

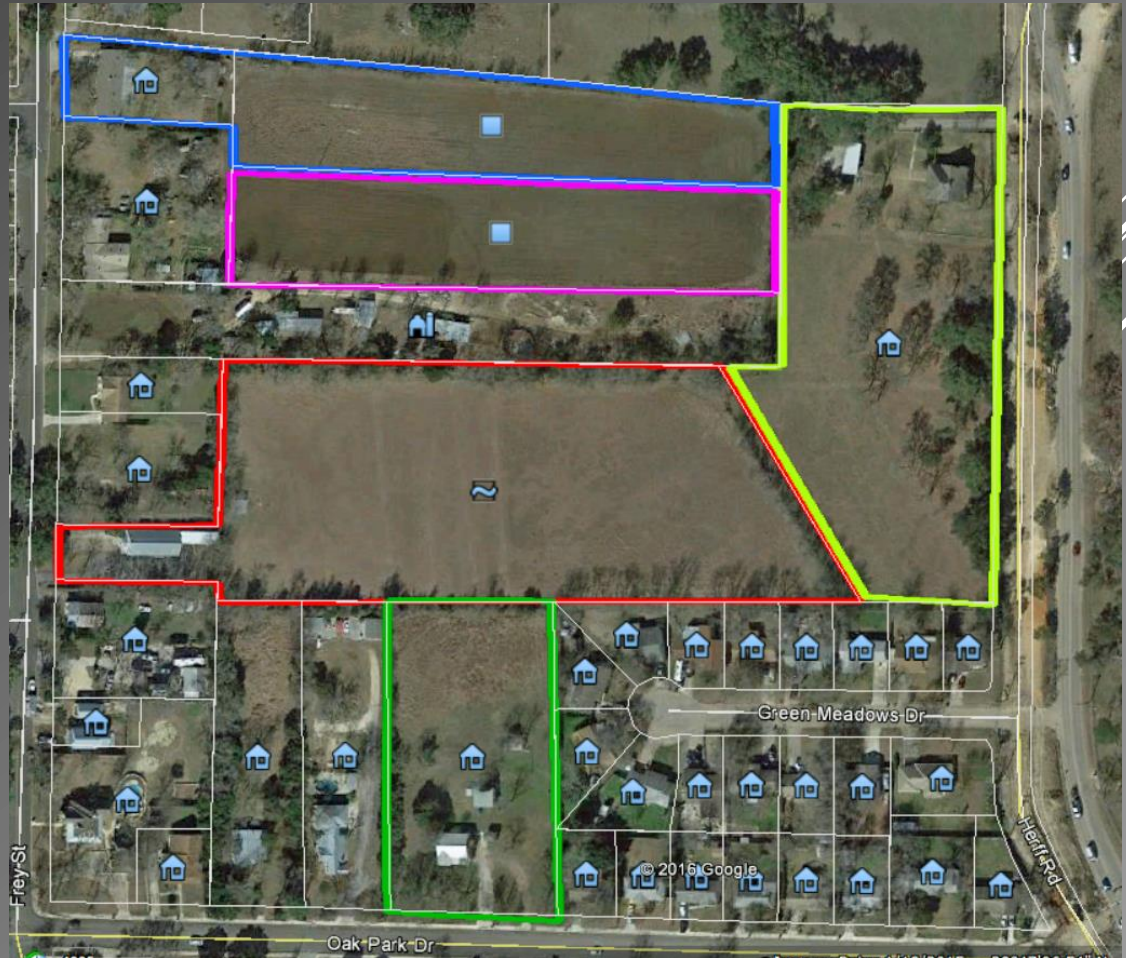
16.76 Acres In The Heart Of Boerne TX

Property Highlights

- Located in Boerne Texas One Of The Fastest Growing Communities In The Texas Hill Country
- Properties Are Less Than A Mile From The Boerne Historic District
- Excellent High Visibility Road Frontage On Three Sides
- Boerne Texas Is The County Seat Of Kendall County

Wayne Ashabraner

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San Antonio, TX 78229
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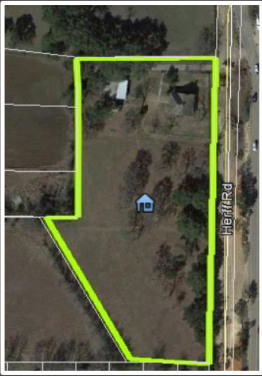
Land

530 Oak Park Dr.
Boerne, TX 78006

12 Herff Rd
Boerne, TX 78006

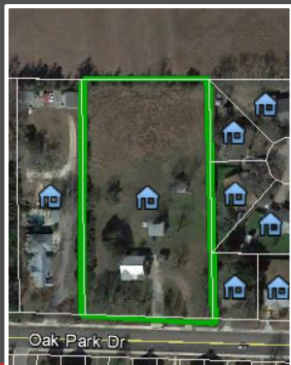
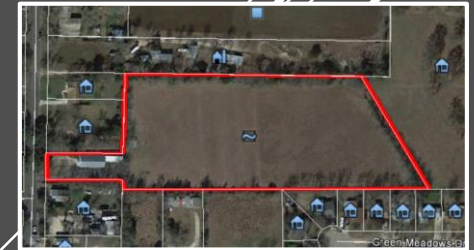
235 Frey St.
Boerne, TX 78006

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- Property fronts on Herff Rd. and has approximately 641 feet of high visibility road frontage. It is 4.33 Acres, or 188,615 sq/ft. The historic rock structures on the property are not included in the price. The owner reserves the right to relocate these structures in an effort to preserve their historic value. The City of Boerne just completed a major renovation of Herff Rd and it is now a four lane road with excellent access to the property. The renovation also included an upgrade to the Public Utilities in front of the property. Current asking price is \$1,300,000 or \$6.89/SF.

- This property has approximately 72 feet of road frontage on Frey Street. It is approximately 5.48 Acres or 238,709 sq/ft and shares a 352 feet common property line with the 4.33 Acre tract and a 216 feet common property line with the 2 Acre Tract. As with the other properties it is a level property and the FIRM Maps indicate no Flood Plain. Public Utilities are available at the front of the property. Current asking price is \$1,400,000 or \$5.48/SF.



- This great 2 Acre or 86,773 sq/ft Tract fronts on Oak Park Dr. and has approximately 216 feet of road frontage. It joins the 5.48 Acre Tract to the North and would be an ideal entrance property for the adjoining tract. All Public Utilities are available. Current asking price for this property is \$545,000 or \$6.28/SF.



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- This Property is 2.22 Acres +/- or 96,790 sq/ft. It is level and as with all the properties slopes gently toward the Boerne River. The property is joined on two sides with other properties currently available with this offering. All Public Utilities are available. Current asking price is \$1,300,000 or \$10.00/SF.

- This property has approximately 105 feet of road frontage on Frey Street. It is approximately 2.73 Acres +/- or 119,093 sq/ft and shares a 705 feet common property line with the adjoining 2.22 Acre Tract and a 202 feet common property line with the 4.33 Acre Tract. As with the other properties it is a level property and the FIRM Maps indicate no Flood Plain. Public Utilities are available at the front of the property. The Home on the Property is being Sold As Is. Current asking price is \$1,429,116.00 or \$12.00/SF.



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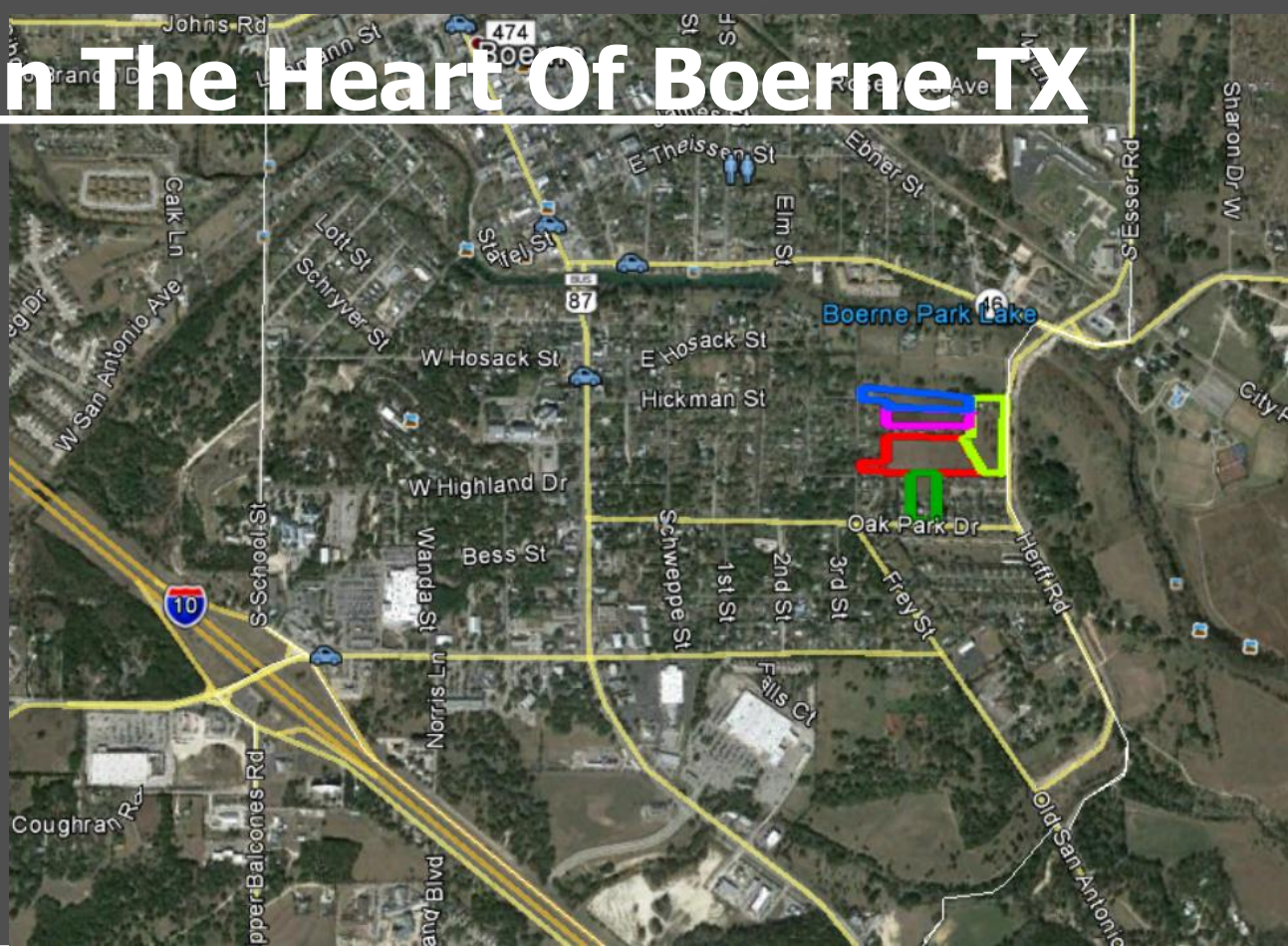
IDEAL PROPERTY FOR

- Residential Development
- Multifamily Development
- Commercial Development
- Restaurant

*Boerne Ranks In the Top 20
Best School Districts In The
State Of Texas*

*Eleven Local Schools
Within 2.5 Miles Radius*

*Herff Road Expansion
Nearing Completion*



Population:	One Mile Radius	Two Mile Radius	Three Mile Radius
2020 Projection	4,481	19,925	30,778
2015 Estimate	3,782	16,710	25,988
2010 Census	3,139	13,291	20,813
2015 Avg Household Income	\$67,688	\$82,768	\$97,486
2015 Med Household Income	\$43,030	\$64,644	\$77,032



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Disclaimer :

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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

If the broker represents the buyer The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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