



INVESTMENT REALTY CO. L.C.

Deep Hollow Drive Boerne, TX 78006

For Sale

140 Acres in Four Parcels
Will Subdivide - Contact Agent

Sale Price: \$2,960,000

Location:

- Deep Hollow Drive outside of Boerne, TX.
- Road Frontage on West State Highway 46 and Deep Hollow Drive.

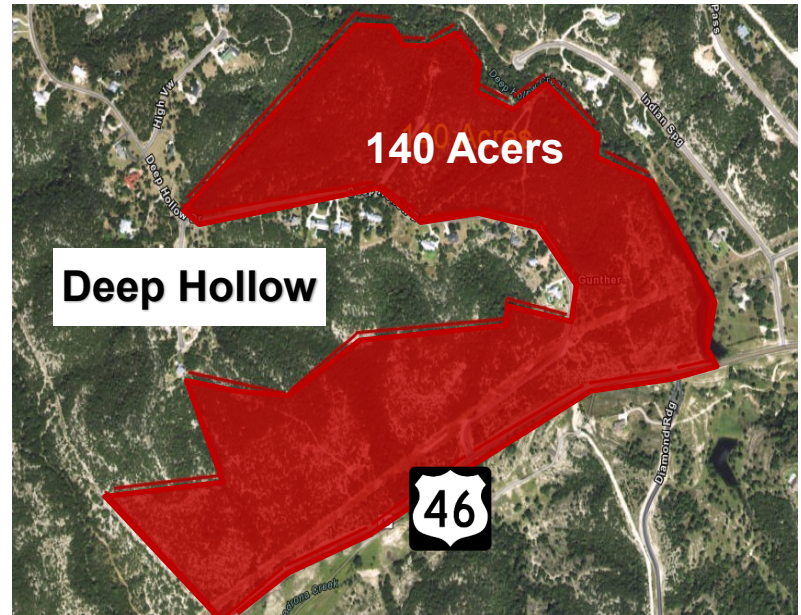
Property Highlights:

- Gateway to Tapatio Golf Resort and Boerne, TX.
- High Visibility W. Hwy 46 for Commercial Uses.
- Next to Kronkosky State Natural Area
- Surrounded By Exclusive Recreational Amenities
- Surrounded by Affluence
- Zoning - OCL
- Approximately 4,000 Ft. of Road Frontage on W. Hwy 46

Zoning: OCL

Utilities: Availability and capacity of all utilities should be verified by appropriate professionals and engineers for the intended use.

**Land For Sale
140 Acres
Deep Hollow Dr.
Boerne, TX 78006**



**Charles Kaplan
Licensed Real Estate Agent, Texas
210.314.7840
kplan@InvestmentRealty.com**



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Location Overview



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Executive Summary

Housing Unit Summary

2000 Housing Units	10	154	1,465
Owner Occupied Housing Units	80.0%	72.1%	76.6%
Renter Occupied Housing Units	20.0%	14.9%	15.6%
Vacant Housing Units	0.0%	13.0%	7.8%
2010 Housing Units	13	262	2,313
Owner Occupied Housing Units	61.5%	70.2%	63.7%
Renter Occupied Housing Units	15.4%	15.6%	26.8%
Vacant Housing Units	23.1%	14.1%	9.4%
2021 Housing Units	53	351	2,780
Owner Occupied Housing Units	71.7%	71.2%	66.2%
Renter Occupied Housing Units	17.0%	14.8%	22.8%
Vacant Housing Units	11.3%	14.0%	11.0%
2026 Housing Units	60	399	3,491
Owner Occupied Housing Units	76.7%	74.4%	70.3%
Renter Occupied Housing Units	15.0%	13.5%	19.8%
Vacant Housing Units	8.3%	12.3%	9.9%

Median Household Income

2021	\$85,941	\$80,546	\$75,060
2026	\$97,404	\$92,392	\$84,693

Median Home Value

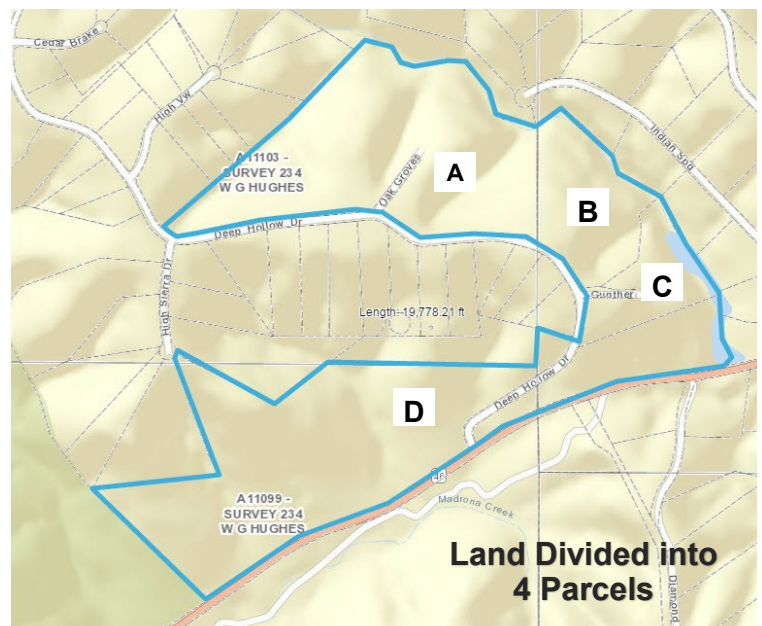
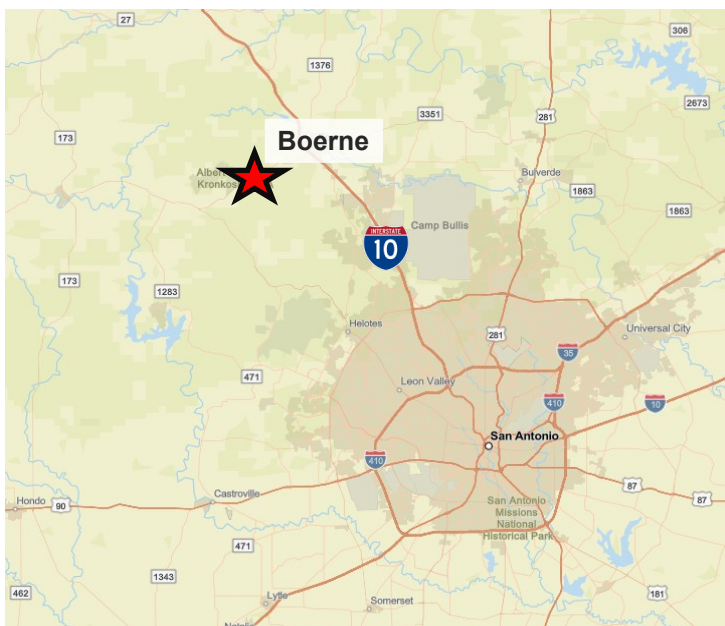
2021	\$328,571	\$308,333	\$309,925
2026	\$365,000	\$361,475	\$354,452

Per Capita Income

2021	\$43,891	\$42,843	\$44,155
2026	\$50,528	\$49,138	\$50,484

Median Age

2010	49.2	46.0	44.2
2021	50.2	50.5	47.9
2026	50.8	51.4	49.1



Land Divided into
4 Parcels

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HAZARDOUS MATERIALS DISCLOSURE. Various construction materials may contain items that have been or may be in the future determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including aluminum wiring and lead-based paint), minerals, chemicals, hydrocarbons, or biological (including mold) or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Broker has no expertise in the direction or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Although Broker will disclose any knowledge it actually possesses with respect to the existence of hazardous wastes or substances, or underground storage tanks on the property, Broker has not made investigations or obtained reports regarding the subject matter of this Notice, except as may be described in a separate written document signed by Broker, and makes no representations regarding the existence or nonexistence of hazardous wastes or substances, or underground storage tanks on the property. You should contact a professional, such as a civil engineer, geologist, industrial hygienist or other persons with experience in these matters to advise you concerning the property.

TITLE ADVICE. If this transaction is a Sale, Buyer hereby acknowledges that Broker advised Buyer by this writing that Buyer should have an abstract covering the real estate upon which the building and the Demised Premises are located examined by an attorney of Buyer's own selection or, at Buyer's option, that Buyer should obtain an Owner's policy of title insurance.

REPRESENTATIONS MUST BE IN WRITING. Any Purchase and Sale and/or Lease Agreement shall contain all representations of the Broker. Any representation, whether expressed or implied, not contained in a Purchase and Sale and/or Lease Agreement is hereby null and void. Please check all Purchase and Sale and/or Lease Agreements prior to execution for accuracy and completeness.

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Unless otherwise stated in a written document, Broker is acting as a Broker and Representative of the Seller/Lessor of this Subject Property. Broker is not representing the Buyer/Tenant in this Purchase and/or Lease Agreement and should the Buyer/Tenant need additional legal or real estate advice, he should consult with an attorney as set forth above.

IRS CODE SECTION 1445. Sale, lease, and other transactions can have local, state and federal tax consequences for the Seller/Lessor and/or Buyer/Tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sale price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Broker is not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

Investment Realty Company, L.C. represents
SELLER/LESSOR

BUYER/TENANT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____