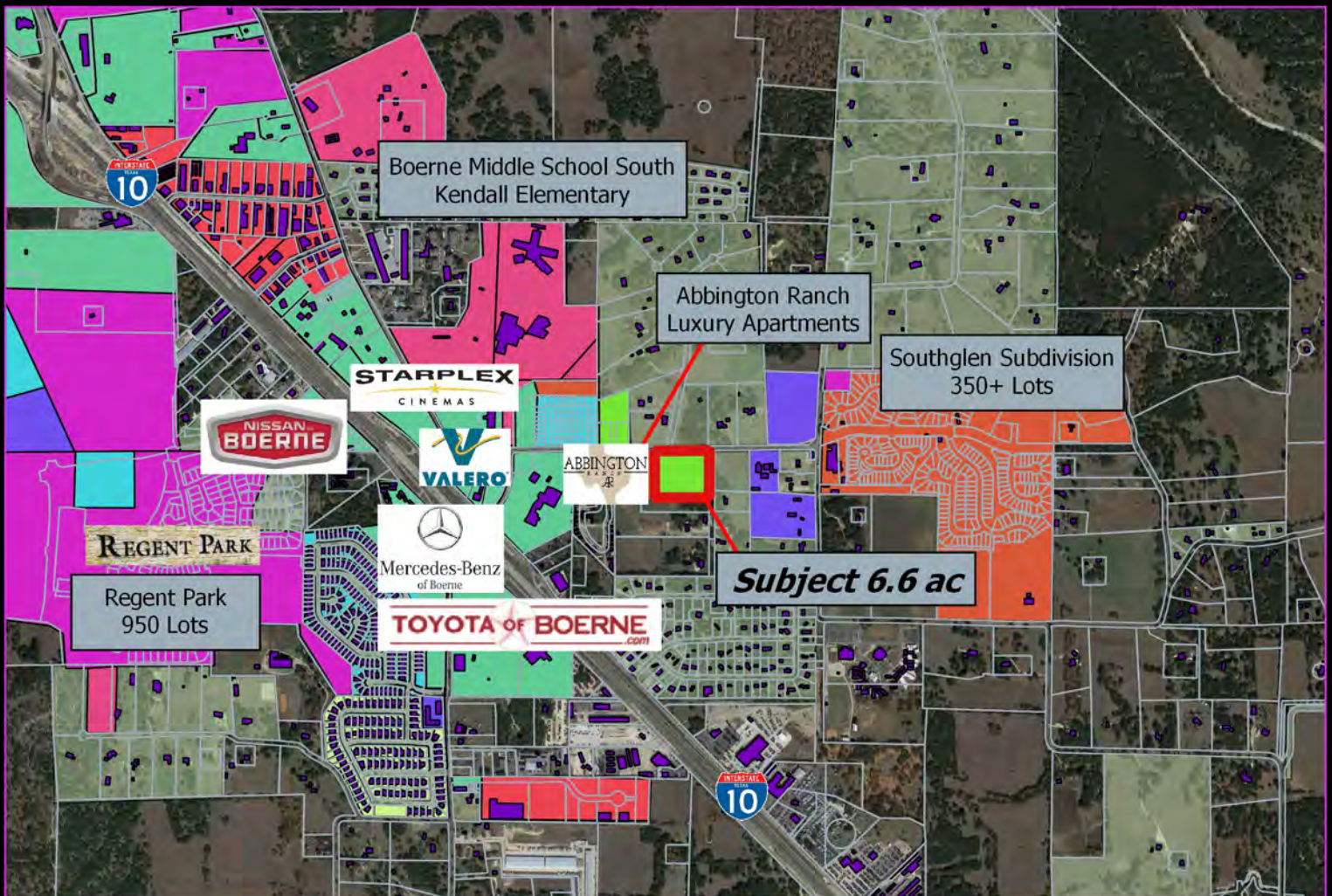




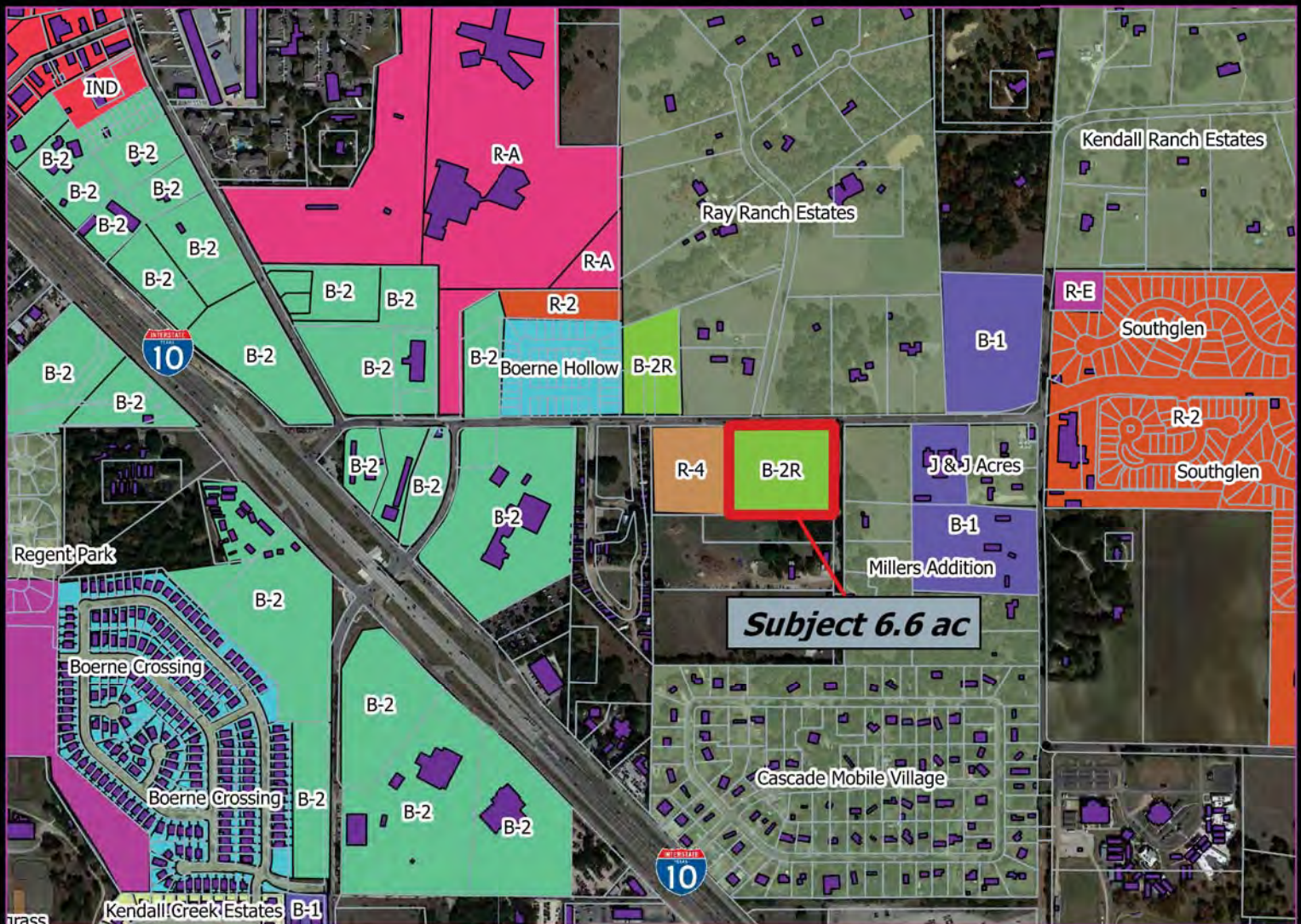
~6.6 ACRES - ZONED COMMERCIAL BOERNE, TEXAS



The property is conveniently located at the center of new development on Cascade Caverns Road near Scenic Loop Road in Boerne, Texas, just off of IH-10. The property is prime for retail development supporting the explosive residential growth in the area. Within 1 mile is the new Pulte Homes Southglen residential development will include 350+ homes. The nearby Regent Park development will include up to 950 homes. Directly across the street is the 50-lot Boerne Hollow subdivision. With the Explosive Growth of the Texas Hill Country, this property is a prime property ready for immediate development.



~6.6 ACRES - ZONED COMMERCIAL BOERNE, TEXAS



The location of this 6.6 acre property, with all utilities available and zoning of B-2R, is ideal for a retail development, especially with well over 1,300 homes within 1 mile of the site. The property has great access to IH-10/Hwy 87 and is located approximately 10 minutes from Loop 1604 in San Antonio. Due to the easy access from San Antonio and the IH-10 corridor, Boerne is rapidly growing at a rate of 37%. As of August 2020, there are 5,200 new Residential lots completed or in the planning stages.



6.6 ACRES - ZONED COMMERCIAL - BOERNE, TEXAS



- * All utilities available from the City of Boerne
- * +/-600' frontage on Cascade Caverns Road
- * In the Boerne City limits and zoned B-2R
- * 2019 traffic count of ~68,445 annual average daily counts on IH-10/Hwy 87 and ~5,000 on Cascade Caverns Rd.
- * No flood plain on property
- * Easy access from IH-10 / Hwy 87
- * Surrounded by residential growth. Luxury Apartments next door.
- * Near multiple commercial developments, including Major car dealers, Fairfield Inn & Suites, and the Starplex Cinema.
- * Near Kendall Elementary School, Boerne South Middle School and Geneva School of Boerne



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:
 - 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.

STRANSKY, STEPHEN MICHAEL	481714	stephen@stranskyproperties.com	210-254-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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