



INVESTMENT SITE
519 +/- ACRES OFF OF TOUTANT BEAUREGARD ROAD
NORTHWEST SAN ANTONIO, TEXAS

LOCATION: The property is located off of Toutant Beauregard Road via Karsch Road in far northwest Bexar County.

SIZE: 519 +/- Acres

UTILITIES: **Electricity:** Available

Water: San Antonio Water System has a water main along the south side of Toutant Beauregard Road near the Dr. Sara McAndrew Elementary School.

Sewer: Septic required

Gas: Not available

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

ZONING: The property is outside the San Antonio city limits but is partially in its ETJ.

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

TOPOGRAPHY: The tract is rolling "Hill Country."

FLOOD PLAIN: Federal Emergency Management Agency maps to indicate a small amount of 100-year flood plain on the property. (See map.)



EASEMENTS: There is a high voltage power line easement on the property.

***DEED
RESTRICTIONS:*** None of record

DEMOGRAPHICS:

	3-mile	5-mile	7-mile
Population 2020 Estimate:	1,219	10,604	48,679
5 Year Projection:	1,568	13,392	56,898
Average Household Income:	\$132,673	\$133,160	\$136,223

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2020 and 2025.

INVESTMENT: \$7,785,000.00; \$15,000 per acre

COMMENTS:

- ☐ [Click here](#) to view drone video.
- ☐ This property is an investment opportunity for a rare large acreage tract in NW Bexar County.
- ☐ The site is in the Boerne Independent School District.
- ☐ It is approximately 8 miles from the IH-10 / Boerne Stage Road intersection affording exceptional access throughout the San Antonio metropolitan area.

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

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

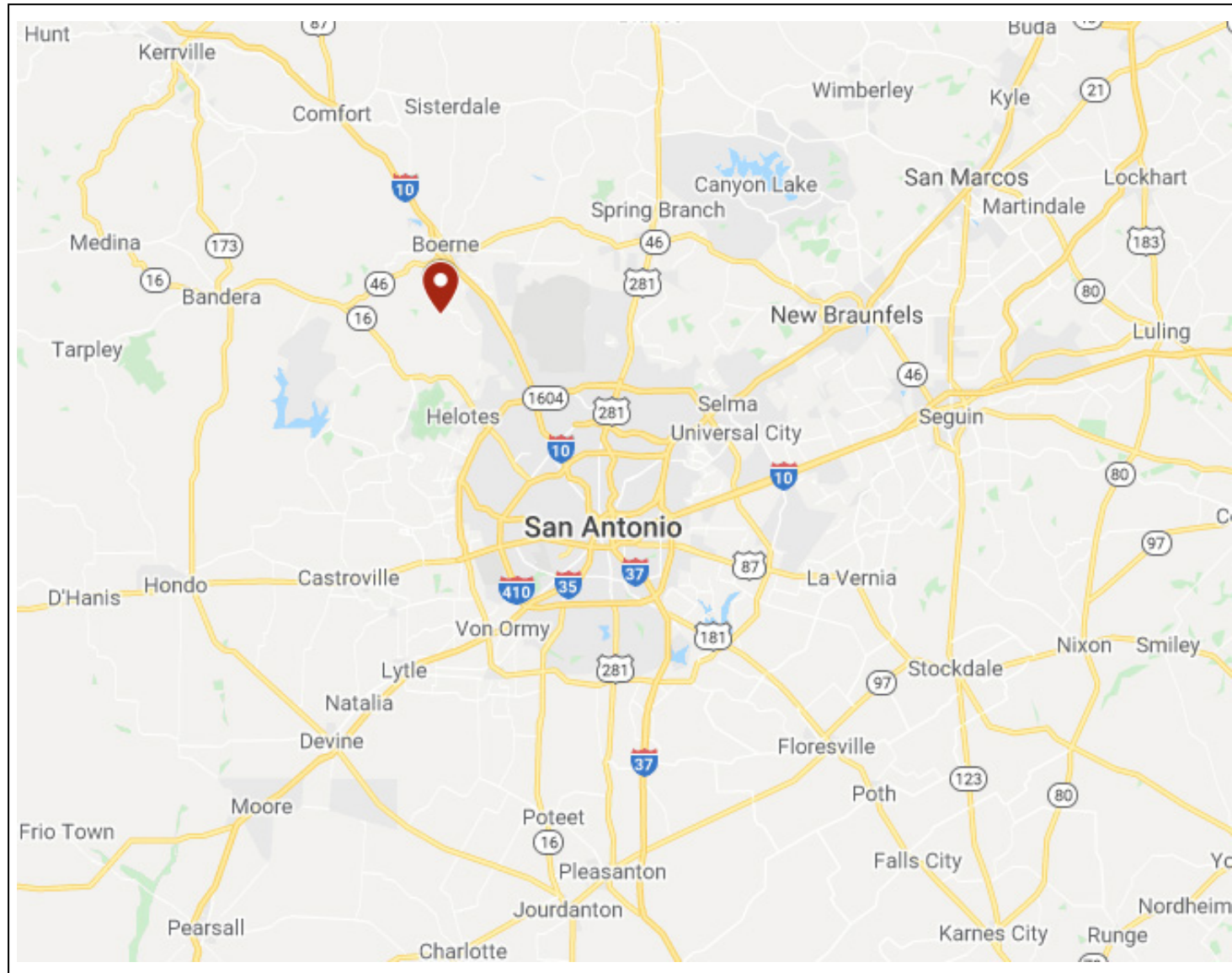
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Jointly marketed with Phyllis Browning / Charles Beever III



