



**PREMIUM I.H. 10 COMMERCIAL DEVELOPMENT SITE
BOERNE, TEXAS
AT ENTRANCE TO REGENT PARK,
A NEW 900 LOT MASTER PLANNED COMMUNITY**

LOCATION: West side of IH 10, just northwest of Scenic Loop Road / Boerne Stage Road, at the southern “gateway” into Boerne from San Antonio. The property will be the northwest corner of IH 10 at a new 108 foot Boerne major arterial.

SIZE: 7.386 Acres

FRONTAGE: Approximately 598.23 feet on IH 10
Approximately 1143.49 feet on Regent Blvd, a new Boerne arterial

UTILITIES: **Electric:** Bandera Electric Cooperative has a 3-phase on IH 10 West.

Water: Serviced by City of Boerne; Seller will extend to property.

Sewer: Serviced by City of Boerne; Seller will extend to property.

Gas: Serviced by City of Boerne; Seller will extend to property.

Prospective buyers should retain an independent engineer to verify the location, accessibility and available capacity of all utilities.

ZONING: B-2, Commercial, City of Boerne.

Prospective buyers should verify the zoning and permitted uses for the property with the appropriate governing authority.

TOPOGRAPHY: The property is at grade to IH 10 with a gentle fall and drainage easterly to IH 10.

FLOOD PLAIN: Federal Emergency Management Agency maps do not show any 100 year flood plain on the property.



EASEMENTS: The property has a channel easement and utility easements on IH-10. See Exhibit.

DEED

RESTRICTIONS: The property has a channel easement and utility easements on IH-10. See Exhibit.

TRAFFIC COUNT: Most recent State Highway Department traffic count map indicates 43,963 vehicles per day on IH 10, just north of the property, between Scenic Loop Road and the Highway 87 intersection.

DEMOGRAPHICS:

	3 Miles	5 Miles	7 Miles
Population 2017 Estimate:	12,776	32,032	47,461
Average Household Income	\$110,406	\$124,400	\$133,411

Source: U. S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.

POTENTIAL USES: The I.H. 10 exposure, combined with Boerne residential growth and strong household income, creates development opportunities for a variety of retail, neighborhood services, healthcare and personal office uses.

PRICING: Contact Broker.

- COMMENTS:**
- The Boerne area is experiencing exceptional growth which is driving demand for retail, office, health care and other community services.
 - The site has excellent frontage and visibility and is at the entrance to Regent Park, a new 900 lot master planned residential development.
 - Covenants and restrictions to promote quality development will be created for the property.

