



RANCH AT CIBOLO RETAIL

1685 RIVER ROAD | BOERNE, TX 78006

FOR MORE INFORMATION:

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Principal/Broker

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The information contained within was gathered by sources deemed reliable; however, Partlow Properties & Investments, LLC neither warrants nor guarantees its accuracy. Prospects should look solely to their own experts and professionals with respect to the property's condition and its suitability for the intended use.



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Quality Location!!

Building Size	9,427 sf
Space Available	1,970 sf
Rental Rate	\$20 psf NNN Approx. \$5 psf NNNs
T.I. Allowance	\$30 psf
Cross Street	Herff Ranch Blvd.
Ingress/Egress	3 points
Hwy Frontage	Approx. 236 ft
Location Class	A
Boerne City Limits	Yes
Zoning Type	B2-Highway Commercial
Sewer	Yes
Water	Yes
Electrical	Yes
Corner	Yes

Ranch at Cibolo Retail

1685 River Road
Boerne, Texas 78006

PROPERTY DESCRIPTIONS

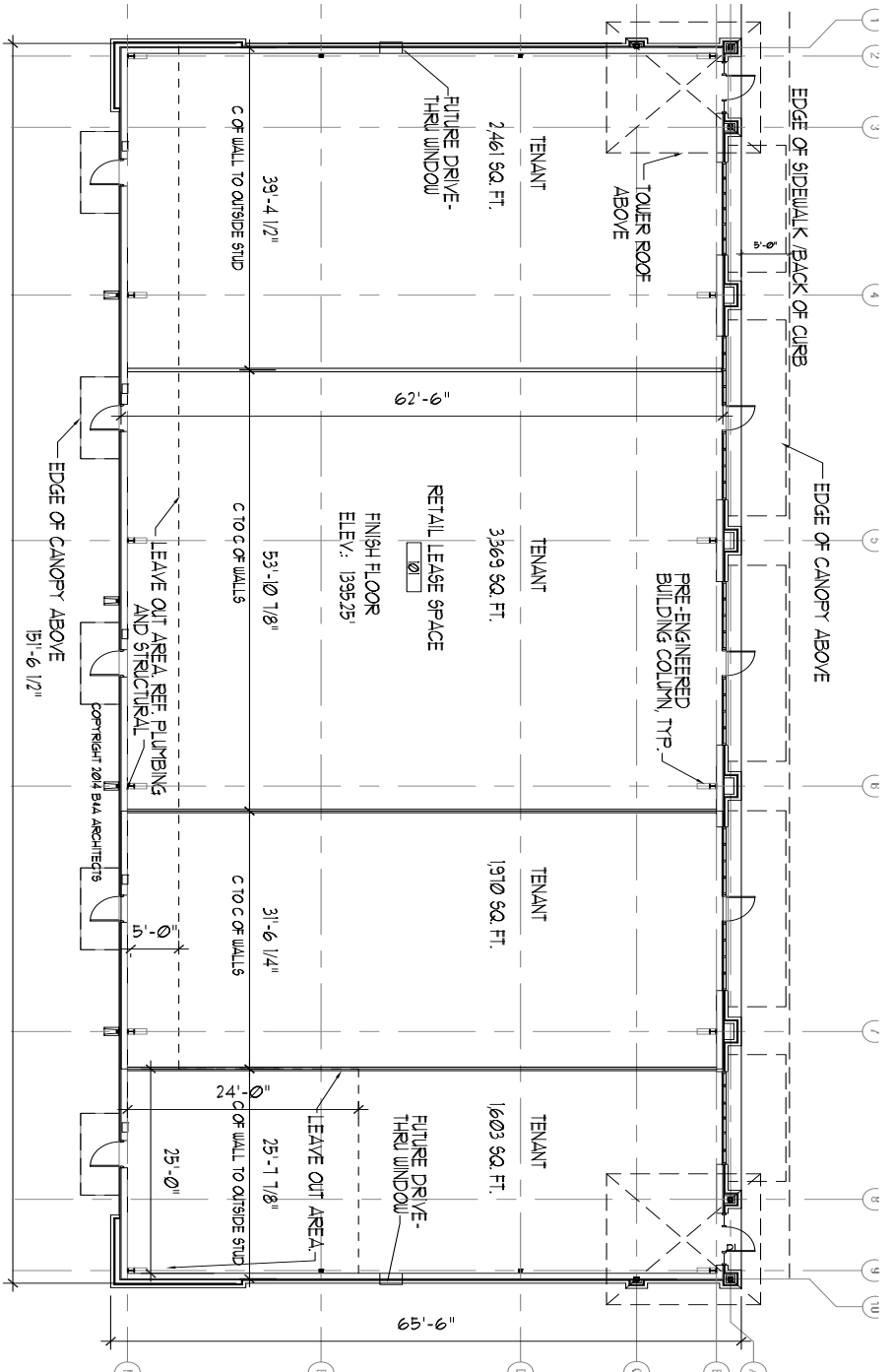
AREA

According to the Kendall County Economic Development Corporation, Boerne has experienced a growth rate of over 44% in the last several years. Boerne boasts one of the strongest school districts in the state which has led to an enormous influx of people living in the area. It has long been tagged as a “bedroom community” of San Antonio. However, due to its diversity, its residents are demanding lifestyle options within, in order to eliminate the commute to San Antonio. The end result is an excellent opportunity for businesses seeking extraordinary demographics and a captive consumer.

