

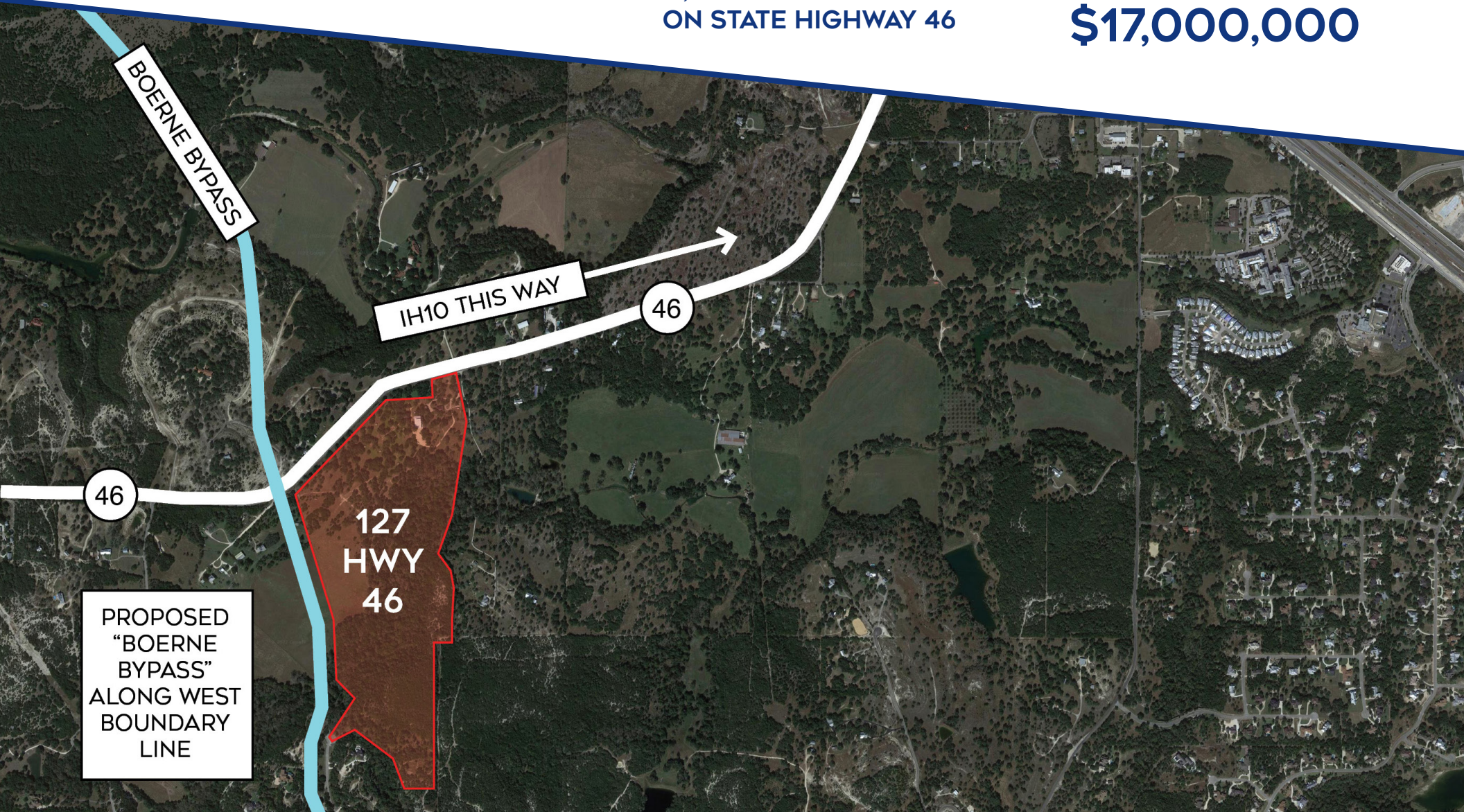
FOR SALE

± 84.52 ACRES
± 1,975 FT OF FRONTAGE
ON STATE HIGHWAY 46

127 HIGHWAY 46 W

BOERNE, TEXAS 78006

\$17,000,000



FOR MORE
INFORMATION
PLEASE CONTACT

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**COLDWELL BANKER
COMMERCIAL**

ALAMO CITY

CBCALAMO.COM

SALE

127 HIGHWAY 46 W

127 Highway 46 W Boerne, TX 78006



Sale Price

\$17,000,000

OFFERING SUMMARY

Lot Size:	84.52 Acres
Price / Acre:	\$201,136
Traffic Count:	20,000

PROPERTY OVERVIEW

This incredible heritage ranch offers beautiful scenery and space just minutes from the conveniences of Boerne and San Antonio. Menger Creek Ranch welcomes you from its primary entrance gate on Highway 46 West. You immediately forget the hustle of the city as you are surrounded by the truly majestic oak trees that are found across the property sheltering whitetail and axis deer, turkey and a wide variety of wildlife! You quickly see that the property is a great mix of open pasture and wooded creek. Menger Creek ranch boasts ~3600' of live water with beautiful Menger Creek that flows downstream to Boerne barely a mile away!

