

# Wanda St

BOERNE, TX 78006

# FOR SALE

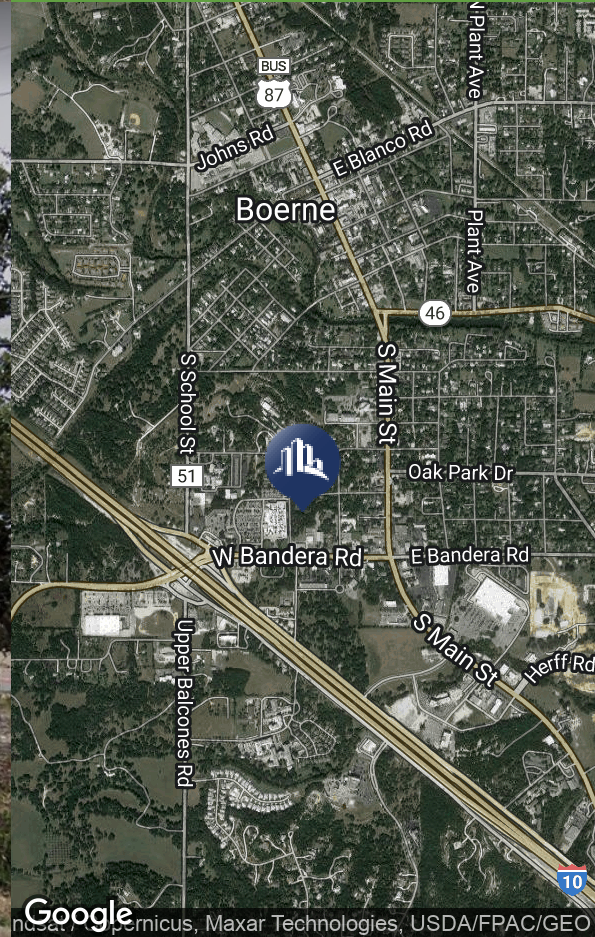
\$1,082,030

Land



## PROPERTY FEATURES

1.242 ac in the heart of Boerne, Texas, just off West Bandera Rd and a few blocks from IH-10 West exit. This property has plenty of gorgeous mature Oak trees and is in the middle of it all, within walking distance to HEB, restaurants, shops, and Main St. Bring your development ideas to this growing city in the Texas Hill country.



**Mark Haynie**

**BROKER**

830.481.9533

mark.haynie@sperrycga.com

TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.SperryCGA.com](http://www.SperryCGA.com)

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**SECTION 21. O - OFFICE DISTRICT**

A. **Purposes.** These districts are composed of structures occupied by or suitable for such uses as offices and studios, usually located between residential areas and business areas. The district regulations are designed to protect and encourage the transitional character of the districts by permitting a limited group of uses of a commercial nature while protecting the abutting and surrounding residential areas by requiring minimum yard areas and setbacks comparable to those called for in the residential districts. **(Ord. No. 2008-25, §3, 8-12-2008)**

B. **Applicability.** The O district is applicable to any area where commercial zoning is contiguous to or in close proximity to residential zoning classification and the desirability of residential is impacted by traffic volume or surrounding commercial uses.

C. **Required Lot and Building Dimensions for Non-Residential Uses.**

<b>MINIMUM LOT AREA</b>	5,000 sqft.
<b>MINIMUM LOT WIDTH</b>	50 feet
<b>MINIMUM FRONT YARD</b>	A lot that adjoins a residential district that is not a reverse corner lot – same as that residential district <b>(Ord. No. 2012-38, §5,11-13-2012)</b> A lot that adjoins a residential district that is a reverse corner lot – 0'-20' A lot that adjoins a commercial district – 0' – 20'
<b>MINIMUM 1 SIDE / MINIMUM COMBINED FRONT AND REAR YARD*</b>	No improvements shall be allowed within 10' on the residentially zoned side and No party wall or adjoining building are permitted between lots 5' feet if on the commercially zoned side
<b>MINIMUM REAR / MINIMUM COMBINED FRONT AND REAR YARD</b>	10' with appropriate shielding from any adjacent residentially zoned lot.
<b>MAXIMUM BUILDING AREA</b>	Limited to 3,500 sqft. for the office area of the structure <b>(Ord. No. 2015-36, §5, 11-10-2015)</b>
<b>MAXIMUM BUILDING HEIGHT</b>	2 story, up to 30 feet

D. **Permitted Uses.** The uses permitted in the O district are specified in Table 5-1 as either “permitted” or “conditional” or “restricted”.

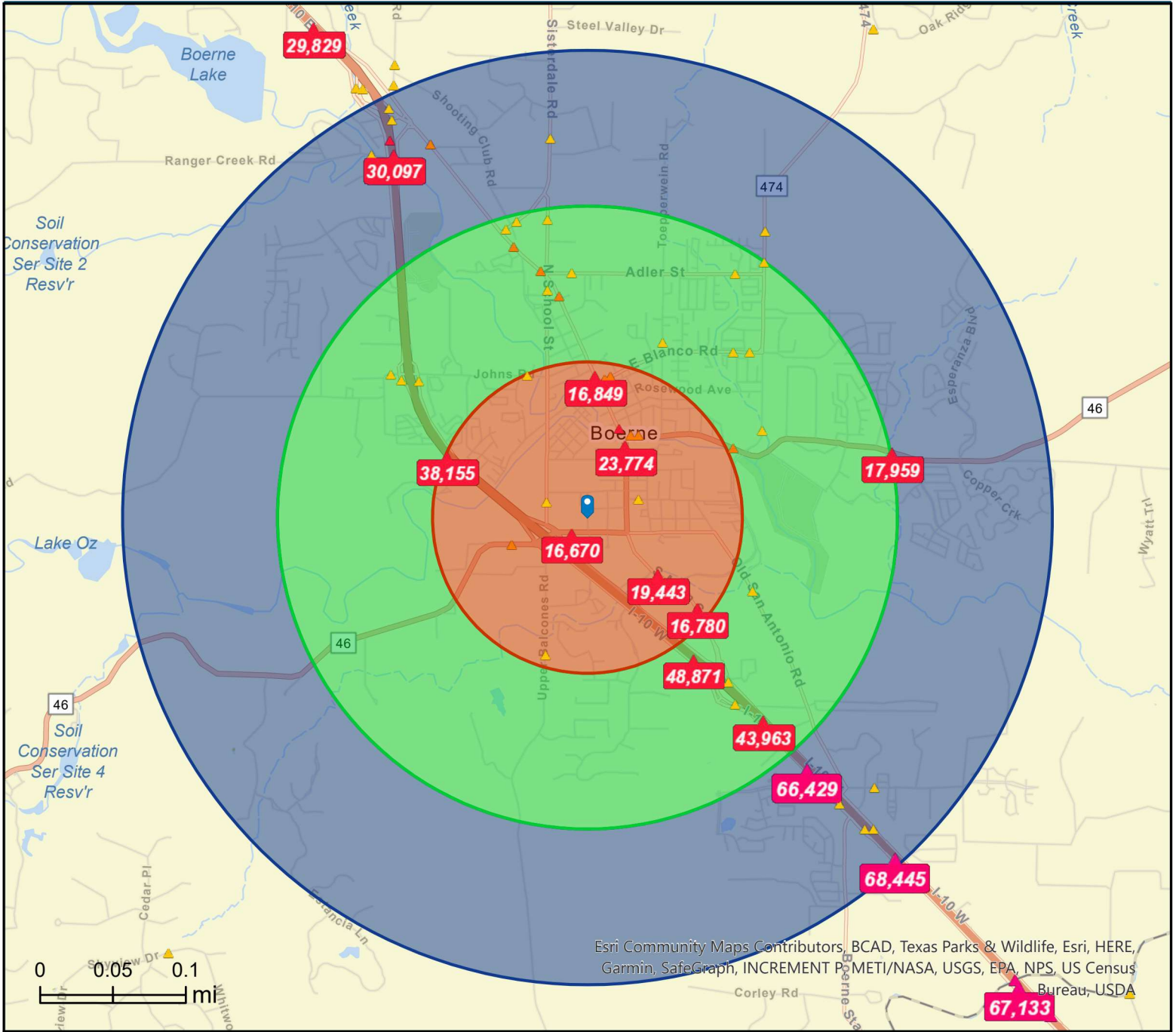
E. **Restrictions on Particular Uses.** The following “Restricted” uses have the additional requirements specified in this section. **(Ord. No. 2012-04, §5,4-24-2012)**

1. Mixed-use Dwelling Units must meet the following specific site and building design standards:
  - a. Each unit, residential and commercial, shall have two clearly distinct areas.
  - b. Each area shall separately and independently meet the required building codes applicable to the intended use for that portion of the building.
  - c. Occupational or vocational uses allowed in the non-living portion may be any non-residential use allowed in the zoning district. The use shall not by reason of noise, odor, or physical operation create any impacts on adjacent lots that are adverse to adjacent uses. Uses with a tendency to create external impacts or visible signs of operation may be further limited in terms of site design or hours of operation in order to minimize potential impacts.

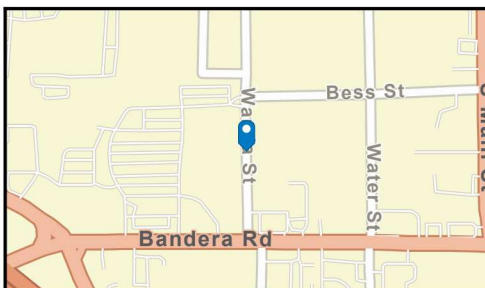
- d. Required parking shall be based on the greater of the parking required for the non-living area or the living area.
2. It is desirous that adaptive reuse of existing structures be the objective for use as an office/studio. If demolition is desired by the owner, the owner must submit a request to the City Manager for consideration of demolition. The City Manager will determine if demolition is an acceptable alternative to restoration.
3. If an Accessory Dwelling is located on the property, the property owner must occupy either the Accessory Dwelling or mixed use dwelling. The remaining dwelling unit may be a rental unit. There shall be no more than two dwelling units on the lot.

203-259 Wanda St  
 203-259 Wanda St, Boerne, Texas, 78006  
 Ring Bands: 0-1, 1-2, 2-3 mile radii

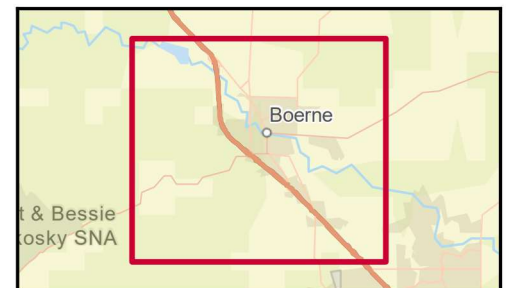
Prepared by Esri  
 Latitude: 29.78191  
 Longitude: -98.73325



Esri Community Maps Contributors, BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q1 2021).

**Approval of the Planning & Community Development Department set follows:**

This Administrative Amending Plat of a Lots 13A, 14A and a portion of Lot 12, Moose Head Manor Addition, has been submitted to and considered by the Planning & Community Development Department of the City of Boerne, Texas, and hereby approved by such Department.

