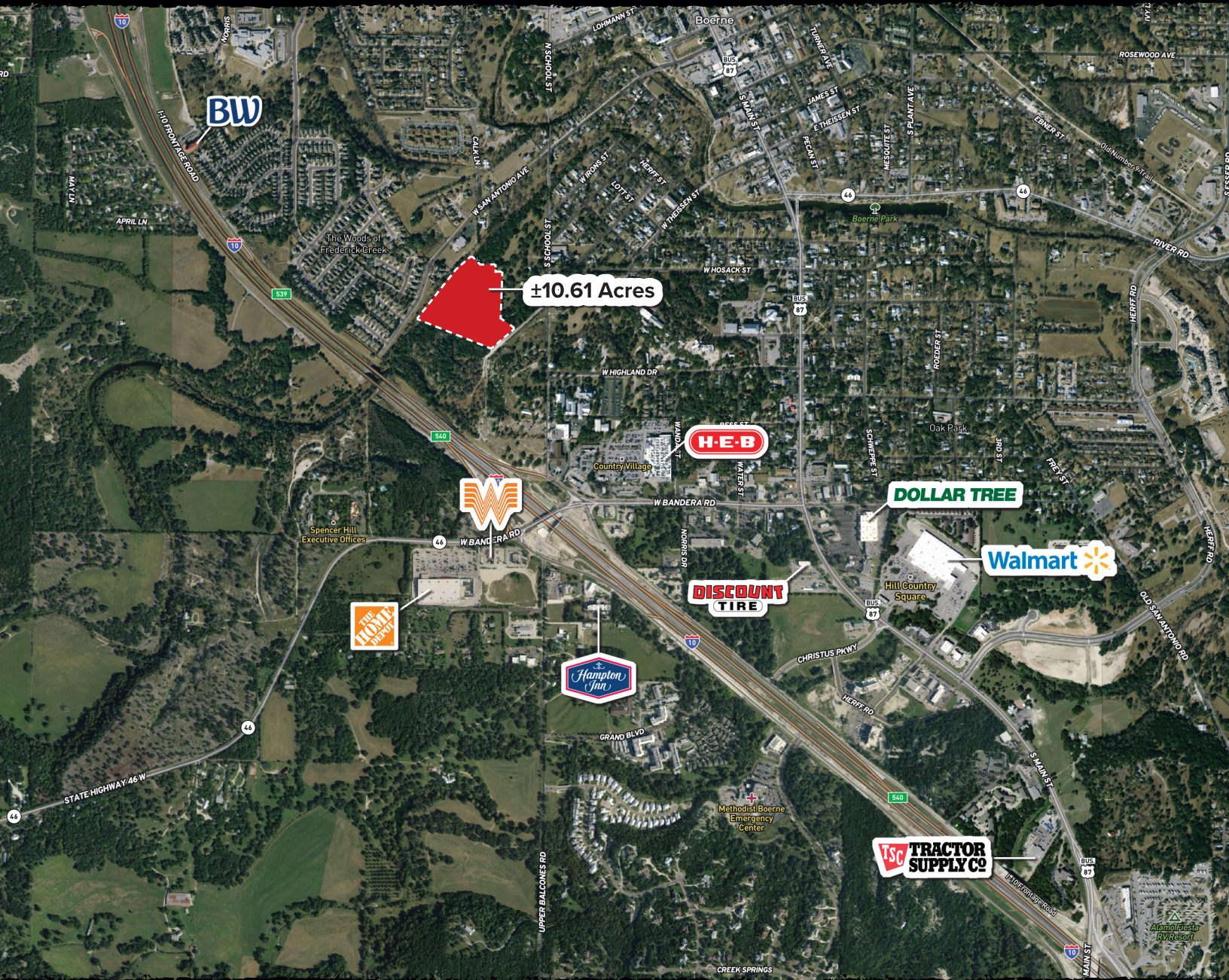


536 S SCHOOL ST

±10.61 Acres // Kendall County // Boerne, Texas



210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



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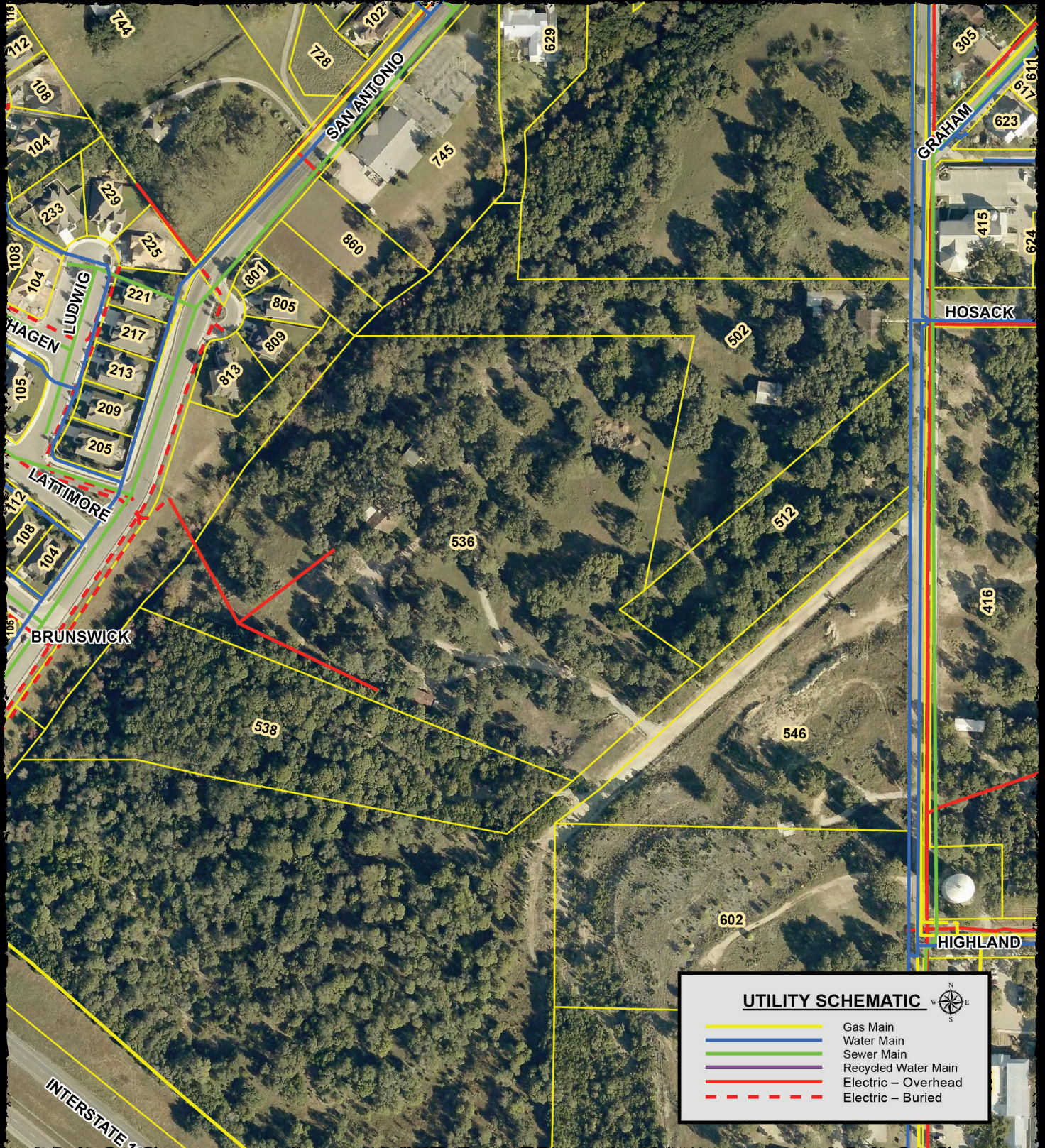


STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT

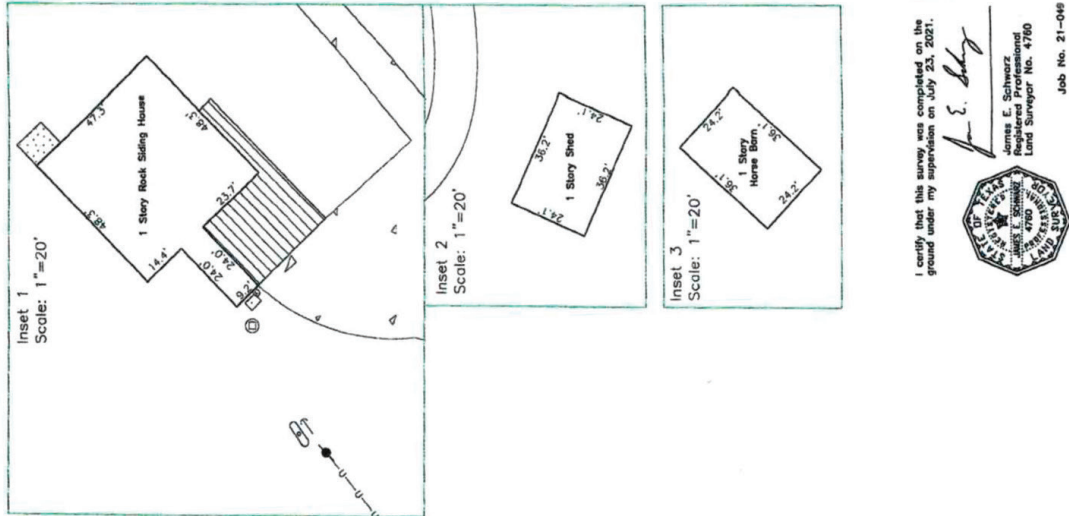
This property is approx. 10.61 acres located in the heart of Boerne at 536 School Street. Most of the property has been cleared of cedar trees and consist of mainly oak trees along the banks of Fredericks creek. Some of the pertinent facts are as follows:

- >> ±10.61 acres
- >> Zoned C-1
- >> Within the city of Boerne city limits
- >> Property line starts about 450' from School street on an easement road, but Hosack street is proposed to be extended bringing it right to this property
- >> Fronts on Frederick creek for about 850' with minimal flood being the high bank side
- >> Sewer and water currently lie on School Street, but an easement and ROW was created and reserved for the construction and maintenance of a city of Boerne sewer and water line across the neighboring property to service this 10.61 acres.
- >> Improvements include a 4 br, 2 bath home built in the early 1960's and a 4 stall horse barn.
- >> Estimated taxes are \$13,550
- >> Asking price \$2,300,000 (\$4.97 psf.)

This property has several different possible uses, but given the setting along the creek and the majestic live oak trees it would be an ideal location for an assisted living community, apartment development, or office park.



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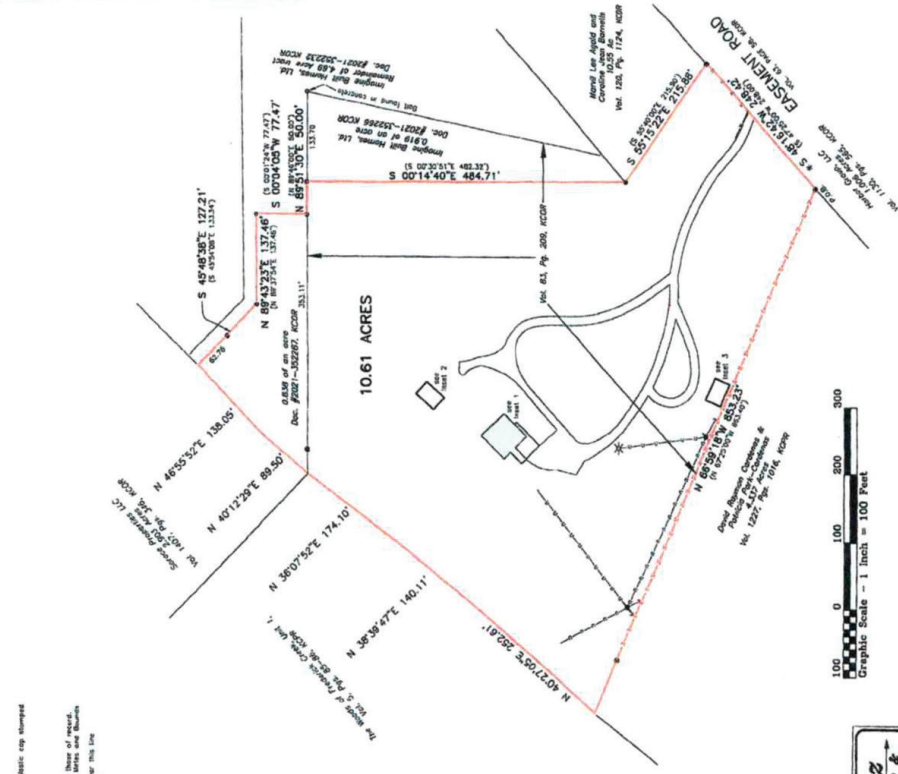
I certify that this survey was completed on the ground under my supervision on July 25, 2021.

James E. Schwarz
 James E. Schwarz
 Registered Professional
 Land Surveyor No. 4780
 Job No. 21-048

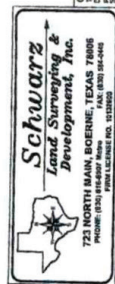


ADDRESS: 836 South School Street
 Boerns, TX

A 10.61 ACRE TRACT OF LAND OUT OF THE ANTONIO LOCKMAR SURVEY NUMBER 178, ABSTRACT NUMBER 311, KENDALL COUNTY, TEXAS BEING THE COMBINATION OF THE REMAINING PORTION OF THE AARON C. LEWIS AND WIFE, JEWEL C. LEWIS TRACT DESCRIBED IN DEED RECORDED IN VOLUME 83, PAGE 209, KENDALL COUNTY DEED RECORDS AND A TRACT DESCRIBED AS 0.838 OF AN ACRES IN DEED RECORDED IN DOCUMENT NUMBER 2021-352267, KENDALL COUNTY OFFICIAL RECORDS



- Notes:
1. All distances 1/2" shall not end with a odd public stop measured.
 2. All distances 1/2" shall not end with a odd public stop measured.
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 15. All distances 1/2" shall not end with a odd public stop measured.
 16. All distances 1/2" shall not end with a odd public stop measured.
 17. All distances 1/2" shall not end with a odd public stop measured.

Schwarz
 Land Surveying &
 Development, Inc.
 721 NORTH MAIN, BOERNE, TEXAS 78006
 PHONE (817) 254-7700 FAX (817) 254-0445
 WWW.SCHWARZLANDSURV.COM

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT

