

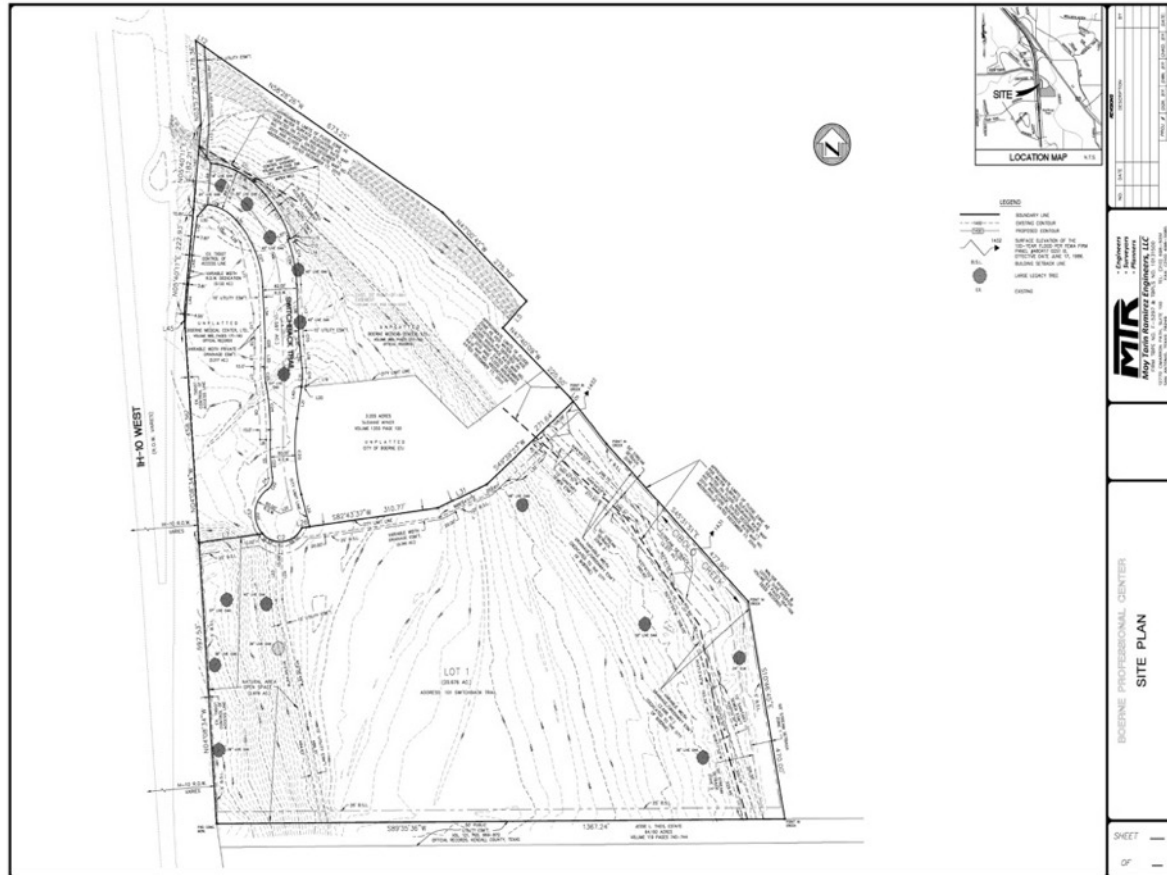
- Water & Electric are to the site
- Located on the north side of Boerne with direct access from IH-10 at the Ranger Creek Rd Exit
- Zoned R4 (20.676 acres – Multi-Family)
- Zoned B2 (2 net acres - Commercial)
- Zoned B2 (2.88 acres – Commercial/ IH10 Frontage)

Survey/Highlights

31.67 Acres For Sale

Commercial Land
Boerne, Texas 78006

Ranger Creek Exit | Exit 538, East side of IH10



- Directly across IH-10 from mission Pharmacal , one of Boerne's largest private employers
- Sewer plans have been approved by the City of Boerne and its extension can be brought to the site quickly.
- Adjacent to scenic Cibolo Creek
- Immediate access to IH-10 and Ranger Creek Road
- Located only minutes away from Boerne Lake

*The roadway and infrastructure depicted on this survey is currently under construction.

For more information contact:
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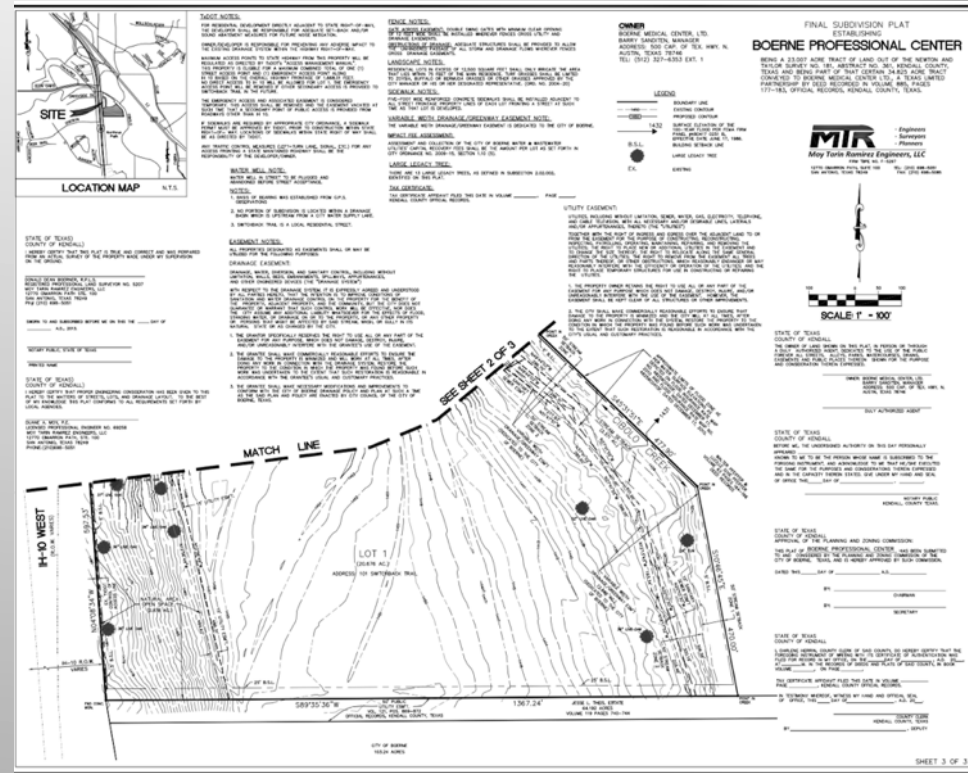
Survey/ Highlights

31.67 Acres For Sale
Commercial Land
Boerne, Texas 78006

Ranger Creek Exit | Exit 538, East side of IH10

Property Highlights

- Located on the north side of Boerne with direct access from IH-10 at the Ranger Creek Road Exit
- Located within Boerne city limits
- IH-10 frontage: 1,660+/-ft. approx.
- IH-10 access: can be accessed from both directions to entrance into property
- Adjacent to scenic Cibolo Creek which is spring fed and flows year round
- Three pad sites with IH-10 frontage available
- High traffic counts
- Located approximately 22 miles from the San Antonio CBD
- Water & Electric are to the site
- Offsite Sewer to be extended to the site through agreement in place with City of Boerne
- Zoned R4 (20.676 acres – Multi-Family)
- Zoned B2 (9.399 acres - Commercial)



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Multifamily Layout

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Demographics

31.67 Acres For Sale
Commercial Land
Boerne, Texas 78006

Ranger Creek Exit | Exit 538, East side of IH10

38400 I-10 Boerne, TX 78006		1 mi radius	3 mi radius	5 mi radius	10 min drivetime	
POPULATION	2020 Estimated Population	4,895	16,163	28,042	22,096	
	2025 Projected Population	5,821	19,207	33,549	26,251	
	2010 Census Population	3,467	12,228	17,381	15,675	
	2000 Census Population	1,478	8,137	11,803	10,693	
	Projected Annual Growth 2020 to 2025	3.8%	3.8%	3.9%	3.8%	
HOUSEHOLDS	2020 Estimated Households	1,861	5,769	9,600	7,775	
	2025 Projected Households	2,033	6,313	10,504	8,509	
	2010 Census Households	1,461	4,822	6,688	6,083	
	2000 Census Households	559	3,017	4,323	3,935	
	Projected Annual Growth 2020 to 2025	1.8%	1.9%	1.9%	1.9%	
AGE	2020 Est. Population Under 10 Years	11.0%	11.2%	11.4%	11.3%	
	2020 Est. Population 10 to 19 Years	13.1%	13.1%	13.7%	13.3%	
	2020 Est. Population 20 to 29 Years	11.1%	12.6%	11.9%	12.1%	
	2020 Est. Population 30 to 44 Years	17.6%	17.8%	17.7%	17.6%	
	2020 Est. Population 45 to 59 Years	19.8%	18.8%	19.3%	19.0%	
	2020 Est. Population 60 to 74 Years	18.3%	16.6%	17.1%	17.1%	
	2020 Est. Population 75 Years or Over	9.2%	10.0%	9.1%	9.6%	
	2020 Est. Median Age	41.6	40.1	40.3	40.5	
	MARITAL STATUS & GENDER	2020 Est. Male Population	47.0%	48.0%	48.5%	48.3%
		2020 Est. Female Population	53.0%	52.0%	51.5%	51.7%
2020 Est. Never Married		23.2%	25.4%	25.9%	24.9%	
2020 Est. Now Married		48.5%	49.3%	53.0%	51.7%	
2020 Est. Separated or Divorced		23.6%	19.4%	15.2%	17.0%	
2020 Est. Widowed		4.7%	5.8%	5.8%	6.4%	
INCOME		2020 Est. HH Income \$200,000 or More	7.1%	8.1%	11.2%	10.9%
		2020 Est. HH Income \$150,000 to \$199,999	5.4%	6.1%	8.3%	7.1%
		2020 Est. HH Income \$100,000 to \$149,999	14.1%	14.8%	17.8%	17.0%
		2020 Est. HH Income \$75,000 to \$99,999	10.5%	13.3%	13.1%	12.6%
	2020 Est. HH Income \$50,000 to \$74,999	18.4%	18.2%	17.3%	17.5%	
	2020 Est. HH Income \$35,000 to \$49,999	12.1%	12.9%	10.5%	10.9%	
	2020 Est. HH Income \$25,000 to \$34,999	12.9%	10.1%	8.2%	9.0%	
	2020 Est. HH Income \$15,000 to \$24,999	9.6%	8.3%	6.0%	6.9%	
	2020 Est. HH Income Under \$15,000	9.9%	8.1%	7.6%	8.2%	
	2020 Est. Average Household Income	\$80,009	\$87,175	\$96,610	\$97,042	
2020 Est. Median Household Income	\$60,027	\$66,338	\$78,915	\$74,829		
2020 Est. Per Capita Income	\$30,420	\$31,225	\$33,185	\$34,250		
2020 Est. Total Businesses	151	1,351	1,686	1,743		
2020 Est. Total Employees	988	9,843	12,714	13,249		

38400 I-10 Boerne, TX 78006		1 mi radius	3 mi radius	5 mi radius	10 min drivetime
RACE	2020 Est. White	85.4%	86.6%	87.7%	87.5%
	2020 Est. Black	3.3%	1.8%	1.9%	1.8%
	2020 Est. Asian or Pacific Islander	3.2%	2.1%	2.0%	1.9%
	2020 Est. American Indian or Alaska Native	0.4%	0.5%	0.6%	0.5%
	2020 Est. Other Races	7.6%	9.0%	7.9%	8.2%
HISPANIC	2020 Est. Hispanic Population	1,215	4,193	6,989	5,587
	2020 Est. Hispanic Population	24.8%	25.9%	24.9%	25.3%
	2025 Proj. Hispanic Population	25.0%	26.6%	25.5%	25.9%
	2010 Hispanic Population	17.9%	21.2%	20.0%	20.4%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	3,451	11,191	19,304	15,298
	2020 Est. Elementary (Grade Level 0 to 8)	2.9%	3.3%	2.7%	2.8%
	2020 Est. Some High School (Grade Level 9 to 11)	3.1%	3.8%	2.8%	3.1%
	2020 Est. High School Graduate	20.7%	22.4%	19.8%	20.7%
	2020 Est. Some College	27.3%	25.6%	24.4%	24.5%
	2020 Est. Associate Degree Only	12.6%	8.4%	7.7%	7.7%
	2020 Est. Bachelor Degree Only	24.7%	26.4%	29.6%	29.1%
HOUSING	2020 Est. Graduate Degree	8.7%	10.1%	13.0%	12.1%
	2020 Est. Total Housing Units	1,904	5,944	9,882	8,013
	2020 Est. Owner-Occupied	54.1%	59.6%	65.6%	62.9%
	2020 Est. Renter-Occupied	43.6%	37.5%	31.5%	34.2%
HOMES BUILT BY YEAR	2020 Est. Vacant Housing	2.3%	2.9%	2.9%	3.0%
	2020 Homes Built 2010 or later	18.3%	11.8%	18.8%	16.1%
	2020 Homes Built 2000 to 2009	30.5%	29.6%	31.4%	31.6%
	2020 Homes Built 1990 to 1999	21.1%	16.5%	15.8%	15.6%
	2020 Homes Built 1980 to 1989	14.5%	15.9%	12.8%	13.7%
	2020 Homes Built 1970 to 1979	6.3%	6.9%	5.8%	6.1%
	2020 Homes Built 1960 to 1969	1.9%	5.4%	3.9%	4.5%
	2020 Homes Built 1950 to 1959	2.8%	3.7%	2.9%	3.3%
	2020 Homes Built Before 1949	2.2%	7.2%	5.7%	6.2%
	HOME VALUES	2020 Home Value \$1,000,000 or More	2.6%	2.7%	2.7%
2020 Home Value \$500,000 to \$999,999		7.3%	9.7%	15.0%	12.9%
2020 Home Value \$400,000 to \$499,999		9.7%	9.8%	12.0%	11.8%
2020 Home Value \$300,000 to \$399,999		21.6%	22.1%	21.3%	21.4%
2020 Home Value \$200,000 to \$299,999		26.7%	32.5%	28.2%	28.5%
2020 Home Value \$150,000 to \$199,999		12.5%	10.4%	9.5%	10.4%
2020 Home Value \$100,000 to \$149,999		7.7%	5.1%	3.3%	4.0%
2020 Home Value \$50,000 to \$99,999		1.6%	1.6%	2.2%	2.0%
2020 Home Value \$25,000 to \$49,999		0.6%	0.7%	0.4%	0.5%
2020 Home Value Under \$25,000		8.1%	3.3%	2.3%	2.5%
2020 Median Home Value	\$278,924	\$290,034	\$319,560	\$313,590	
2020 Median Rent	\$909	\$957	\$1,025	\$1,007	

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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.

11-2-2015



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:
 - 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.

Sanditen & Associates, Inc.	9004226	Barry@sanditen.com	512-327-6353
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Barry Sanditen	314981		
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

