



Roalson Interests, Inc.
Real Estate Services

**ROALSON INTERESTS, INC.
AVAILABLE PROPERTIES SUMMARY**

FOR DETAILED PROPERTY INFORMATION, VISIT OUR WEBSITE AT WWW.ROALSON.COM
OR CALL ELDON ROALSON (EX.2) OR MATT HOWARD (EX.5).

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Texas Real Estate Commission Information About Brokerage Services

Texas Real Estate Commission Consumer Protection Notice

June, 2025

IMPROVED PROPERTIES

NO	NAME / LOCATION	SIZE (SQ. FT.)	ZONING	TOTAL PRICE \$	PRICE PER SQ.FT/\$	COMMENTS
1	25331 IH 10 West (For Lease) NEW	Office Bldg: 975 - 10,000 SF Retail Bldg: 1200 – 6700 SF		Contact Broker		<ul style="list-style-type: none">- New Ownership and Property Mgmt- Great visibility and excellent location in the far NW submarket- Good access to the IH 10 and Ralph Fair intersection
2	101 W. Commerce St.	7,863 SF	Downtown District, City of San Antonio	2,950,000	375.17/SF	<ul style="list-style-type: none">- One block from the San Antonio River Walk, across the street from Main Plaza and the San Fernando Cathedral.- One block away from the new apartment project called, "300 Main."

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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.



IMPROVED PROPERTIES – CONT.

NO	NAME / LOCATION	SIZE (SQ. FT.)	ZONING	TOTAL PRICE \$	PRICE PER SQ.FT./\$	COMMENTS
3	5001 Walzem Road	2,898 SF	B1, City of Windcrest	1,550,000		<ul style="list-style-type: none">- High traffic counts along Walzem Road- Rackspace Headquarters is nearby (552,F8)

LAND – SAN ANTONIO METRO AND SURROUNDING AREA

NO	NAME / LOCATION	SIZE (ACRES)	ZONING	TOTAL PRICE \$	PRICE PER SQ. FT./\$	COMMENTS
1	SW/S IH 10 at Menger Springs Blvd, just south of Highway 46, Boerne, Texas	Tract 1: 3.84 Tract 2: 6.4	Tract 1: C-3 Tract 2: C-4 Kendall County	Contact Broker		<ul style="list-style-type: none">- Quality commercial property fronting IH 10 by Methodist Healthcare and Morningside Ministries (411,E2)
2	NC IH 10 West at Scenic Loop Road / Boerne, TX	Lot 1: 0.721 Lot 3: 1.369	C-3 Comm'l Kendall County	Contact Broker		<ul style="list-style-type: none">- Signalized intersection with excellent traffic- Tremendous visibility and access at southern entrance to Boerne (412,B5)
3	SWC IH 10 & Highway 46 Boerne, TX (For Lease)	6.554	C-4, City of Boerne	Contact Broker		<ul style="list-style-type: none">- Site has excellent frontage and visibility.- At entrance to new 900 lot master planned residential development (411,E3)

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LAND - CONTINUED

NO	NAME / LOCATION	SIZE (ACRES)	ZONING	TOTAL PRICE \$	PRICE PER SQ. FT./\$	COMMENTS
4	Highway 87 at Loop 1604 UNDER CONTRACT	10.8126	Outside City of San Antonio but within ETJ	1,883,987	4.00	<ul style="list-style-type: none">- Great commercial site- Located at a major intersection- Tract has good visibility from two major highways.
5	Highway 211 at Culebra Road UNDER CONTRACT	51.865	Outside City of San Antonio but within ETJ	Contact Broker		<ul style="list-style-type: none">- Excellent residential growth creates exceptional commercial user opportunities.- Hwy. 211 expansion plans run the length of the footage on the east side of the property.
6	NEC U.S. 281 North at FM 1863, Bulverde, TX	100.167	C-2	Contact Broker		<ul style="list-style-type: none">- Strong traffic counts and excellent visibility and accessibility- Residential development in the area- High growth and high income 281 corridor area
7	Loop 1604 at Highway 181 in Elmendorf, TX	6.394	Bexar County City of San Antonio ETJ	2,785,226	10.00	<ul style="list-style-type: none">- Corner location makes the site one of the most appealing development options in the area.- Property is located at a signalized intersection (720E4)
8	Loop 1604 at Dove Canyon	13.33	Bexar County	4,935,566	8.50	<ul style="list-style-type: none">- Exceptional growth continues on the west side of the San Antonio metro area, which is driving the need for retail, multifamily and other commercial uses.- Excellent visibility- Excellent access