PROPERTY

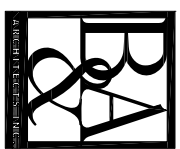
Come join Snowflake Donuts, Ferris Orthodontics, and Smokey Mo’s BBQ at the Ranch at Cibolo Creek Retail Center. It is located at the intersection of Highway 46 East and Herff Ranch Boulevard, which is a signalized intersection adjacent to the state-of-the-art, Champion High School, which has open lunch campus for Juniors and Seniors. In addition, Cibolo Elementary School is located directly behind the site. There are approximately 4,000 lots with houses being built within ¼ mile of this site. That, in conjunction with other existing residential developments, Cordillera Ranch, Coveny Ranch, Stone Creek and others makes this an outstanding location. In addition, there is a 116-unit apartment complex directly behind it. Centennial Bank is operating next door and Coldwell Banker Realtors is building a 8000 sf office building on the lot just west of the center. This is an outstanding opportunity. Call today for more information!

(Ross Partlow, a licensed Real Estate Broker in the state of Texas, is a Principal in the property.)



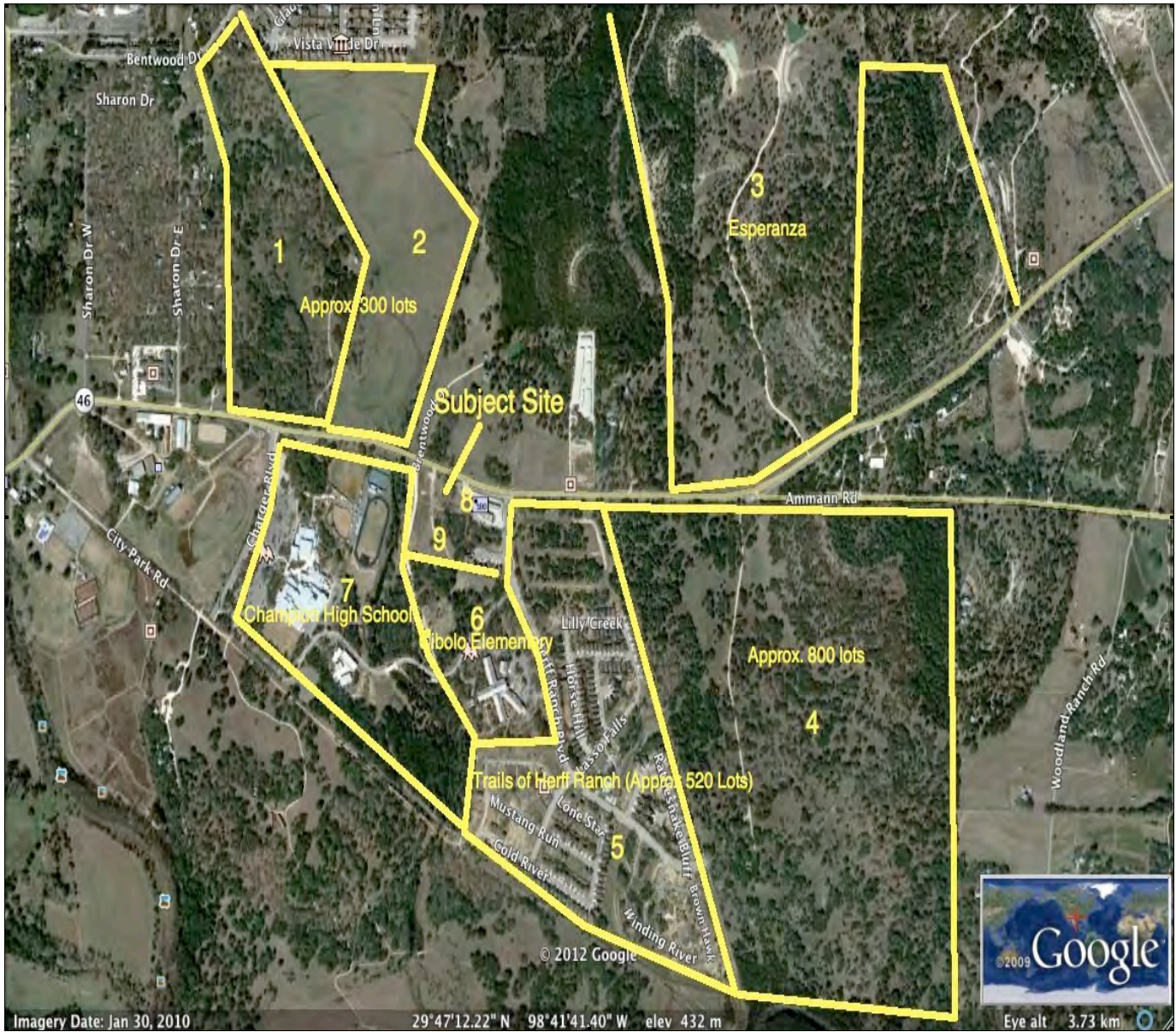
Cibolo Retail Center

Tenant Lease Areas
 Boerne, Texas
 Sc: 1/16" = 1'-0"



12.04.14

AREA DEVELOPMENTS



Coldwell Banker
Office Building

The Ranch at Cibolo
Retail Center

Centennial Bank

Valero

Cibolo Creek Veterinary

The Ranch at Cibolo Creek
Apartments - 116 Units

The Trails of Herff Ranch

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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 represents 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 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 represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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TREC No. OP-K

Page 1 of 1

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Brokerage Serv

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