Roalson Interests, Inc.
Real Estate Services

Location Map

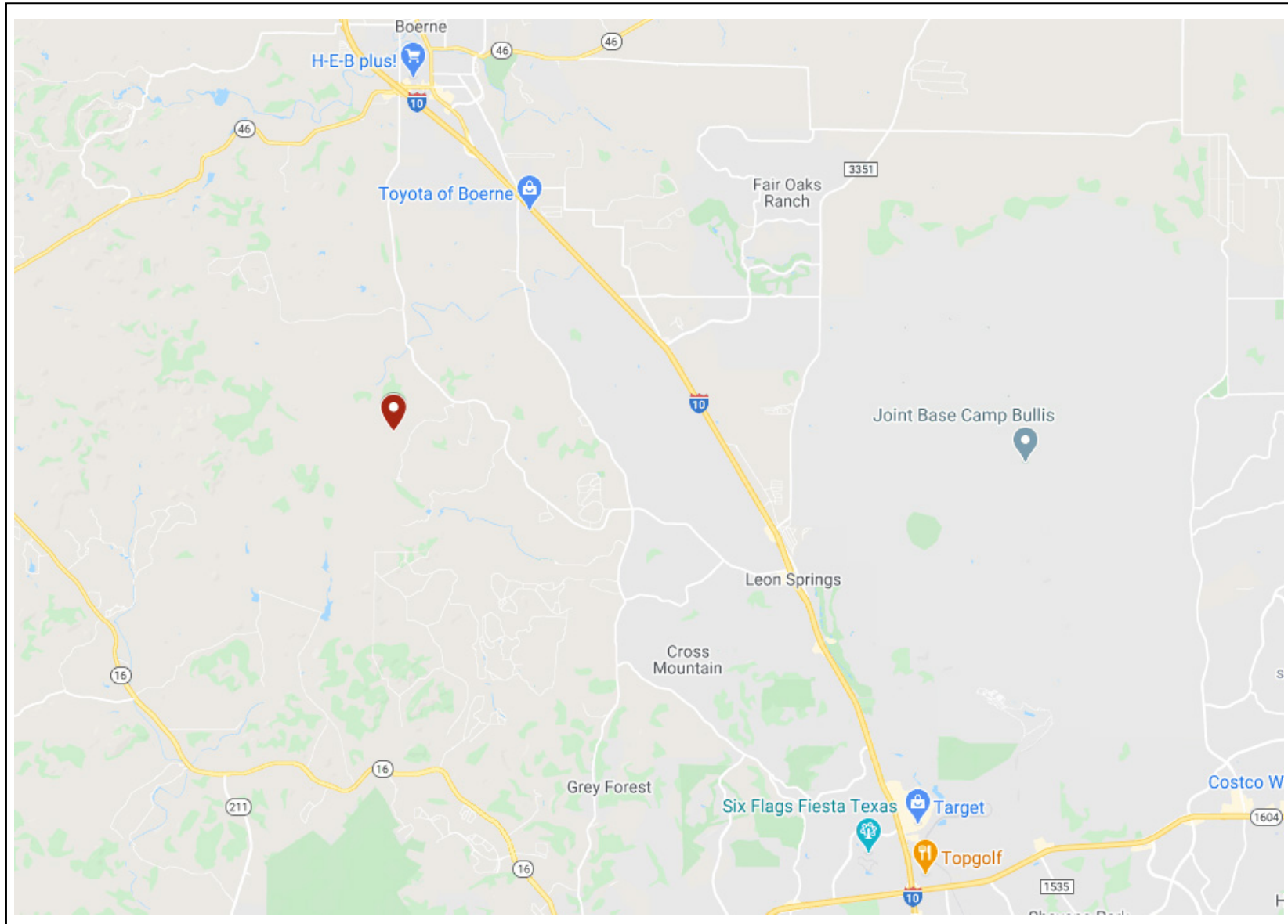


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Area Map



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Aerial Map

Texas, AC +/-



--- Road / Trail — Primary Road Pond / Tank Boundary

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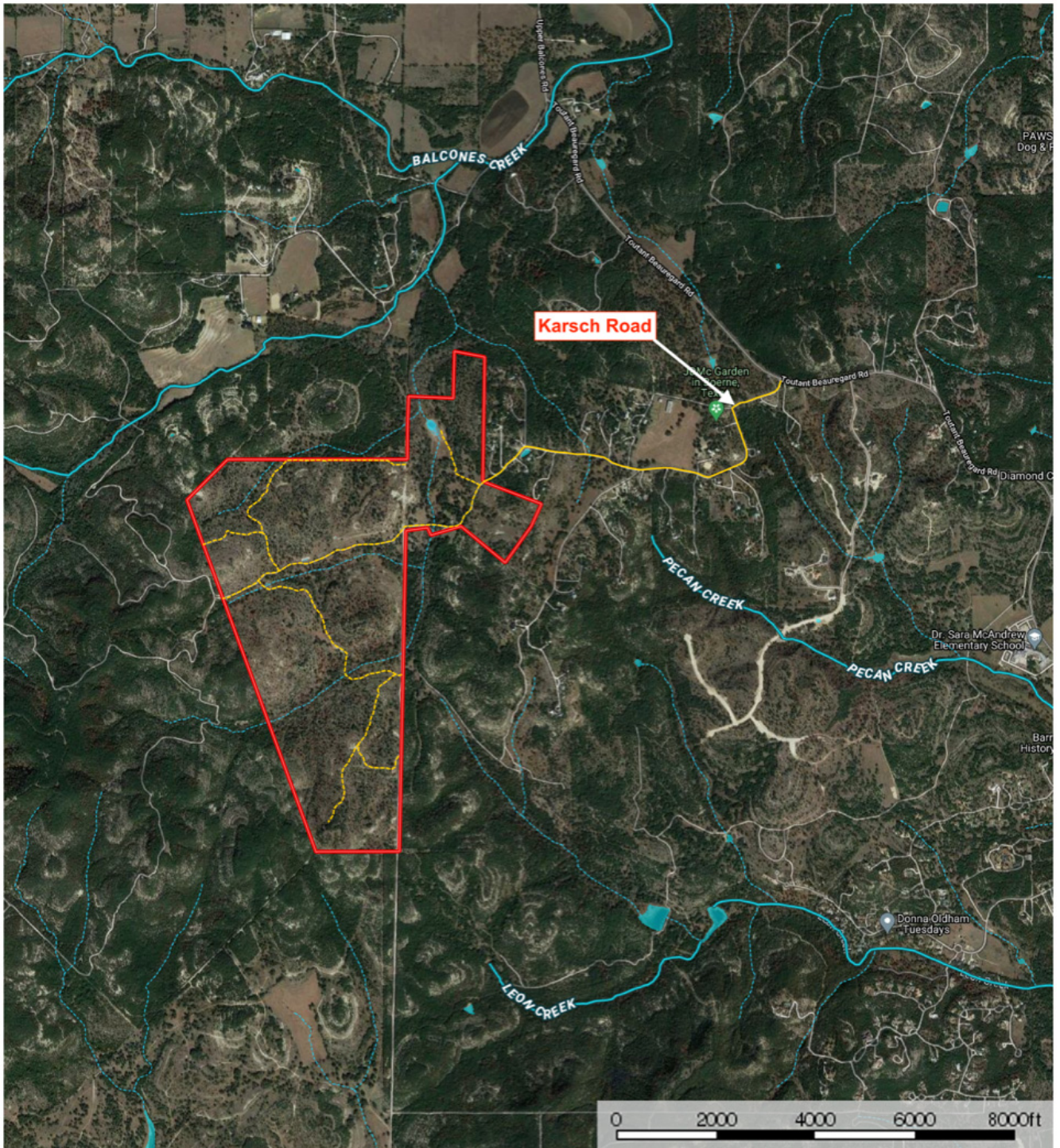
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Aerial Map

Rockwood Ranch
Texas, 519 AC +/-



--- Road / Trail --- Primary Road Pond / Tank Boundary --- Stream, Intermittent --- River/Creek Water Body

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DEMOGRAPHIC OVERVIEW

January 25, 2021

TOUTANT BEAUREGARD ROAD AT KARSCH ROAD, SAN ANTONIO, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	678	6,560	28,372
2020 Estimate	1,219	10,604	48,679
5 Year Projection	1,568	13,392	56,898
Households			
2010 Census	242	2,298	10,279
2020 Estimate	435	3,751	17,384
5 Year Projection	558	4,731	20,339
2020 Population by Race			
White	90.8%	90.4%	88.3%
Black	1.1%	0.9%	1.2%
Asian or Pacific Islander	1.3%	1.5%	2.4%
American Indian	0.6%	0.4%	0.5%
2020 Population by Ethnicity			
Hispanic Origin	33.3%	29.4%	31.3%
2020 Total Housing Units			
Owner-Occupied	395	3,071	14,308
Renter-Occupied	40	680	3,076
Average Household Size	2.80	2.82	2.79
2020 Household Income			
Income \$ 0 - \$15,000	5.3%	3.2%	5.0%
Income \$ 15,000 - \$24,999	2.1%	1.9%	3.2%
Income \$ 25,000 - \$34,999	5.3%	9.0%	5.4%
Income \$ 35,000 - \$49,999	6.9%	5.3%	7.0%
Income \$ 50,000 - \$74,999	12.2%	15.0%	13.4%
Income \$ 75,000 - \$99,999	14.3%	10.7%	9.6%
Income \$ 100,000 - \$149,999	25.7%	25.8%	25.7%
Income \$ 150,000 - \$199,999	13.3%	12.1%	12.6%
Income \$200,000 +	14.9%	17.0%	18.2%
Average Household Income	\$132,673	\$133,160	\$136,223
Median Household Income	\$104,966	\$106,177	\$108,455
Per Capita Income	\$49,337	\$48,030	\$48,481

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2020 and 2025.

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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.

<p>BROKER: ROALSON INTERESTS, INC. 18618 TUSCANY STONE, SUITE 200 SAN ANTONIO, TEXAS 78258</p>



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
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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