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LAND:

The uniqueness of the topography and privacy this ranch offers cannot be overstated. While the ranch has ~1,975+ feet of road frontage along HWY 46, and is mere minutes to IH-10, the western property line adjoins the proposed Boerne Bypass. With construction of the bypass along this route, the property would have ~2,300 feet of frontage on the bypass and one quadrant of the hard corner that would be created at the intersection of Hwy 46 and the bypass. This ranch would be perfect for commercial development along both Hwy 46 and the bypass. The open land lends itself to either multi-family development or single family homes in any price range in the fast growing Boerne/Kendall County area. And Menger Creek provides a unique opportunity to integrate this beautiful feature of into the development providing solitude and an escape from the urban environment nearby.

RESIDENCE COMPOUND:

The main house lies beneath majestic oaks near peaceful Menger Creek. The brick home is approximately 2300 square feet with 3 bedrooms and 2 baths. Nearby sits a recently constructed large metal barn with finished spaces and several outbuildings.

Highlights include:

- Large 60 x 120 (7200 sqft) barn with 40 x 60 (2400 sqft) of enclosed space
- Extended 30' overhangs on both ends for parking vehicles and trailers

There are 2 finished and climate controlled spaces in the barn:

- A 300 sqft (15 x 20) office space with a half bath on the first floor
- A very nice 800 sqft finished apartment with full kitchen and 2 BR / 1 BA on the second level

Water: The highlight of the ranch is the crystal-clear flowing

Menger Creek which meanders through the property for approximately 7/10 of a mile (both sides). To find such private year-round live water this close to

Boerne is truly a rarity!

A water line from the City of Boerne runs along Hwy 46. Utilities are being extended from Home Depot to a new development at Coughran Rd & Hwy 46 ~.8 miles away.

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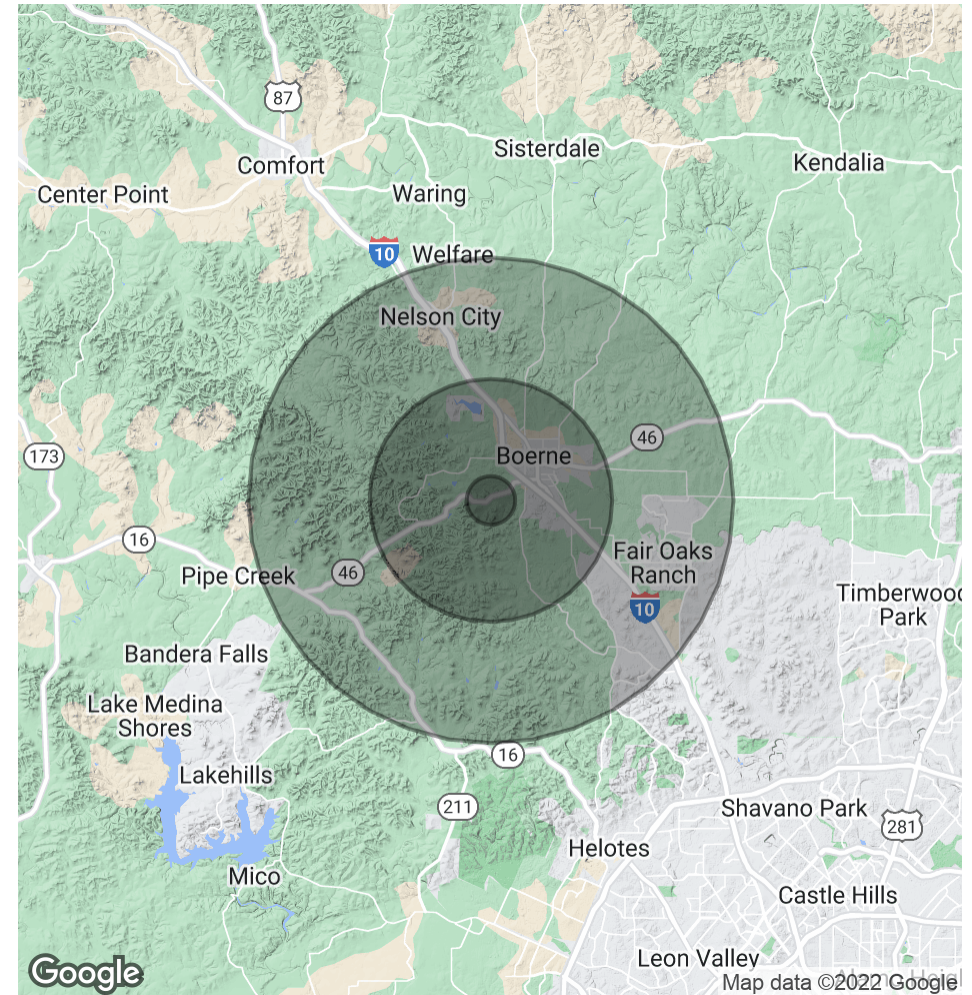
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	141	11,560	39,838
Average Age	46.4	42.4	42.1
Average Age (Male)	47.5	39.1	40.7
Average Age (Female)	45.0	45.3	43.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	58	4,748	14,713
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$104,985	\$83,311	\$109,152
Average House Value	\$380,797	\$391,193	\$374,110

TRAFFIC COUNTS

Highway 46 20,000/day

** Demographic data derived from 2020 ACS - US Census*



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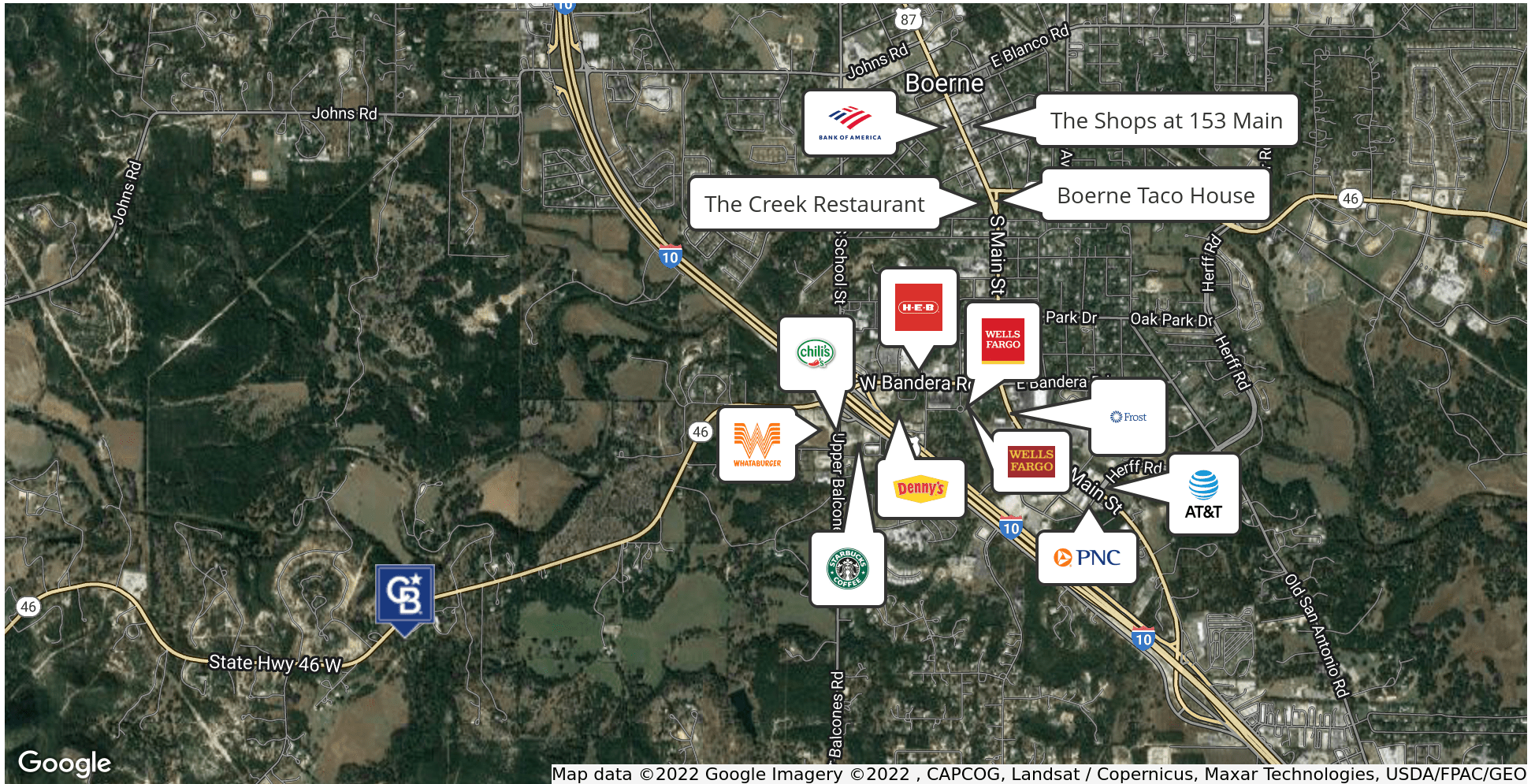


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mike Giddens	652521	mgiddens@cbcalamo.com	2104836251
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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