIBUTION CENTER
10. SOUTHWESTERN MOTOR TRANSPORT
11. BOEING CENTER AT TECH PORT
12. STINSON - MISSION MUN. AIRPORT
13. TINDALL CORP. SAN ANTONIO
14. CPS ENERGY
15. MISSION TRAIL BAPTIST HOSPITAL
16. MISSION SOLAR ENERGY
17. SOUTHWEST RESEARCH INSTITUTE
18. MICROSOFT

OVERVIEW

SAN ANTONIO, TX

San Antonio, a vibrant city rich in history and culture, is an economic powerhouse in the heart of Texas. Home to four Fortune 500 companies, it boasts a diverse and robust economy with strengths in healthcare, bioscience, and technology. Renowned for its iconic Alamo and scenic River Walk, the city melds historical charm with modern innovation. San Antonio's commitment to business growth, combined with its cultural attractions and educational institutions, makes it a dynamic and thriving place to live and work.

ECONOMY



2ND LARGEST
IN TEXAS



34.8 MILLION
TOURISTS EACH YEAR



\$168 BILLION
GROSS DOMESTIC PRODUCT



2ND BEST
PLACE TO LIVE IN TEXAS



4 FORTUNE 500
CORPORATE COMPANY



1.5 MILLION
PEOPLE LIVING IN SA





ATTRACTIONS:

San Antonio, a city rich in history and bursting with cultural vibrancy, offers an array of unforgettable attractions. Home to the iconic Alamo and the enchanting River Walk, the city melds historical significance with modern charm. Visitors and residents alike enjoy SeaWorld and Six Flags Fiesta Texas, alongside the San Antonio Zoo, creating a diverse array of entertainment options. The city's cultural tapestry is further adorned by a myriad of museums, art galleries, and the annual Fiesta San Antonio, a celebration of heritage and community.

ECONOMY

San Antonio's economy is a robust and diverse engine, driving the city towards a prosperous future. As one of the fastest-growing cities in the nation, it boasts a strong military presence, being home to several major bases. The city's economic landscape is also heavily influenced by its booming healthcare, bioscience, and financial services sectors. Additionally, San Antonio is a hub for tourism, with millions visiting annually, contributing significantly to the local economy. This blend of industries ensures a stable and dynamic economic environment, offering vast opportunities for businesses and individuals alike.



INDUSTRY AND BUSINESS ENVIRONMENT:

San Antonio stands tall as a powerhouse in the business world, underscored by the presence of four Fortune 500 companies. This impressive concentration of large corporations speaks to the city's strength and stability in the corporate sector. These industry giants, along with a plethora of other businesses, contribute significantly to the city's economic diversity and resilience. San Antonio's business-friendly climate, bolstered by supportive local policies and a skilled workforce, attracts a wide range of industries from healthcare and finance to technology and manufacturing. The city's commitment to fostering a robust business environment makes it an ideal destination for companies seeking growth and innovation.



DRIVE TIME

TEXAS MAP



LOCAL DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2020 Population	27,830	181,177	458,384
2024 Population	28,446	187,680	470,558
2029 Population Projection	30,944	204,079	510,463
Annual Growth 2020-2024	0.6%	0.9%	0.7%
Annual Growth 2024-2029	1.8%	1.7%	1.7%
Median Age	37.1	36.7	36.5
Bachelor's Degree or Higher	31%	30%	29%
U.S. Armed Forces	695	3,082	7,365

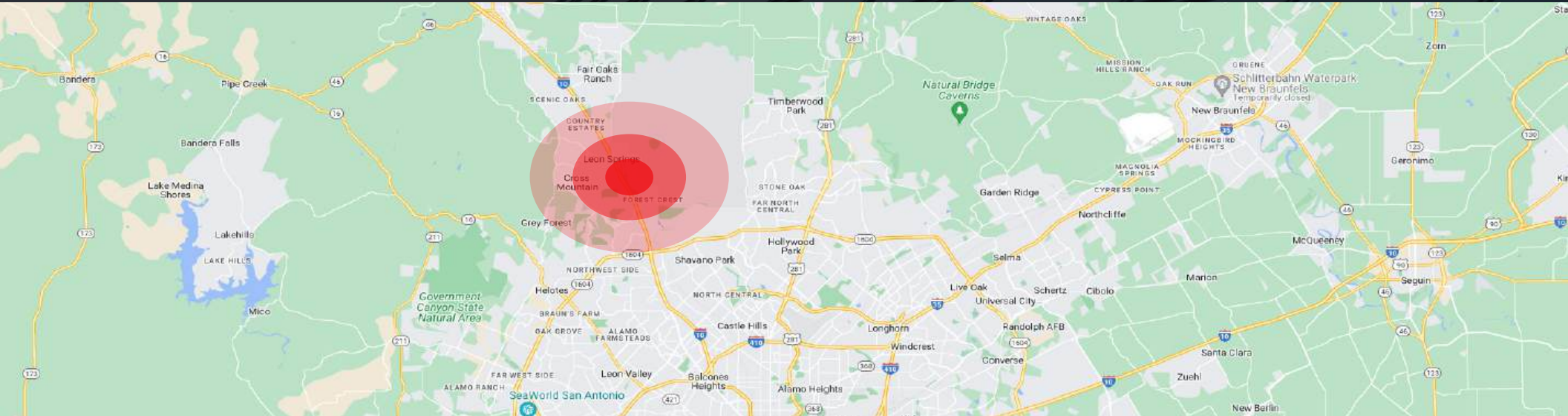
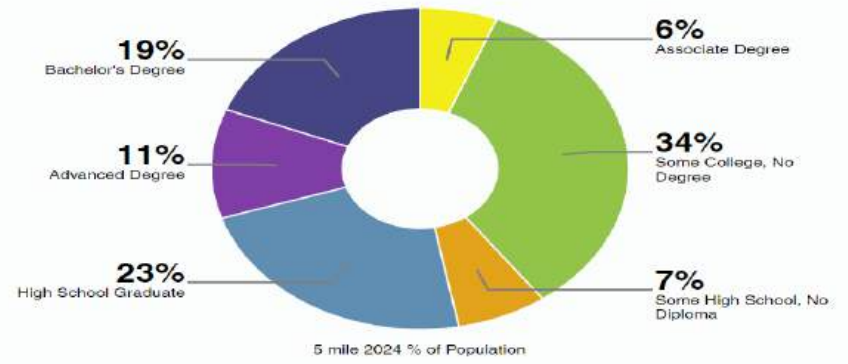
Households

	2 mile	5 mile	10 mile
2020 Households	10,582	64,418	166,117
2024 Households	10,825	66,523	170,024
2029 Household Projection	11,799	72,400	184,471
Annual Growth 2020-2024	0.9%	1.3%	1.0%
Annual Growth 2024-2029	1.8%	1.8%	1.7%
Owner Occupied Households	7,145	49,014	121,492
Renter Occupied Households	4,653	23,386	62,980
Avg Household Size	2.6	2.8	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$332M	\$2.2B	\$5.3B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$88,311	\$94,351	\$89,381
Median Household Income	\$68,358	\$76,018	\$70,827
< \$25,000	1,324	7,098	21,906
\$25,000 - 50,000	2,388	11,952	33,909
\$50,000 - 75,000	2,239	13,826	34,706
\$75,000 - 100,000	1,198	9,463	23,870
\$100,000 - 125,000	1,460	8,776	19,480
\$125,000 - 150,000	889	5,755	13,486
\$150,000 - 200,000	695	5,548	12,664
\$200,000+	631	4,105	10,003

Educational Attainment



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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Uriah Real Estate has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Uriah Real Estate's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Uriah Real Estate and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

NON-ENDORSEMENT NOTICE

Uriah Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Uriah Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Uriah Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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EXCLUSIVELY MARKETING BY:

URI URIAH

BROKER OF RECORD

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URIAH

REAL ESTATE ORGANIZATION LLC



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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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Uri Uriah	604991	uri@uriahrealestate.com	(512)960-0747
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Uri Uriah	604991	uri@uriahrealestate.com	(512)960-0747
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov