

SITE



Fair Oaks Land

29580 Ralph Fair Rd, Boerne, TX 78015

Offered by:
Henry P. Drought
Andrew J. Lyles

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Benefits

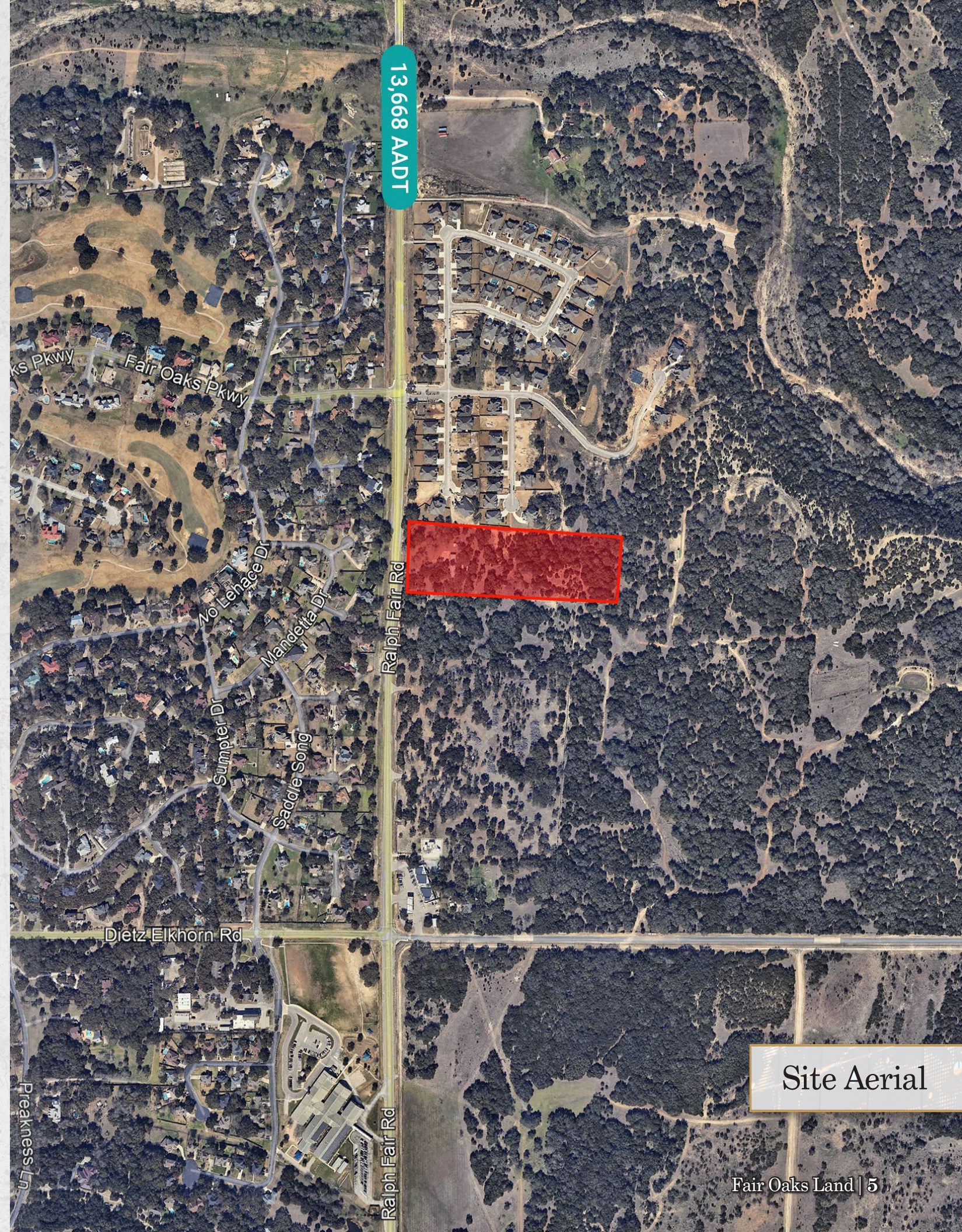
Property Highlights

Address	29580 Ralph Fair Rd., Boerne, TX 78015
Location	Fair Oaks Pkwy & Dietz Elkhorn Rd
Property Details	8.75 Acres (Divisible)
Legal Description	CB 4741 P-34 ABS 257 LABEL: TEX0445285/4 (PROPERTY ID #1140619) & CB 4741 P-33 ABS 257 (PROPERTY ID #1140621)
Zoning	OCL

Comments

- Prime Land For Development by Fair Oaks
- Located next to Fair Oaks Ranch
- IH-10 within minutes from the property
- Ideal for a wide variety of commercial uses
- Adjacent to high density residential development

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



Site Aerial

Availability & Rates

Available	Largest Available	5.8907 Acres
	Largest Contiguous	8.7500 Acres
	Smallest Available	2.8593 Acres
	Min. Divisible Land	2.8593 Acres
Sale Price	\$2,500,000.00 (\$57.39 PSF)	
Financial Information	Required prior to submission of sale document by Seller	
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative	

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

San Antonio Market Overview

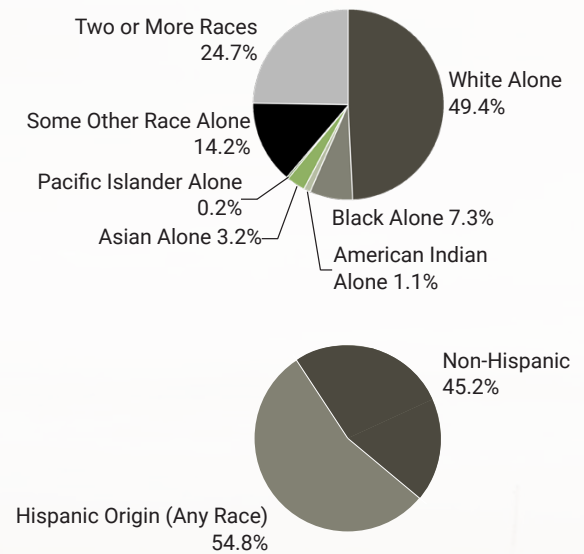
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

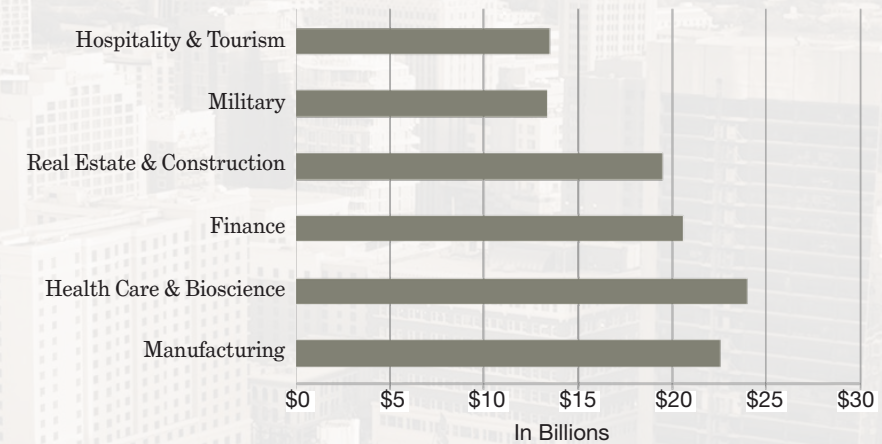


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



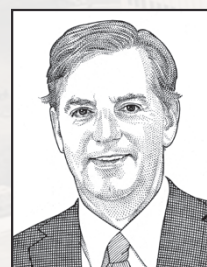
Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Sale Contacts



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San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Demographics - 1 mile

Summary	Census 2020	2025	2030
Total Population	1,898	1,993	2,125
Total Households	736	793	860
Family Households	597	625	672
Average Household Size	2.58	2.51	2.47
Owner Occupied Housing Units	687	744	806
Renter Occupied Housing Units	49	49	54
Median Age	52.5	51.8	50.9

Trends 2025 - 2030	Area	State	National
Population	1.3%	1.1%	0.4%
Households	1.6%	1.4%	0.6%
Family Population	1.5%	1.3%	0.5%
Owner Occupied Housing Units	1.6%	1.8%	0.0%
Median Household Income	2.5%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	73	3.9%	78	3.9%	88	4.1%
5-9	108	5.7%	94	4.7%	99	4.7%
10-14	120	6.3%	129	6.5%	114	5.4%
15-19	122	6.4%	118	5.9%	128	6.0%
20-24	83	4.4%	95	4.8%	92	4.3%
25-29	52	2.7%	90	4.5%	102	4.8%
30-34	64	3.4%	69	3.5%	110	5.2%
35-39	78	4.1%	84	4.2%	88	4.1%
40-44	85	4.5%	97	4.9%	107	5.0%
45-49	103	5.4%	100	5.0%	114	5.4%
50-54	122	6.4%	117	5.9%	114	5.4%
55-59	177	9.3%	132	6.6%	129	6.1%
60-64	148	7.8%	183	9.2%	142	6.7%
65-69	142	7.5%	149	7.5%	184	8.7%
70-74	159	8.4%	136	6.8%	149	7.0%
75-79	110	5.8%	145	7.3%	132	6.2%
80-84	86	4.5%	91	4.6%	126	5.9%
Age 85+	67	3.5%	86	4.3%	107	5.0%

Median Household Income	\$142,841	-	\$161,330	-
Average Household Income	\$202,279	-	\$209,435	-
Per Capita Income	\$76,780	-	\$80,853	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,545	81.4%	1,589	79.7%	1,649	77.6%
Black Alone	19	1.0%	21	1.1%	23	1.1%
American Indian	11	0.6%	12	0.6%	14	0.7%
Asian Alone	26	1.4%	31	1.6%	35	1.6%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	35	1.8%	38	1.9%	46	2.2%
Two or More Races	262	13.8%	302	15.2%	358	16.9%
Hispanic (Any Race)	287	15.1%	332	16.7%	401	18.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Demographics - 3 mile

Summary	Census 2020	2025	2030
Total Population	16,967	20,249	22,808
Total Households	5,806	7,118	8,160
Family Households	4,836	5,803	6,607
Average Household Size	2.92	2.84	2.79
Owner Occupied Housing Units	5,097	6,310	7,163
Renter Occupied Housing Units	709	808	997
Median Age	39.5	40.1	40.4

Trends 2025 - 2030	Area	State	National
Population	2.4%	1.1%	0.4%
Households	2.8%	1.4%	0.6%
Family Population	2.6%	1.3%	0.5%
Owner Occupied Housing Units	2.6%	1.8%	0.0%
Median Household Income	2.1%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,091	6.4%	1,285	6.3%	1,441	6.3%
5-9	1,355	8.0%	1,461	7.2%	1,547	6.8%
10-14	1,369	8.1%	1,618	8.0%	1,660	7.3%
15-19	1,124	6.6%	1,381	6.8%	1,535	6.7%
20-24	732	4.3%	1,004	5.0%	1,169	5.1%
25-29	638	3.8%	1,057	5.2%	1,360	6.0%
30-34	1,024	6.0%	955	4.7%	1,387	6.1%
35-39	1,290	7.6%	1,347	6.7%	1,187	5.2%
40-44	1,204	7.1%	1,578	7.8%	1,554	6.8%
45-49	1,155	6.8%	1,378	6.8%	1,692	7.4%
50-54	1,130	6.7%	1,320	6.5%	1,462	6.4%
55-59	1,085	6.4%	1,255	6.2%	1,377	6.0%
60-64	930	5.5%	1,170	5.8%	1,301	5.7%
65-69	858	5.1%	981	4.8%	1,189	5.2%
70-74	823	4.8%	861	4.3%	972	4.3%
75-79	575	3.4%	772	3.8%	818	3.6%
80-84	353	2.1%	488	2.4%	660	2.9%
Age 85+	233	1.4%	338	1.7%	497	2.2%

Median Household Income	\$143,554	-	\$159,624	-
Average Household Income	\$181,367	-	\$198,194	-
Per Capita Income	\$64,521	-	\$71,779	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,246	72.2%	14,069	69.5%	15,283	67.0%
Black Alone	363	2.1%	475	2.4%	548	2.4%
American Indian	87	0.5%	113	0.6%	132	0.6%
Asian Alone	557	3.3%	753	3.7%	894	3.9%
Pacific Islander	12	0.1%	15	0.1%	17	0.1%
Some Other Race	691	4.1%	892	4.4%	1,104	4.8%
Two or More Races	3,011	17.8%	3,932	19.4%	4,829	21.2%
Hispanic (Any Race)	4,260	25.1%	5,580	27.6%	6,952	30.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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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.

Demographics - 5 mile

Summary	Census 2020	2025	2030
Total Population	36,488	42,661	47,509
Total Households	12,435	14,980	17,010
Family Households	10,225	12,048	13,588
Average Household Size	2.93	2.84	2.79
Owner Occupied Housing Units	10,492	12,438	14,153
Renter Occupied Housing Units	1,943	2,542	2,857
Median Age	39.0	39.5	39.5

Trends 2025 - 2030	Area	State	National
Population	2.2%	1.1%	0.4%
Households	2.6%	1.4%	0.6%
Family Population	2.4%	1.3%	0.5%
Owner Occupied Housing Units	2.6%	1.8%	0.0%
Median Household Income	2.5%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,380	6.5%	2,712	6.4%	3,028	6.4%
5-9	2,959	8.1%	3,136	7.3%	3,245	6.8%
10-14	2,969	8.1%	3,415	8.0%	3,474	7.3%
15-19	2,466	6.8%	2,961	6.9%	3,228	6.8%
20-24	1,679	4.6%	2,160	5.1%	2,473	5.2%
25-29	1,532	4.2%	2,375	5.6%	2,912	6.1%
30-34	2,086	5.7%	2,164	5.1%	3,039	6.4%
35-39	2,719	7.5%	2,678	6.3%	2,633	5.5%
40-44	2,688	7.4%	3,265	7.7%	3,070	6.5%
45-49	2,567	7.0%	2,975	7.0%	3,431	7.2%
50-54	2,441	6.7%	2,885	6.8%	3,123	6.6%
55-59	2,296	6.3%	2,584	6.1%	2,911	6.1%
60-64	2,043	5.6%	2,421	5.7%	2,637	5.5%
65-69	1,803	4.9%	2,093	4.9%	2,433	5.1%
70-74	1,671	4.6%	1,773	4.2%	2,042	4.3%
75-79	1,112	3.0%	1,530	3.6%	1,644	3.5%
80-84	633	1.7%	930	2.2%	1,283	2.7%
Age 85+	445	1.2%	605	1.4%	902	1.9%
Median Household Income	\$148,351	-	\$167,556	-	-	-
Average Household Income	\$178,685	-	\$196,172	-	-	-
Per Capita Income	\$63,292	-	\$70,818	-	-	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	24,909	68.3%	28,045	65.7%	30,037	63.2%
Black Alone	859	2.4%	1,081	2.5%	1,222	2.6%
American Indian	205	0.6%	257	0.6%	295	0.6%
Asian Alone	1,473	4.0%	1,899	4.5%	2,215	4.7%
Pacific Islander	40	0.1%	48	0.1%	53	0.1%
Some Other Race	1,685	4.6%	2,104	4.9%	2,556	5.4%
Two or More Races	7,317	20.1%	9,227	21.6%	11,130	23.4%
Hispanic (Any Race)	10,608	29.1%	13,370	31.3%	16,296	34.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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Date



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