Dated this 11<sup>th</sup> day of April, 2008.  
 By: Christi L. Turk, Director

**NOTICE:** The undersigned concrete sidewalks shall be installed adjacent to all property lines of lots, or fronting a street of such lots on which they are installed.  
**CAPITAL RECOVERY FEE ASSESSMENT:** The City of Boerne, Texas, is assessing a fee of \$1.00 per square foot of lot area for the installation of sidewalks. The amount per lot or parcel shall be determined by the City Engineer's Office and set forth in City Ordinance no. 2007 26 1.00 (3).  
**FINCH NOTES:** DOUBLE SWING GATES SHALL BE INSTALLED WHEREVER FINCHES CROSS UTILITY EXISTENCES.

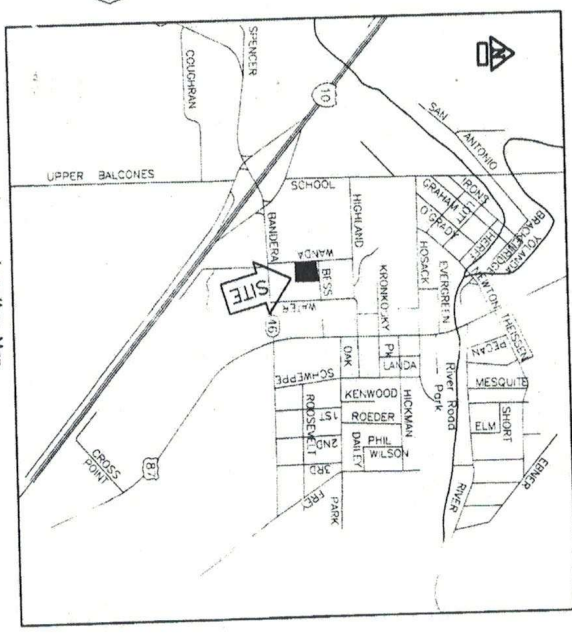
STATE OF TEXAS  
 COUNTY OF KENDALL  
 I hereby certify that this plat is true and correct, and was prepared from an actual survey of the property made on the ground under supervision.

Sworn to and subscribed before me this 16<sup>th</sup> day of April, 2008.  
 Notary Public, In and For  
 The State of Texas



**AMENDING PLAT OF MOOSE HEAD MANOR ADDITION**

AN AMENDING PLAT OF LOT 13A AND LOT 14A, MOOSE HEAD MANOR ADDITION, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AS SHOWN ON A PLAT RECORDED IN VOLUME 5, PAGES 46-47, KENDALL COUNTY PLAT RECORDS AND A PORTION OF LOT 12, MOOSE HEAD MANOR ADDITION, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AS SHOWN ON A PLAT RECORDED IN VOLUME 38, PAGE 162, KENDALL COUNTY DEED RECORDS, SAID PORTION OF LOT 12 BEING A 0.311 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1075, PAGE 723, KENDALL COUNTY OFFICIAL RECORDS, INTO LOTS 13A-1 AND 14A-1, MOOSE HEAD MANOR ADDITION, CITY OF BOERNE, KENDALL COUNTY, TEXAS.



Location Map Not to Scale

STATE OF TEXAS  
 COUNTY OF KENDALL  
 The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, ports, watercourses, drains, easements and public places therein shown for the purpose and consideration therein expressed.

Sworn to and subscribed before me this 16<sup>th</sup> day of April, 2008.  
 Notary Public, In and For  
 The State of Texas

STATE OF TEXAS  
 COUNTY OF KENDALL

Before me, the undersigned authority, on this day personally appeared Brian A. Cartwright and Dayne B. Cartwright, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity herein stated. Given under my hand and seal of office this 16<sup>th</sup> day of April, 2008.



Dayne B. Cartwright  
 223 Beas Street  
 Boerne, Texas 78006

STATE OF TEXAS  
 COUNTY OF KENDALL  
 The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, ports, watercourses, drains, easements and public places therein shown for the purpose and consideration therein expressed.

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SCHWARZ LAND SURVEYING & DEVELOPMENT, INC.  
 723 N. MAIN  
 BOERNE, TEXAS 78006  
 FAX: 830-249-3921

Dayne B. Cartwright  
 223 Beas Street  
 Boerne, Texas 78006





# Retail MarketPlace Profile

203-259 Wanda St  
 203-259 Wanda St, Boerne, Texas, 78006  
 Ring Band: 0 - 1 mile radius

Prepared by Esri  
 Latitude: 29.78191  
 Longitude: -98.73325

## Summary Demographics

2020 Population	4,634
2020 Households	2,061
2020 Median Disposable Income	\$49,138
2020 Per Capita Income	\$35,485

**NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.**

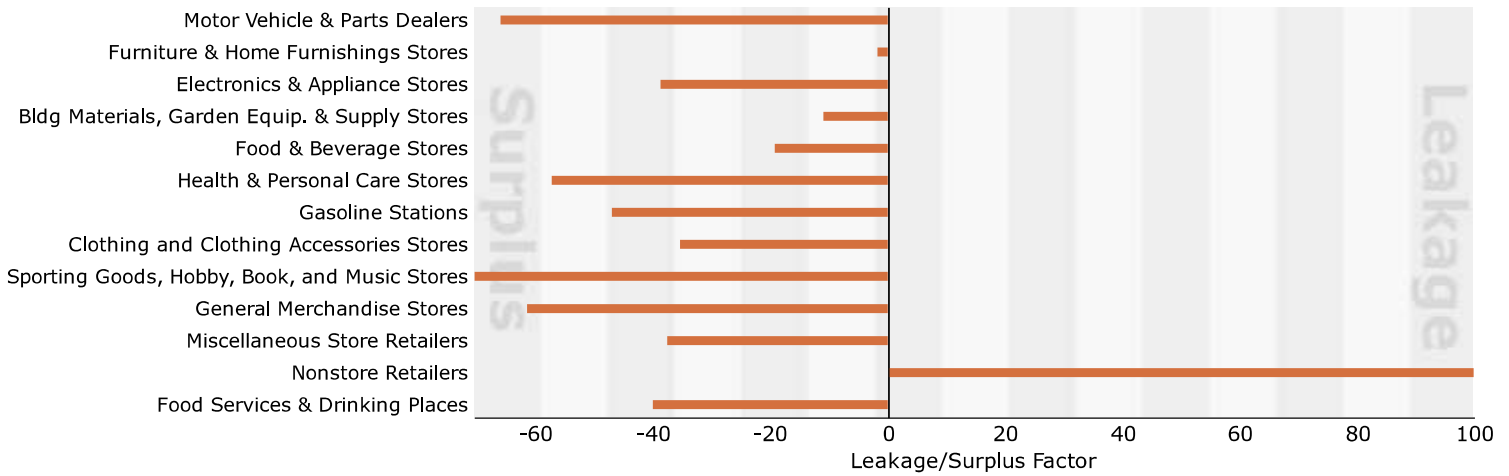
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$78,476,040	\$239,397,577	-\$160,921,537	-50.6	116
Total Retail Trade	44-45	\$70,586,270	\$220,928,770	-\$150,342,500	-51.6	82
Total Food & Drink	722	\$7,889,770	\$18,468,807	-\$10,579,037	-40.1	34
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$15,056,451	\$73,923,470	-\$58,867,019	-66.2	5
Automobile Dealers	4411	\$12,091,682	\$67,869,465	-\$55,777,783	-69.8	1
Other Motor Vehicle Dealers	4412	\$1,601,880	\$2,283,920	-\$682,040	-17.6	1
Auto Parts, Accessories & Tire Stores	4413	\$1,362,890	\$3,770,085	-\$2,407,195	-46.9	3
Furniture & Home Furnishings Stores	442	\$2,449,841	\$2,543,246	-\$93,405	-1.9	3
Furniture Stores	4421	\$1,431,810	\$858,697	\$573,113	25.0	1
Home Furnishings Stores	4422	\$1,018,032	\$1,684,550	-\$666,518	-24.7	2
Electronics & Appliance Stores	443	\$2,581,154	\$5,854,415	-\$3,273,261	-38.8	5
Bldg Materials, Garden Equip. & Supply Stores	444	\$4,517,928	\$5,645,730	-\$1,127,802	-11.1	4
Bldg Material & Supplies Dealers	4441	\$4,246,800	\$4,897,980	-\$651,180	-7.1	3
Lawn & Garden Equip & Supply Stores	4442	\$271,128	\$0	\$271,128	100.0	0
Food & Beverage Stores	445	\$12,889,319	\$19,111,879	-\$6,222,560	-19.4	8
Grocery Stores	4451	\$11,673,195	\$16,873,322	-\$5,200,127	-18.2	4
Specialty Food Stores	4452	\$546,485	\$1,533,668	-\$987,183	-47.5	3
Beer, Wine & Liquor Stores	4453	\$669,639	\$704,889	-\$35,250	-2.6	2
Health & Personal Care Stores	446,4461	\$4,134,886	\$15,257,959	-\$11,123,073	-57.4	6
Gasoline Stations	447,4471	\$6,991,027	\$19,493,496	-\$12,502,469	-47.2	8
Clothing & Clothing Accessories Stores	448	\$3,256,000	\$6,859,143	-\$3,603,143	-35.6	16
Clothing Stores	4481	\$2,150,104	\$5,055,758	-\$2,905,654	-40.3	12
Shoe Stores	4482	\$442,928	\$0	\$442,928	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$662,968	\$1,803,385	-\$1,140,417	-46.2	4
Sporting Goods, Hobby, Book & Music Stores	451	\$2,418,203	\$13,994,303	-\$11,576,100	-70.5	3
Sporting Goods/Hobby/Musical Instr Stores	4511	\$2,150,036	\$13,994,303	-\$11,844,267	-73.4	3
Book, Periodical & Music Stores	4512	\$268,167	\$0	\$268,167	100.0	0
General Merchandise Stores	452	\$12,363,324	\$52,014,362	-\$39,651,038	-61.6	6
Department Stores Excluding Leased Depts.	4521	\$8,590,877	\$51,148,518	-\$42,557,641	-71.2	4
Other General Merchandise Stores	4529	\$3,772,447	\$865,844	\$2,906,603	62.7	2
Miscellaneous Store Retailers	453	\$2,792,766	\$6,169,683	-\$3,376,917	-37.7	18
Florists	4531	\$126,054	\$555,806	-\$429,752	-63.0	1
Office Supplies, Stationery & Gift Stores	4532	\$596,028	\$960,358	-\$364,330	-23.4	6
Used Merchandise Stores	4533	\$478,203	\$1,610,845	-\$1,132,642	-54.2	8
Other Miscellaneous Store Retailers	4539	\$1,592,481	\$3,042,674	-\$1,450,193	-31.3	3
Nonstore Retailers	454	\$1,135,369	\$0	\$1,135,369	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$784,744	\$0	\$784,744	100.0	0
Vending Machine Operators	4542	\$63,830	\$0	\$63,830	100.0	0
Direct Selling Establishments	4543	\$286,795	\$0	\$286,795	100.0	0
Food Services & Drinking Places	722	\$7,889,770	\$18,468,807	-\$10,579,037	-40.1	34
Special Food Services	7223	\$93,941	\$0	\$93,941	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$299,066	\$85,850	\$213,216	55.4	1
Restaurants/Other Eating Places	7225	\$7,496,763	\$18,382,957	-\$10,886,194	-42.1	33

**Data Note:** Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

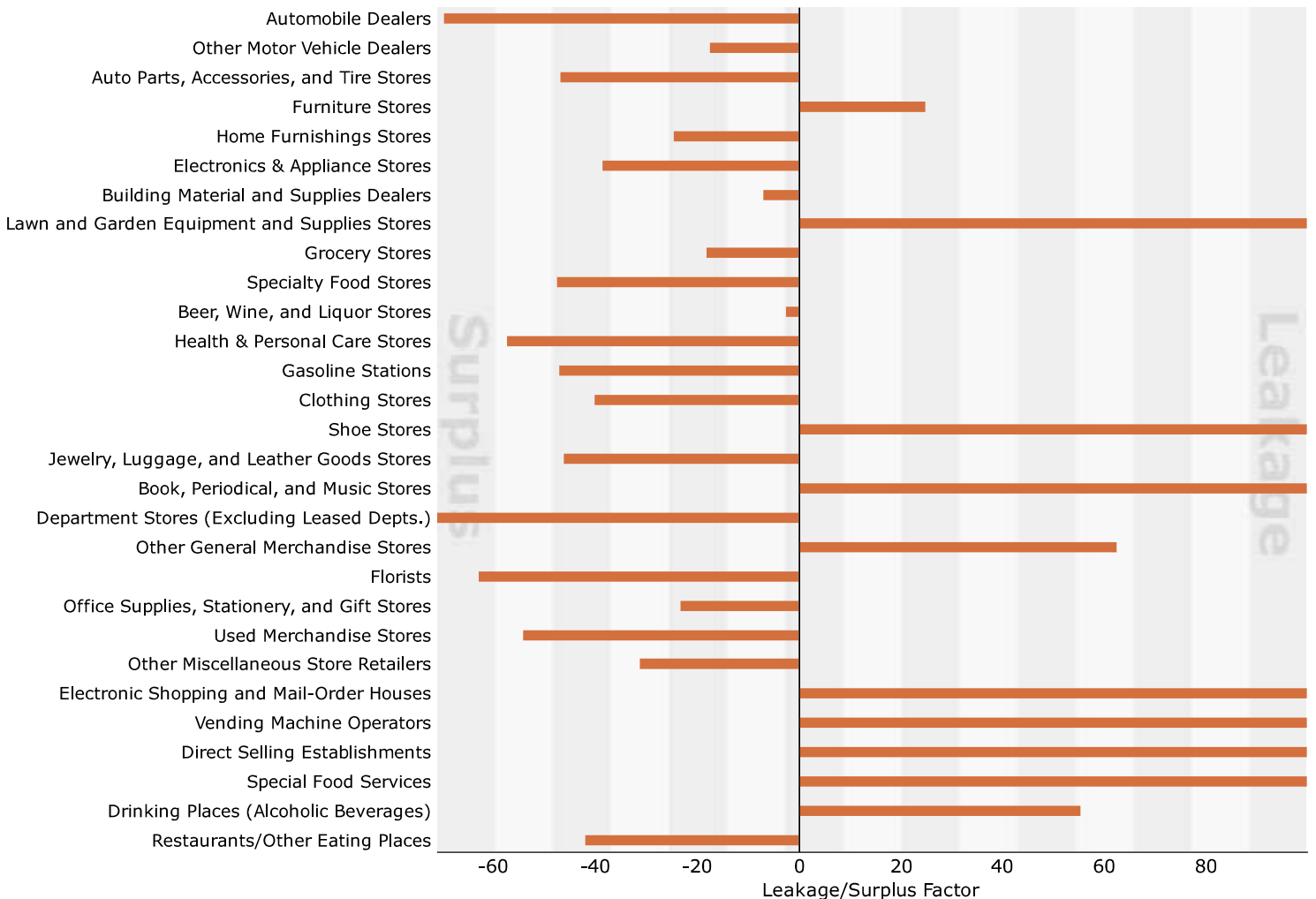
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

**Source:** Esri and Data Axle. Esri 2020 Updated Demographics. Esri 2017 Retail MarketPlace. ©2020 Esri. ©2017 Data Axle, Inc. All rights reserved.

## 2017 Leakage/Surplus Factor by Industry Subsector



## 2017 Leakage/Surplus Factor by Industry Group



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