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LAND - CONTINUED

NO	NAME / LOCATION	SIZE (ACRES)	ZONING	TOTAL PRICE \$	PRICE PER SQ. FT./\$	COMMENTS
9	NEC Cascade Caverns at Old San Antonio Road Boerne, Texas	5.0106	C-3 City of Boerne	Contact Broker		<ul style="list-style-type: none">- Excellent commercial corner- Strong I.H. 10 access and visibility (412,B5)
10	Grissom Rd at Timber Path UNDER CONTRACT	1	C-3	522,270	12.00	<ul style="list-style-type: none">- Great commercial corner in mature, dense neighborhood
11	Menger Springs Road Boerne, Texas	13.36	C-1, City of Boerne	Contact Broker		<ul style="list-style-type: none">- Exceptional growth within the Boerne metro area driving the need for retail, office, healthcare services, and other commercial uses- Located along Menger Springs Rd, adjacent to Methodist Healthcare with access to IH 10
12	116 Old San Antonio Road Boerne, Texas	17.2	R-E (Residential Estate), City of Boerne	Contact Broker		<ul style="list-style-type: none">- Easy access to IH 10- Very strong population growth in the area- Close proximity to Boerne Middle School South, Kendall Elementary and The Geneva School of Boerne
13	11714 Perrin Beitel Road	2.172	C-2	1,608,409	17.00	<ul style="list-style-type: none">- Excellent visibility and access- Prime commercial location on a major thoroughfare in northeast San Antonio
14	St. Mary's St. at E. Martin St., E. Pecan St., and the San Antonio River Walk	0.681	Downtown District, City of San Antonio	Contact Broker		<ul style="list-style-type: none">- This site is in the middle of the Central Business District; one block west of Travis Park, two blocks north of the Majestic Theatre, and 3 blocks west of the Tobin Center for the Performing Arts.- The site is one block from the new apartment project "300 Main" that includes 354 class A apartments. Opening 2024.- Strategic location fronting the #1 tourist attraction in Texas – The San Antonio River Walk

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LAND - CONTINUED

NO	NAME / LOCATION	SIZE (ACRE S)	ZONING	TOTAL PRICE \$	PRICE PER SQ.FT/\$	COMMENTS
15	652 School Street (North of IH 10 at Hwy 46 intersection) Boerne, Texas NEW	2.893	C-3, City of Boerne	Contact Broker		<ul style="list-style-type: none">- Exceptional growth in Boerne- Adjacent to the recently updated IH 10 and Highway 46 intersection- Great access with beautiful views
16	503 & 523 Urban Loop Road For Sale or Lease	1.87	Downtown District, City of San Antonio	Contact Broker		<ul style="list-style-type: none">- Includes 16,853 SF warehouse- This property is a redevelopment site.- The site is within one block of the UTSA Downtown Campus.- HEB Headquarters is located one and a half blocks to the east of the site.

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OUT OF SAN ANTONIO LAND

NO	NAME / LOCATION	SIZE (ACRES)	ZONING	TOTAL PRICE \$	PRICE PER SQ.FT/\$	COMMENTS
1	IH-10 at FM 725 Seguin, Texas UNDER CONTRACT	3	C – Commercial, City of Seguin	Contact Broker		<ul style="list-style-type: none">- Located on IH 10 coast to coast freeway, with high traffic counts, excellent visibility and easy access- Seguin is a very business-friendly community.
2	IH 35 and FM 140 Pearsall, Texas UNDER CONTRACT	1.157	C-3 General Business District	982,779	19.50	<ul style="list-style-type: none">- Cross access with the corner- Busiest intersection in Pearsall- HEB shadow anchored
3	IH 35 at Wonderworld Drive San Marcos, Texas	1.47	General Commercial, City of San Marcos	Contact Broker		<ul style="list-style-type: none">- The property is on a hard corner at a major intersection along I-35.- It is surrounded by major retail developments. Drive cuts are in place.
4	IH 10 at Highway 87 Comfort, Texas	44.83	Outside City of Comfort	Contact Broker		<ul style="list-style-type: none">- Great commercial corner!- There is a house and small barn on Lot 3
5	U.S. 69 (Hwy 77) at General Cavazos Blvd. Kingsville, Texas	1.148	AG - Agricultural	Contact Broker		<ul style="list-style-type: none">- Great pad site with access in rear to Librado Drive- One of Kingsville's major commercial intersections- Excellent visibility and accessibility from Hwy 77 and U.S. 69
6	Highway 77 at Hidalgo St. Raymondville, Texas	6.371	Commercial	Contact Broker		<ul style="list-style-type: none">- Excellent visibility and accessibility- Just north of Harlingen, TX- Excellent frontage at a major intersection

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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.

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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.

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:
 - 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.

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