



**MENGER SPRINGS COMMERCIAL DEVELOPMENT SITES  
BOERNE, TEXAS**

**LOCATION:** The property is comprised of 6 lots in Menger Springs that sit just south and adjacent to the Methodist Healthcare facility in Boerne. It is just south of the IH 10 at Highway 46 interchange.

**SIZE:** 13.36 +/- Acres

**UTILITIES:** *Electricity:* Available

*Sewer:* Available

*Water:* Available

*Gas:* Available

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

**ZONING:** C-1, Commercial, City of Boerne, Texas

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

**TRAFFIC:** 2023 Texas Department of Transportation maps indicate 61,331 vehicles per day on IH 10 just east of the property.

**DEMOGRAPHICS:**

2024 ESRI Estimates:	Population	Average Household Income
3-mile radius	23,449	\$145,884
5-mile radius	34,812	\$156,267
7-mile radius	56,393	\$164,641

*Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.*

**FLOOD PLAIN:** The Federal Emergency Management Agency maps appear to indicate that there isn't any floodplain on this property.



**TOPOGRAPHY:** The property generally slopes and drains from west to east/north.

**EASEMENTS:** Unknown

**DEED**

**RESTRICTIONS:** Restrictions and covenants are in place to promote the overall quality of development in Menger Springs. Contact Broker.

**AREA**

**DEVELOPMENT:** The Menger Springs subdivision, Methodist medical office building and ambulatory surgery center and Morningside Ministries senior care are adjacent to the properties. Significant commercial development including H.E.B. and Home Depot are just north of the properties at the IH 10 and Highway 46 interchange.

**POTENTIAL USE:** Office, healthcare, and other commercial uses

**INVESTMENT:** \$2,618,827.20 or \$4.50 per SF

- COMMENTS:**
- Exceptional growth within the Boerne metro area is driving the need for retail, office and other commercial uses, as well as healthcare services.
  - The property is located along Menger Springs Road, adjacent to Methodist Healthcare with great access to IH 10.

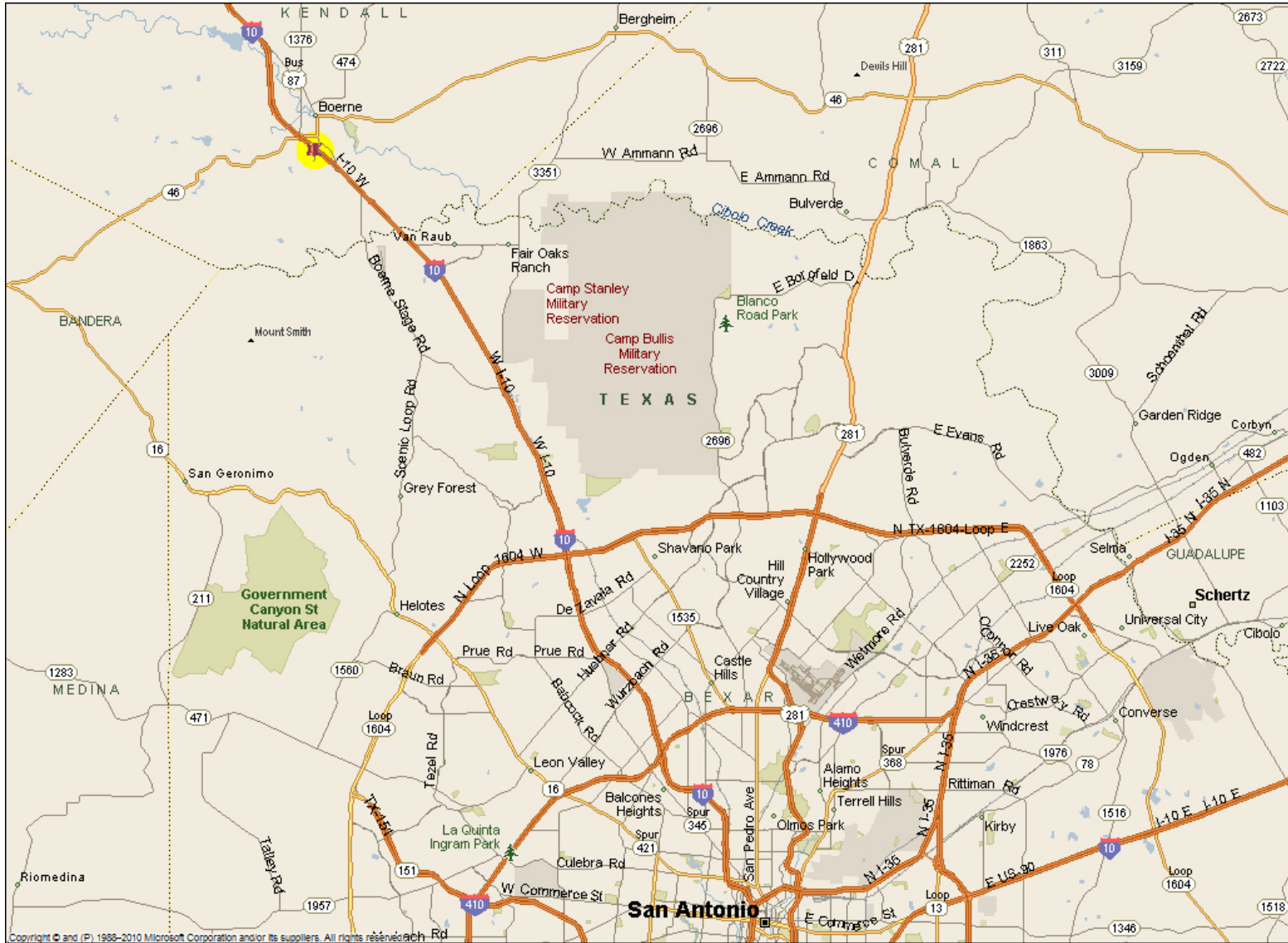
**FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD**

Phone: (210) 496-5800 • Fax: (210) 496-5809 • Email: [eldon@roalson.com](mailto:eldon@roalson.com) / [mhoward@roalson.com](mailto:mhoward@roalson.com)

[www.roalson.com](http://www.roalson.com)



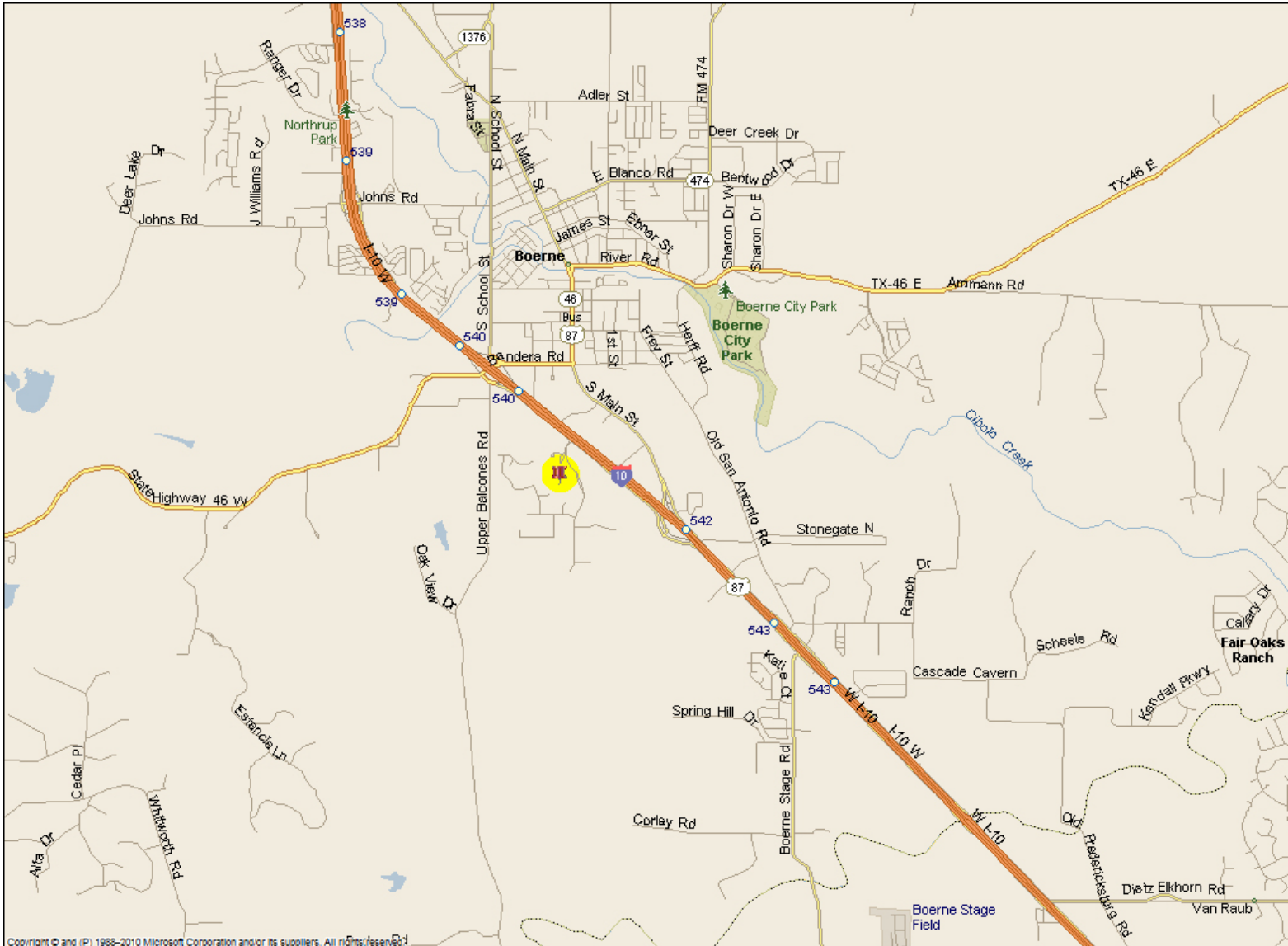
# Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

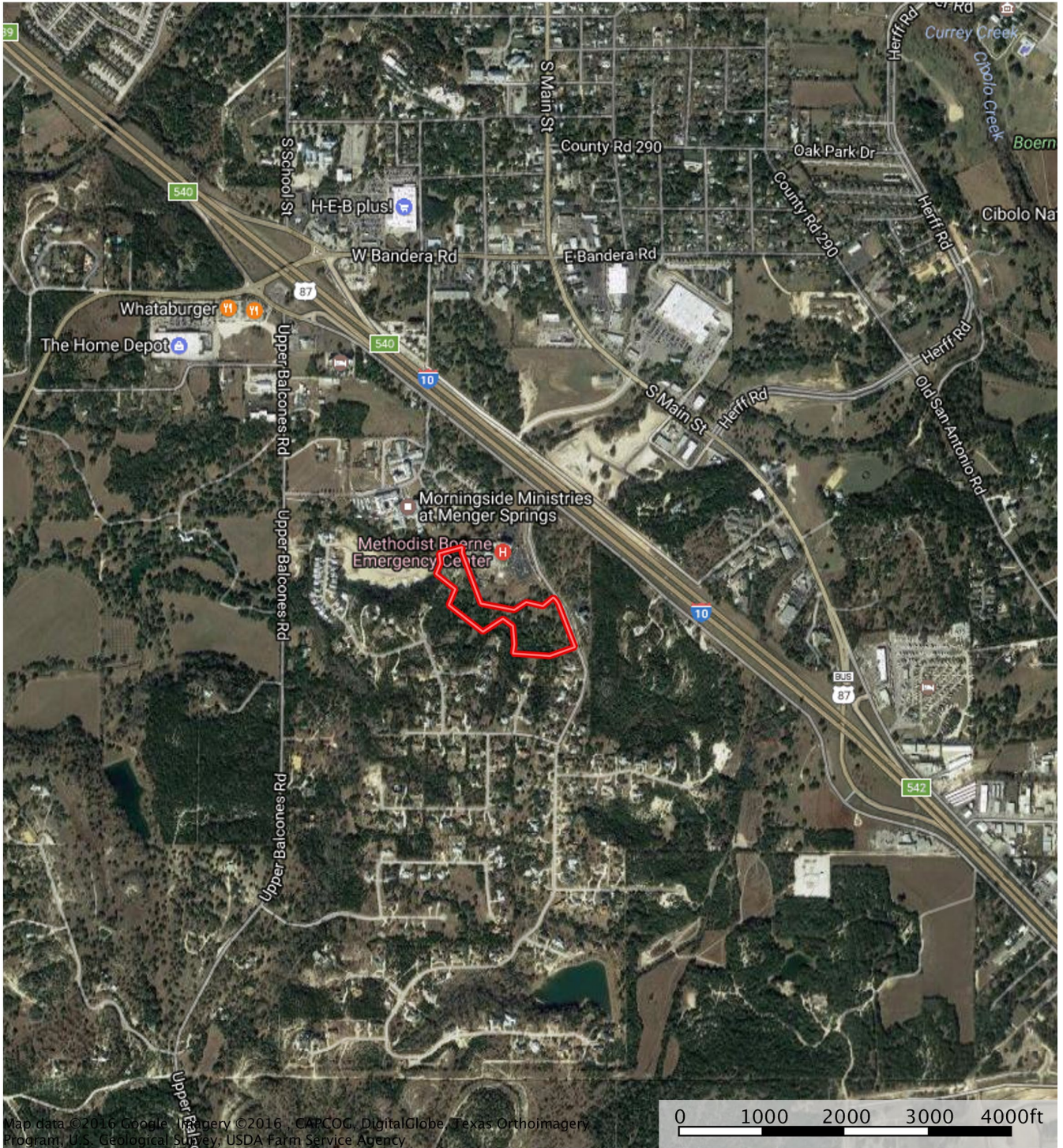


## Area Map



