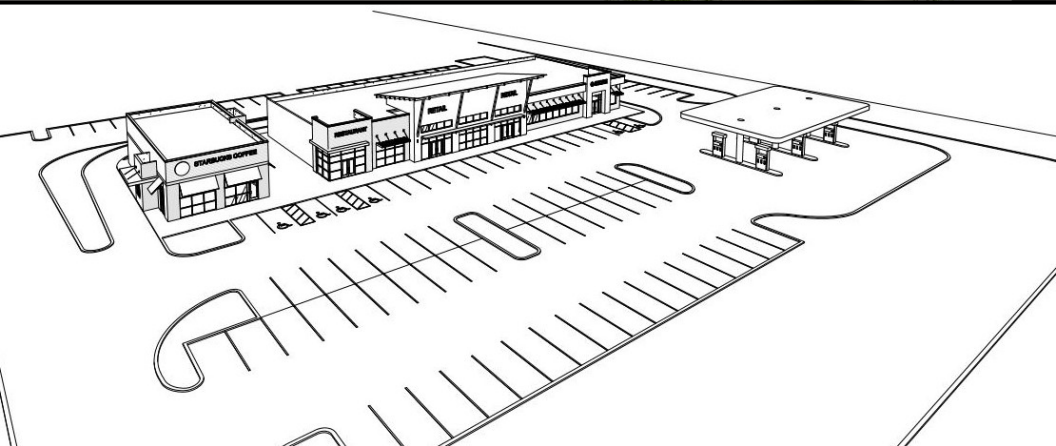




Bergheim Shopping Center

919 State Highway 46, Bergheim, Texas

Prepared by:

RYOAK
REAL ESTATE GROUP



For more information, contact broker:

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(832) 422-5470
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Bergheim Shopping Center

Address	919 State Highway 46, Bergheim, Texas
Building Area	5,000 SF: C-Store 6,975 SF: In-Line <u>2,559 SF: QSR</u> 14,534 SF: Total
Delivery	2019
Amenities	-New lighted corner. -New BISD Voss Middle School. -Future Hwy 46 expansion
Frontage	349 FF: Hwy 46
Parking	118 Spaces (8.12 spaces per 1,000 SF)
NNN Rate	Call for Details

Executive Summary



The retail building will have a total of 14,534 SF of NRA. The building will include approx. 5,000 SF of c-store/gas station space and pumps. The building will have approx. 6,975 SF of in-line retail space with available outdoor seating. The property will also have an available QSR space with approx. 2,559 SF and a drive-thru lane. The property will have ample available parking with 118 spaces.

The property will be located at the new lighted intersection of Highway 46 and the entrance to the new Boerne ISD Middle School. Highway 46 has a planned expansion to 6-lanes. Completion of the new Voss middle school is expected to be completed by the Fall of 2019. The new BISD high school will also be built on this site in the future.



Bergheim, Texas

Bergheim, Texas is located in the heart of the San Antonio hill country. Located between the towns of Boerne and Bulverde at the intersection of Hwy 46 and FM 3351.