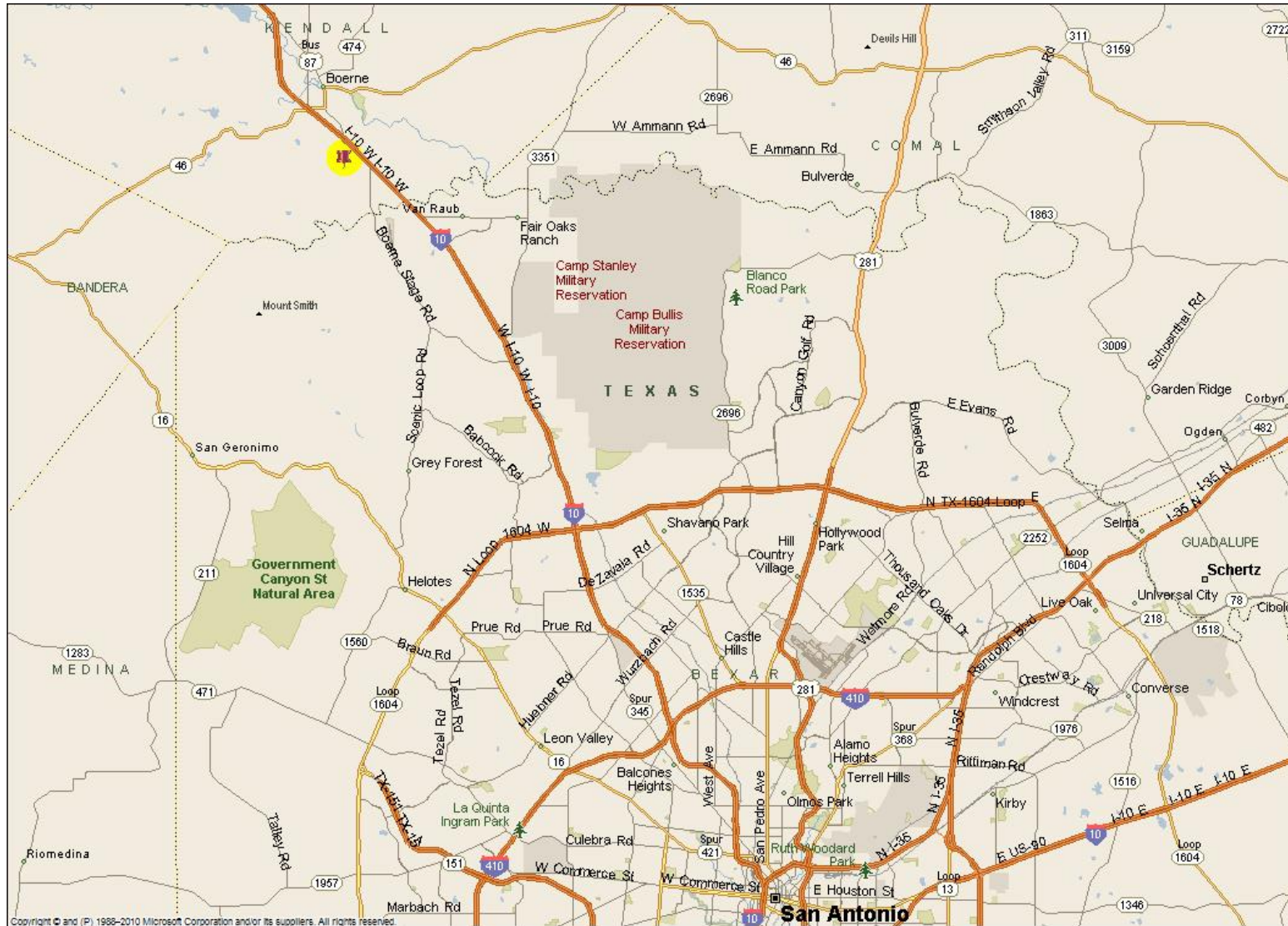
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM

Phone: (210) 496-5800 • **Email:** eldon@roalson.com

www.roalson.com



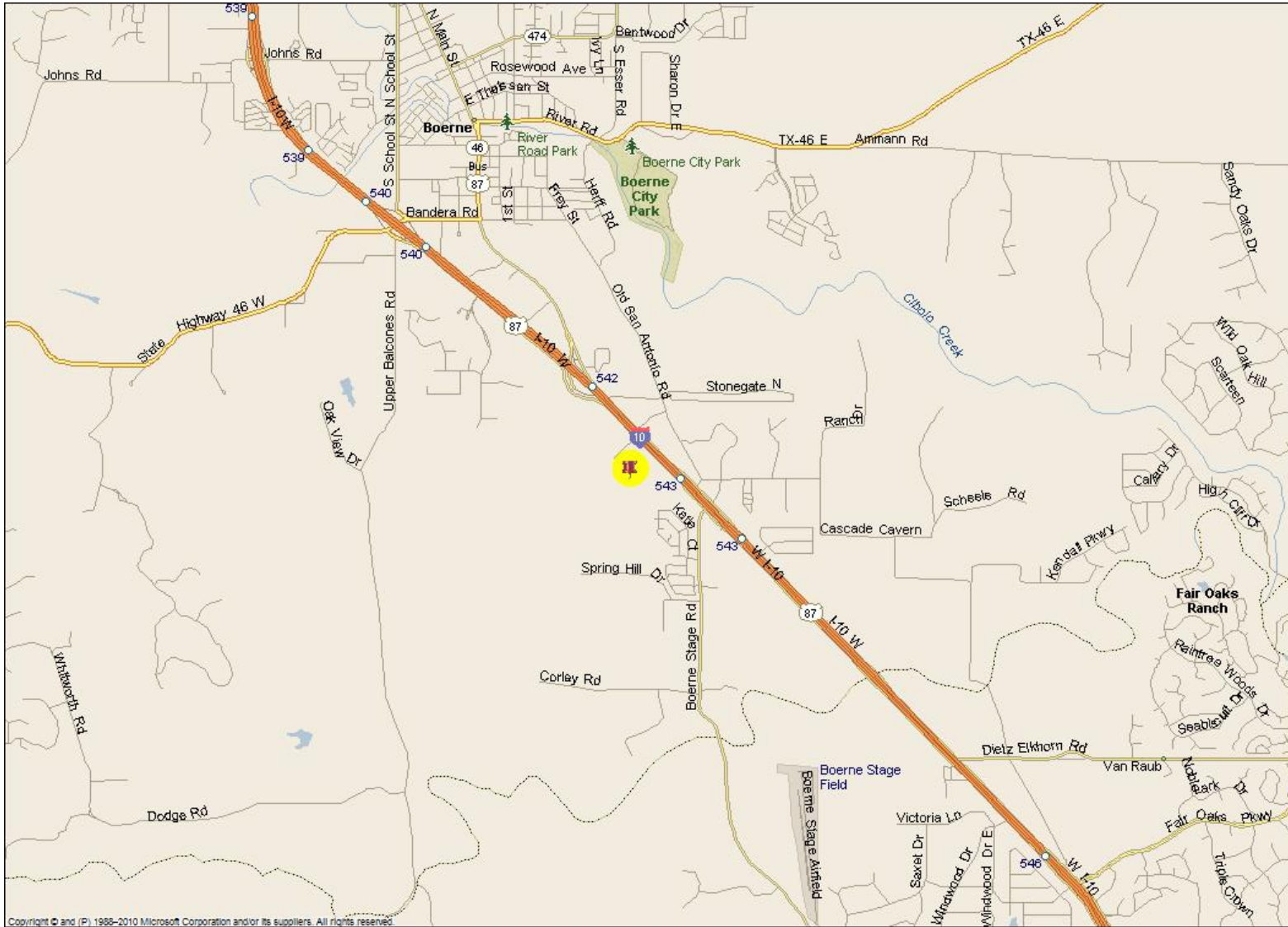
Location Map



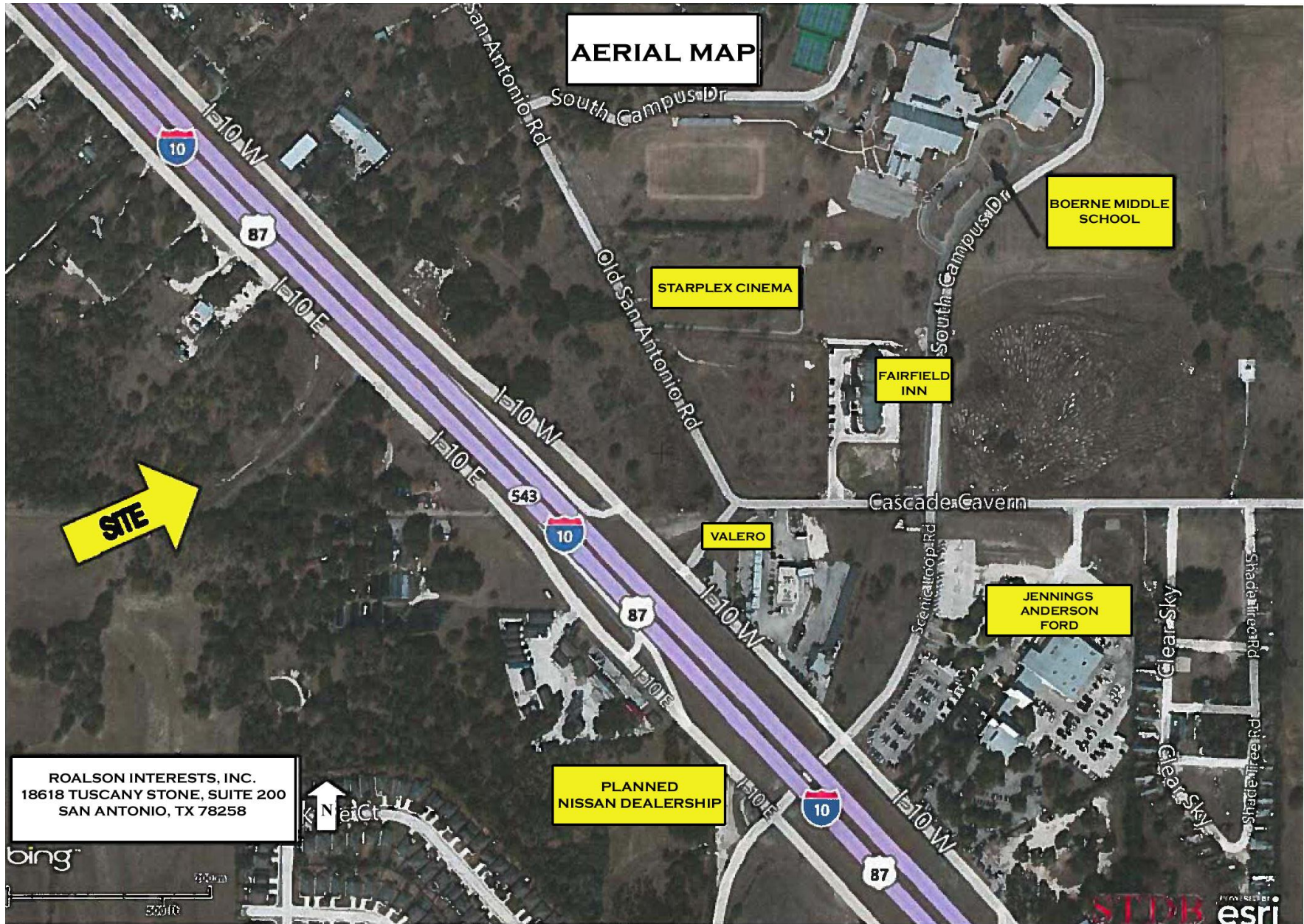
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Area Map



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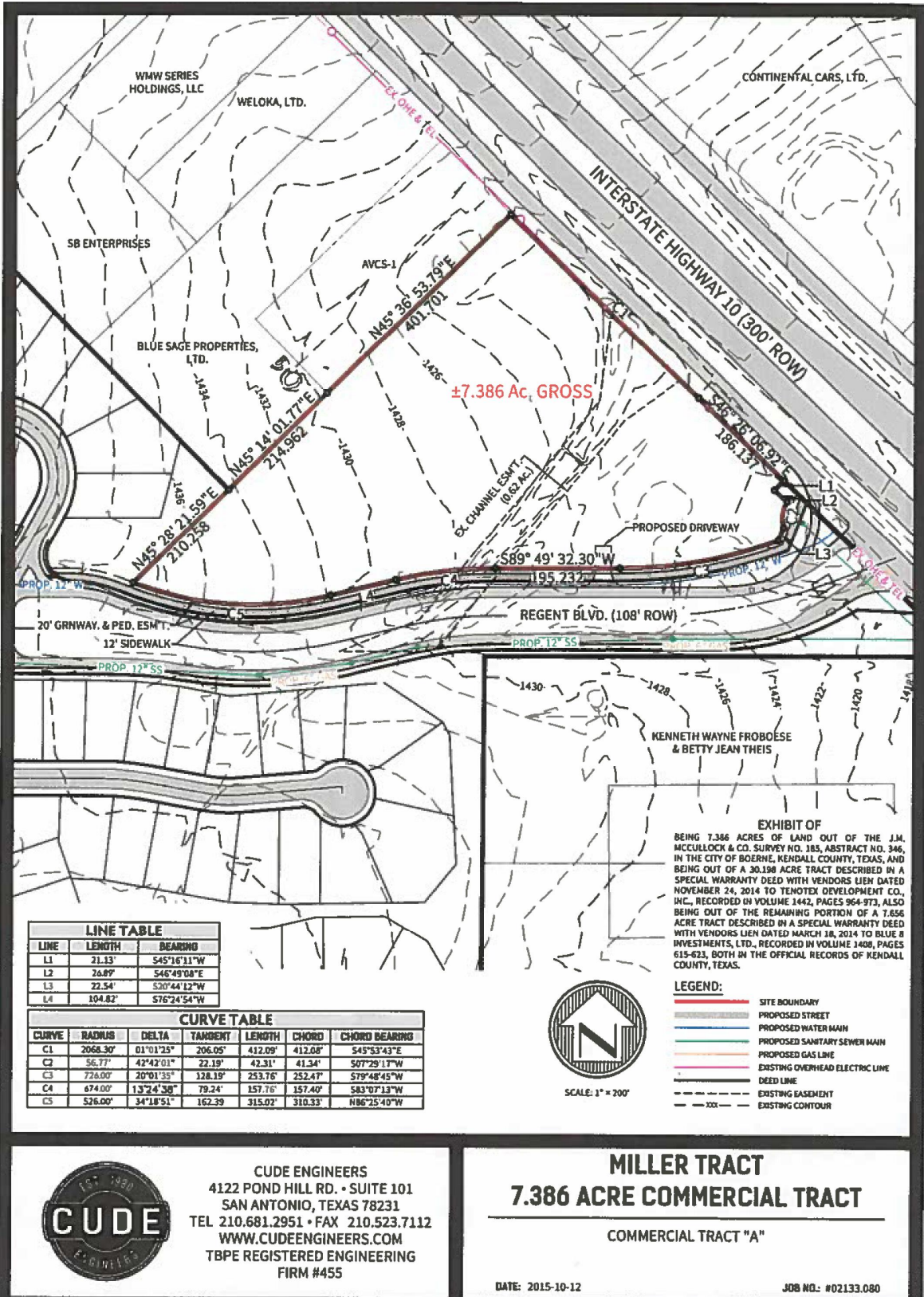
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Survey



LINE TABLE		
LINE	LENGTH	BEARING
L1	21.13'	S45°16'11"W
L2	26.89'	S46°49'08"E
L3	22.54'	S30°44'12"W
L4	194.82'	S76°24'54"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	2068.30'	01°01'25"	206.05'	412.09'	412.08'	S45°53'43"E
C2	56.77'	42°42'01"	22.19'	42.31'	41.34'	S07°29'17"W
C3	726.00'	20°01'35"	128.19'	253.76'	252.47'	S79°48'45"W
C4	674.00'	13°24'38"	79.24'	157.76'	157.40'	S83°07'13"W
C5	526.00'	34°18'51"	162.39'	315.07'	310.33'	N86°25'40"W

EXHIBIT OF
BEING 7.386 ACRES OF LAND OUT OF THE J.M. MCCULLOCK & CO. SURVEY NO. 185, ABSTRACT NO. 346, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND BEING OUT OF A 30.198 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN DATED NOVEMBER 24, 2014 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN VOLUME 1442, PAGES 964-973, ALSO BEING OUT OF THE REMAINING PORTION OF A 7.858 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN DATED MARCH 18, 2014 TO BLUE B INVESTMENTS, LTD., RECORDED IN VOLUME 1408, PAGES 615-623, BOTH IN THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

- LEGEND:**
- SITE BOUNDARY
 - PROPOSED STREET
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER MAIN
 - EXISTING GAS LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - DEED LINE
 - EXISTING EASEMENT
 - EXISTING CONTOUR



SCALE: 1" = 200'



CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #455

MILLER TRACT
7.386 ACRE COMMERCIAL TRACT

COMMERCIAL TRACT "A"

DATE: 2015-10-12

JOB NO.: #02133.080

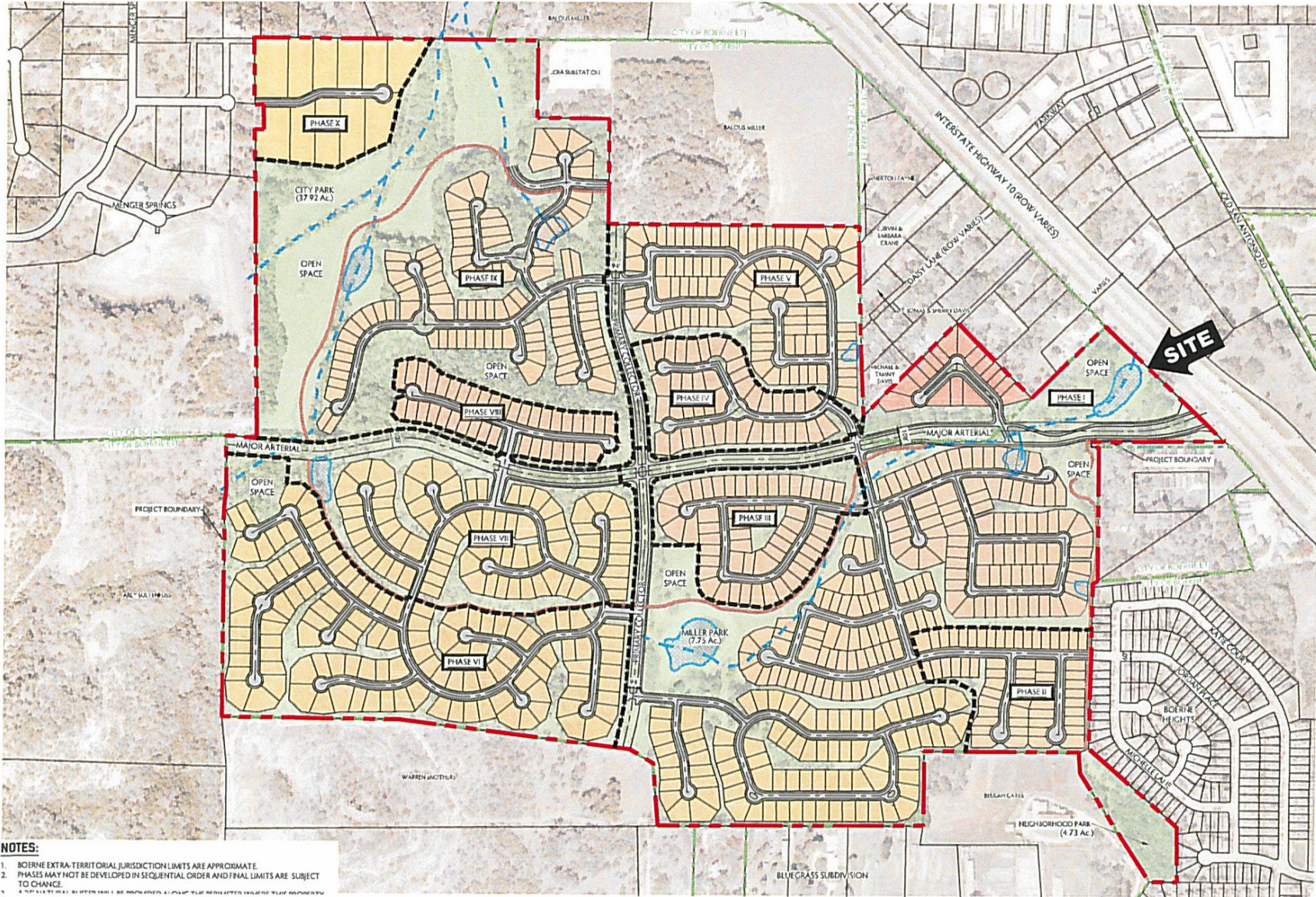
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REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

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REGENT PARK



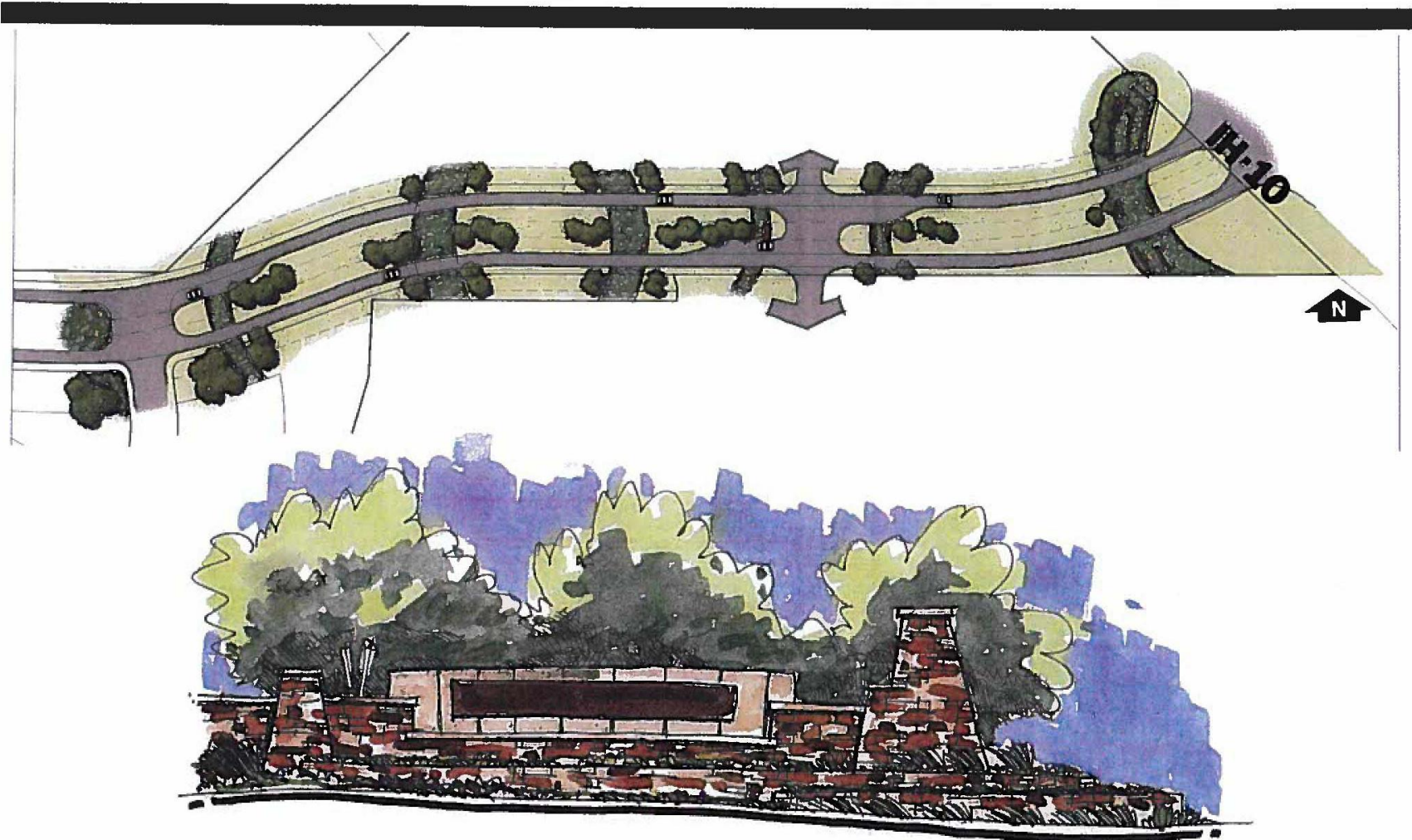
NOTES:

1. BOERNE EXTRA-TERRITORIAL JURISDICTION LIMITS ARE APPROXIMATE.
2. PHASES MAY NOT BE DEVELOPED IN SEQUENTIAL ORDER AND FINAL LIMITS ARE SUBJECT TO CHANGE.
3. A 50' BUFFER WILL BE REQUIRED ALONG THE BORDER WHERE THE PROPERTY

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REGENT PARK ENTRANCE CONCEPT



OCTOBER 21, 2013

MILLER TRACT

T B G

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DEMOGRAPHIC OVERVIEW

April 18, 2018

IH 10, NORTH OF SCENIC LOOP ROAD IN BOERNE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	9,062	24,298	33,262
2017 Estimate	12,776	32,032	47,461
5 Year Projection	15,371	38,055	56,551
Households			
2010 Census	3,403	9,161	12,381
2017 Estimate	4,742	12,031	17,466
5 Year Projection	5,694	14,285	20,787
2017 Population by Race			
White	87.1%	89.3%	89.3%
Black	0.5%	0.6%	0.8%
Asian or Pacific Islander	1.4%	1.6%	1.9%
American Indian	0.6%	0.6%	0.6%
2017 Population by Ethnicity			
Hispanic Origin	31.8%	26.0%	26.7%
2017 Total Housing Units			
Owner-Occupied	3,102	8,690	13,706
Renter-Occupied	1,641	3,341	3,760
Average Household Size	2.65	2.63	2.69
2017 Household Income			
Income \$ 0 - \$15,000	4.0%	4.2%	4.0%
Income \$ 15,000 - \$24,999	7.4%	6.3%	5.0%
Income \$ 25,000 - \$34,999	5.5%	5.8%	4.7%
Income \$ 35,000 - \$49,999	12.8%	10.4%	9.1%
Income \$ 50,000 - \$74,999	14.3%	13.4%	12.9%
Income \$ 75,000 - \$99,999	14.0%	13.1%	13.5%
Income \$ 100,000 - \$149,999	20.0%	20.0%	21.1%
Income \$ 150,000 - \$199,999	10.3%	11.8%	12.0%
Income \$200,000 +	11.7%	15.0%	17.7%
Average Household Income	\$110,406	\$124,400	\$133,411
Median Household Income	\$83,872	\$92,547	\$101,240
Per Capita Income	\$41,463	\$47,170	\$49,384

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TEXAS 78258**



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 coincidental 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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Eldon Roalson	214067	eldon@roalson.com	(210)445-5858
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Howard	603462	mhoward@roalson.com	(210)865-4411
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

IABS 1-0 Date