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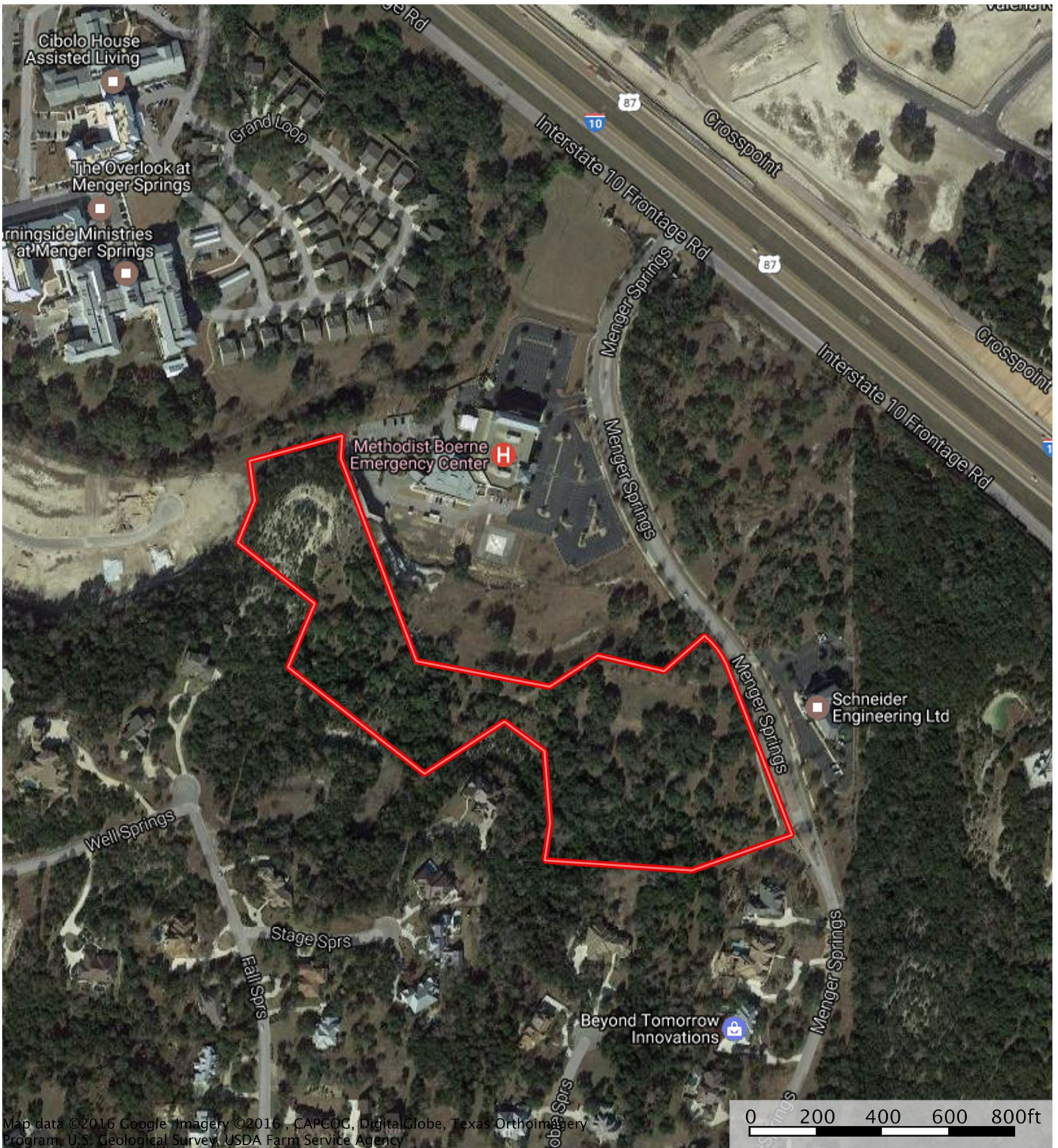


Boundary

MATT HOWARD  
mhoward@roalson.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.6277 - mapright.com

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Map data ©2016 Google Imagery ©2016 CAPCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

Boundary

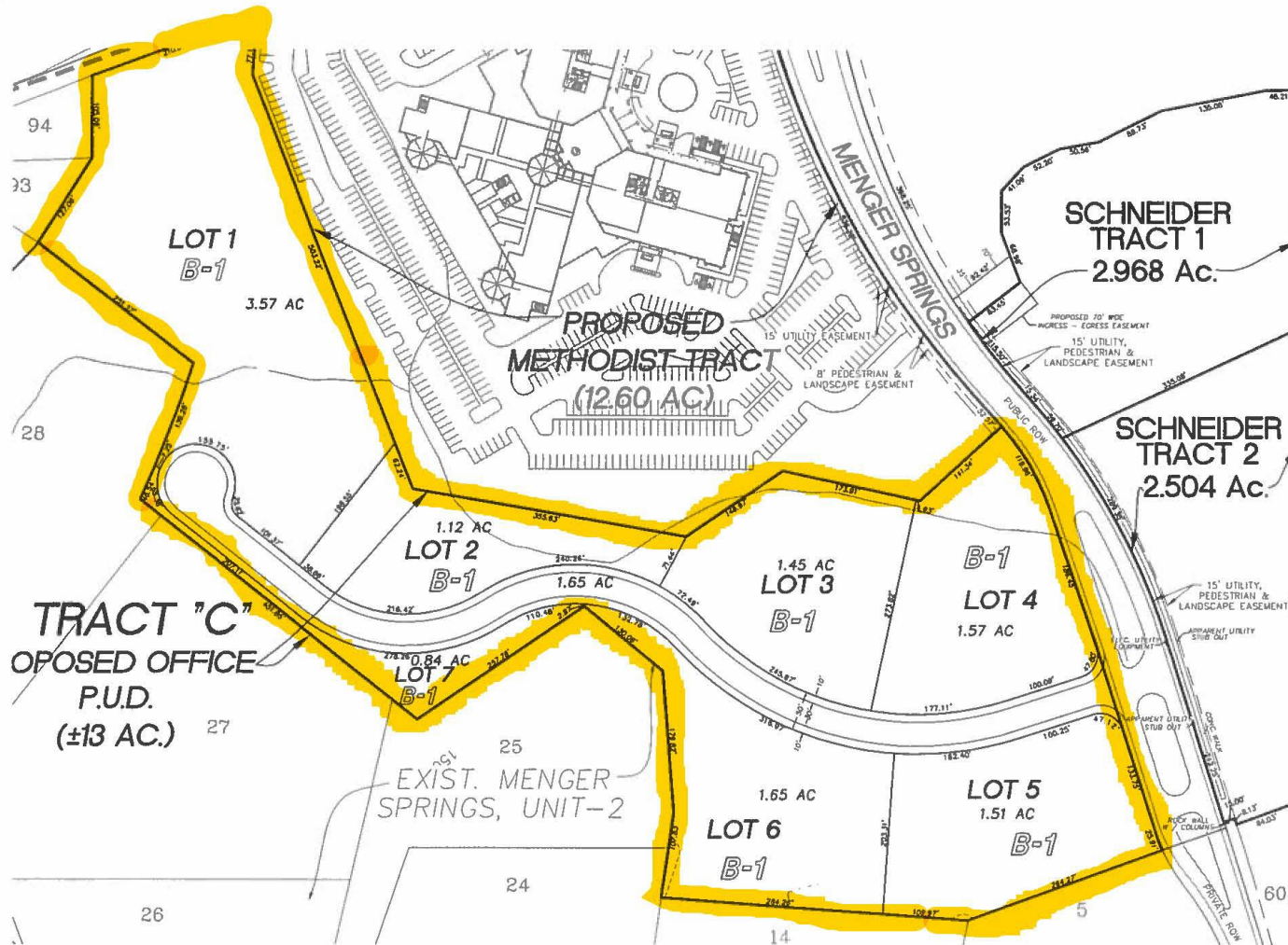
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EXHIBIT A



Jerry Wayne  
45,405  
Vol. 415, P  
Kendall Co. Dife  
Deed calls for fence to be  
(Not Pla

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## DEMOGRAPHIC OVERVIEW

February 3, 2025

### MENGER SPRINGS ROAD – BOERNE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
<b>Population</b>			
2020 Census	19,695	29,230	47,634
2024 Estimate	23,449	34,812	56,393
5 Year Projection	29,800	42,808	67,189
<b>Households</b>			
2020 Census	7,217	10,552	17,192
2024 Estimate	8,577	12,589	20,371
5 Year Projection	10,856	15,523	24,408
<b>2024 Population by Race</b>			
White	75.1%	75.1%	73.3%
Black	1.4%	1.3%	1.6%
Asian or Pacific Islander	1.5%	1.6%	2.3%
American Indian	0.7%	0.6%	0.6%
<b>2024 Population by Ethnicity</b>			
Hispanic Origin	26.1%	25.8%	26.3%
<b>2024 Total Housing Units</b>			
Owner-Occupied	5,894	9,310	16,267
Renter-Occupied	2,683	3,279	4,104
Average Household Size	2.66	2.71	2.73
<b>2024 Household Income</b>			
Income \$ 0 - \$15,000	5.1%	4.6%	4.3%
Income \$ 15,000 - \$24,999	3.7%	2.9%	2.4%
Income \$ 25,000 - \$34,999	3.6%	4.1%	3.9%
Income \$ 35,000 - \$49,999	11.6%	9.9%	8.4%
Income \$ 50,000 - \$74,999	11.6%	10.6%	10.2%
Income \$ 75,000 - \$99,999	13.8%	12.8%	11.9%
Income \$ 100,000 - \$149,999	14.5%	15.6%	16.5%
Income \$ 150,000 - \$199,999	13.4%	13.8%	14.4%
Income \$200,000 +	22.6%	25.7%	28.1%
Average Household Income	\$145,884	\$156,267	\$164,641
Median Household Income	\$101,313	\$112,647	\$122,594
Per Capita Income	\$53,671	\$57,196	\$59,352

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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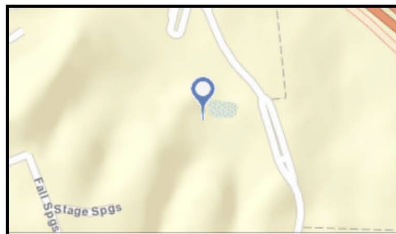
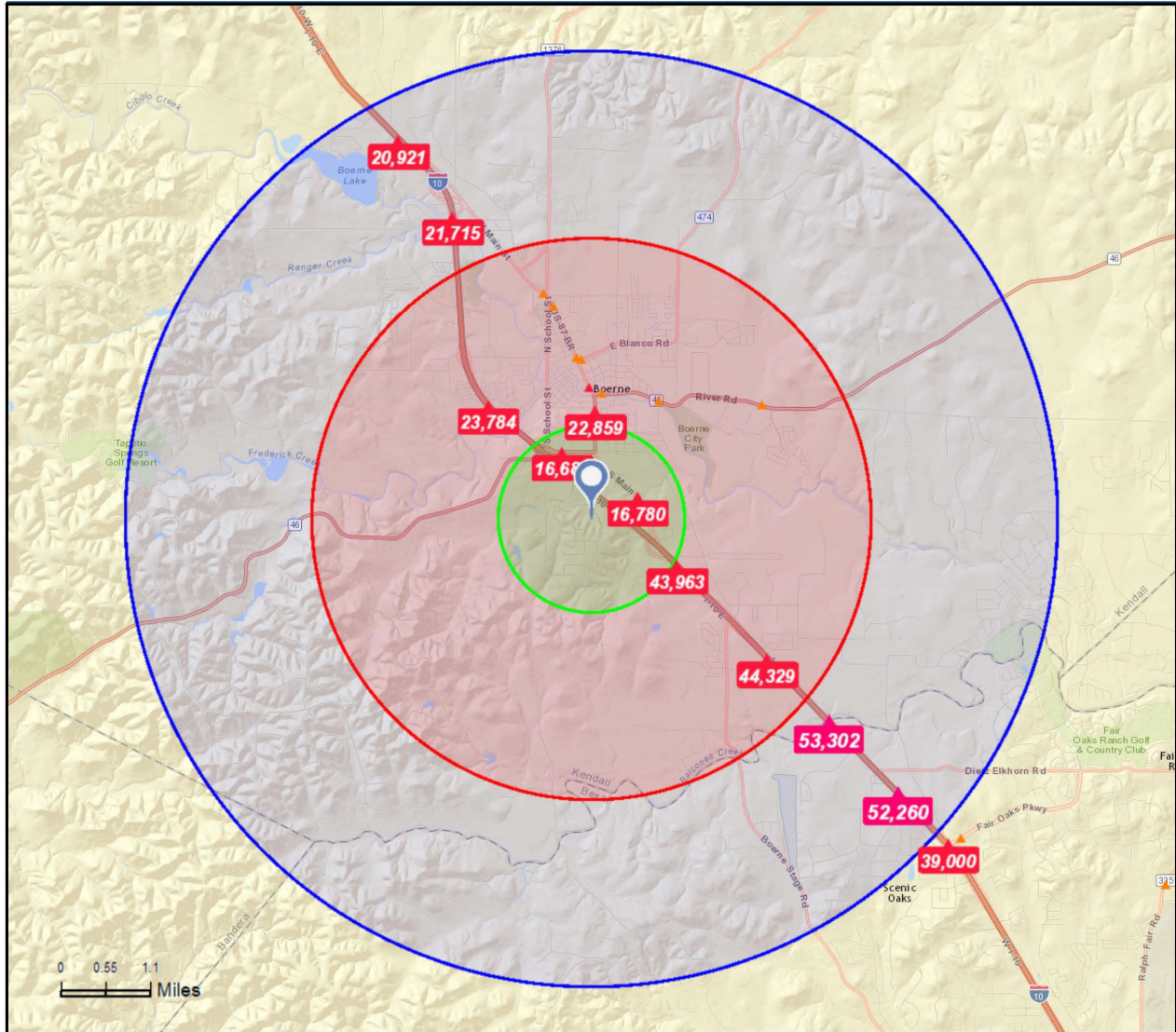




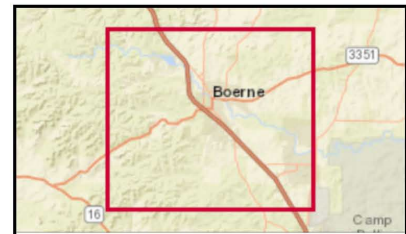
Traffic Count Map

191 Menger Spgs, Boerne, Texas, 78006  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.76999  
Longitude: -98.72963



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

February 10, 2017

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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.  
BUILDING 2, SUITE 206  
2338 NORTH LOOP 1604 W.  
SAN ANTONIO, TEXAS 78248**



# 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.

2-10-2025



## 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date