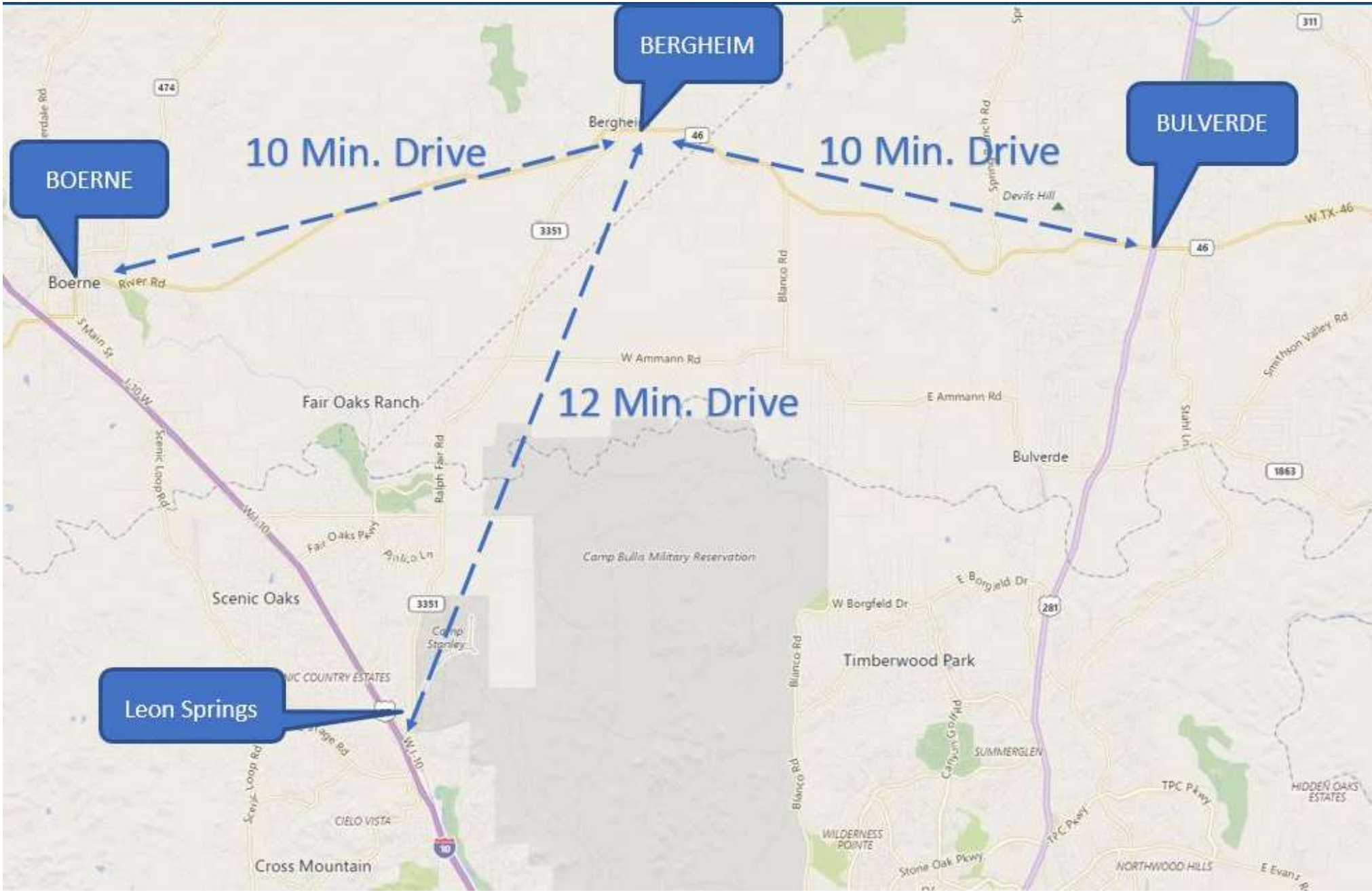
Kendall County and Comal County have both experienced huge population growth over the past 5 years. Bergheim is located in the middle of both counties and is expected to experience rapid growth in the coming years.

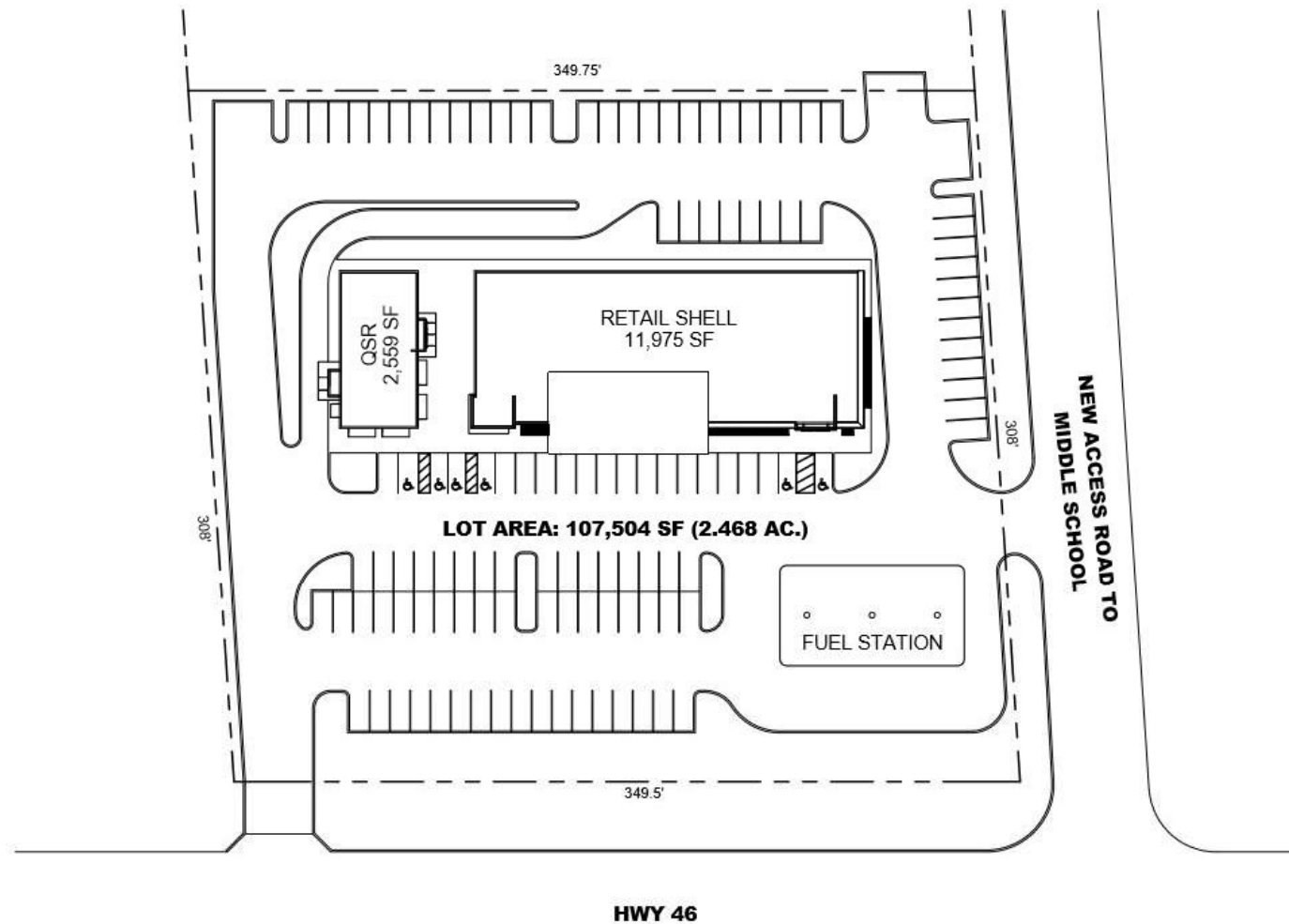
Cordillera Ranch, located just northwest of the property, is one of San Antonio's wealthiest neighborhoods - with a median household income of \$167,407 and an average income of \$227,089.

There are currently 10 subdivision communities under construction with an estimated 8,672 homes being delivered.

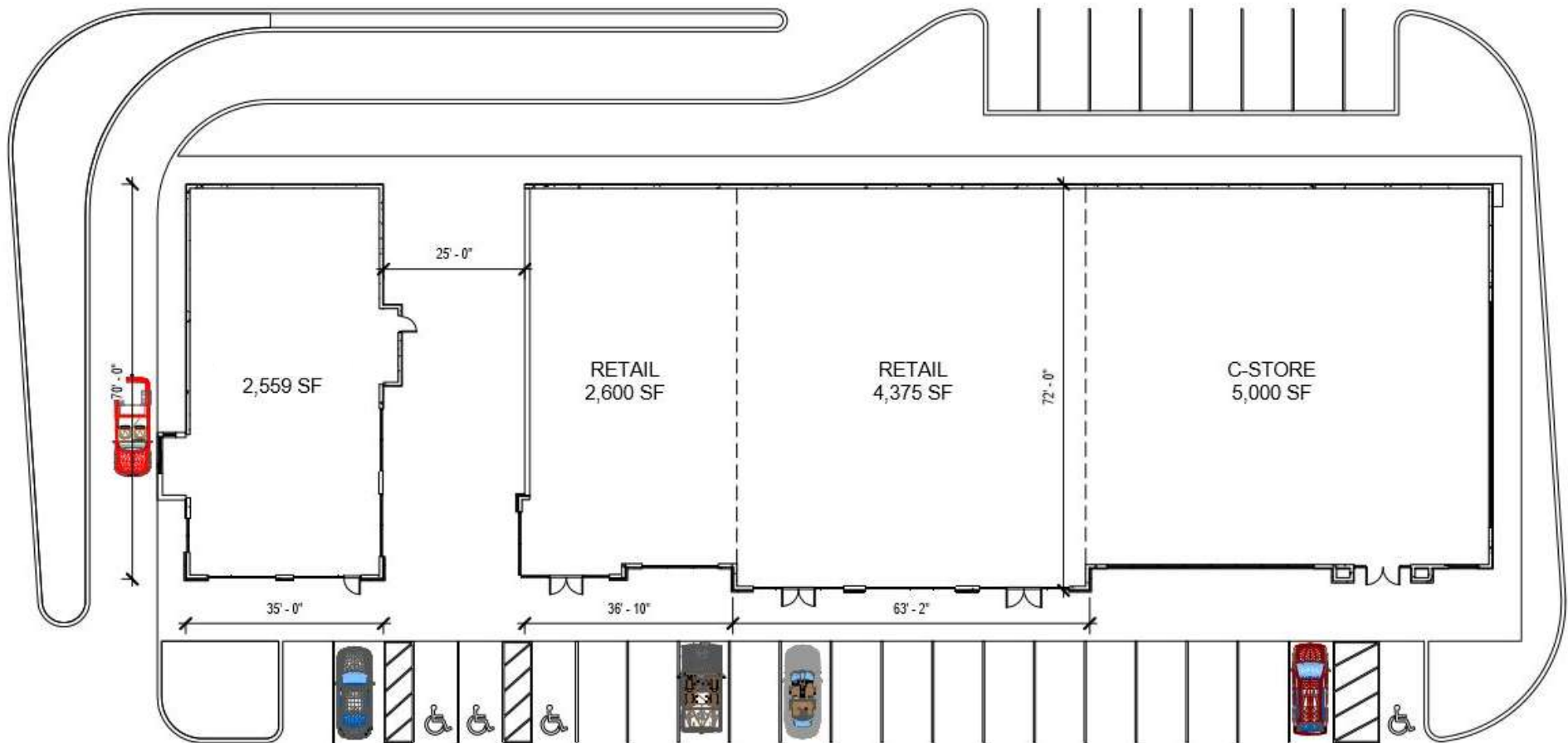


Property Location





Floor Plan





Demographic and Income Comparison Profile

921-929 TX-46, Boerne, Texas, 78006
Rings: 1, 3, 5 mile radii

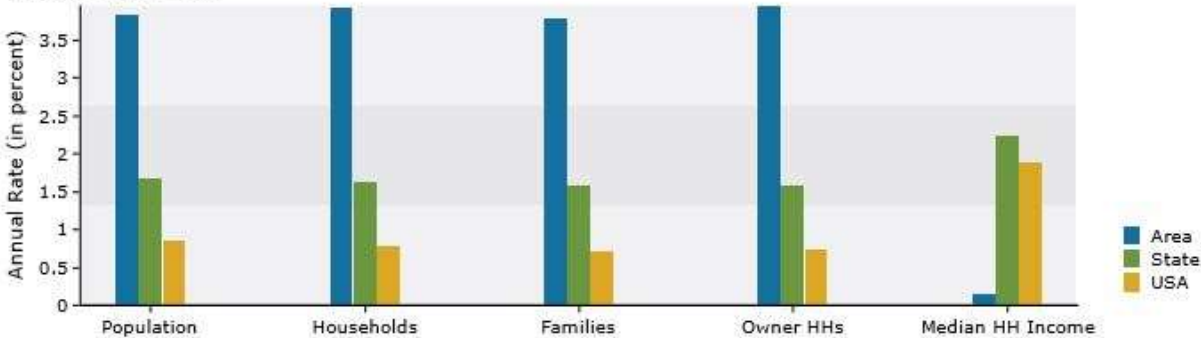
Prepared by Esri
Latitude: 29.82648
Longitude: -98.56533

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	370	2,862	4,914
Households	126	1,029	1,808
Families	111	891	1,534
Average Household Size	2.93	2.78	2.72
Owner Occupied Housing Units	120	977	1,698
Renter Occupied Housing Units	6	52	110
Median Age	46.8	47.5	47.5
2017 Summary			
Population	521	3,826	6,476
Households	179	1,384	2,373
Families	157	1,193	2,008
Average Household Size	2.90	2.76	2.73
Owner Occupied Housing Units	168	1,306	2,214
Renter Occupied Housing Units	11	78	159
Median Age	49.1	50.4	50.4
Median Household Income	\$155,124	\$156,315	\$146,692
Average Household Income	\$198,143	\$202,369	\$187,903
2022 Summary			
Population	629	4,663	7,849
Households	217	1,688	2,876
Families	189	1,450	2,425
Average Household Size	2.89	2.76	2.73
Owner Occupied Housing Units	204	1,590	2,679
Renter Occupied Housing Units	13	98	197
Median Age	50.1	51.6	51.6
Median Household Income	\$156,245	\$156,155	\$147,980
Average Household Income	\$210,296	\$212,849	\$198,971
Trends: 2017-2022 Annual Rate			
Population	3.84%	4.04%	3.92%
Households	3.93%	4.05%	3.92%
Families	3.78%	3.98%	3.85%
Owner Households	3.96%	4.01%	3.89%
Median Household Income	0.14%	-0.02%	0.17%

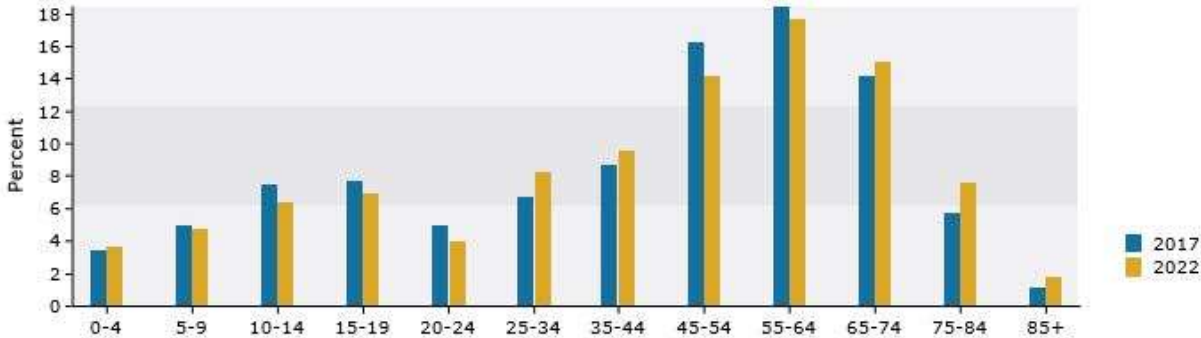


1 mile

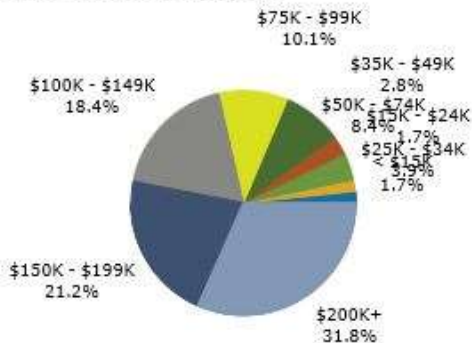
Trends 2017-2022



Population by Age



2017 Household Income



2017 Population by Race





Information about Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

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

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 who acts as a buyer's agent represent the buyer. 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 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 that 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 represent you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee ask that you acknowledge receipt of this information about brokerage services for the licensee's records

James H. Schuepbach
BROKER FIRM NAME

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LICENSE NO.

James@Ryoak.com
EMAIL

(281) 222-2932
PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE