

VERITAS



COMMERCIAL
PROPERTIES

Veritas Commercial Properties

3939 Bee Caves Rd, C100

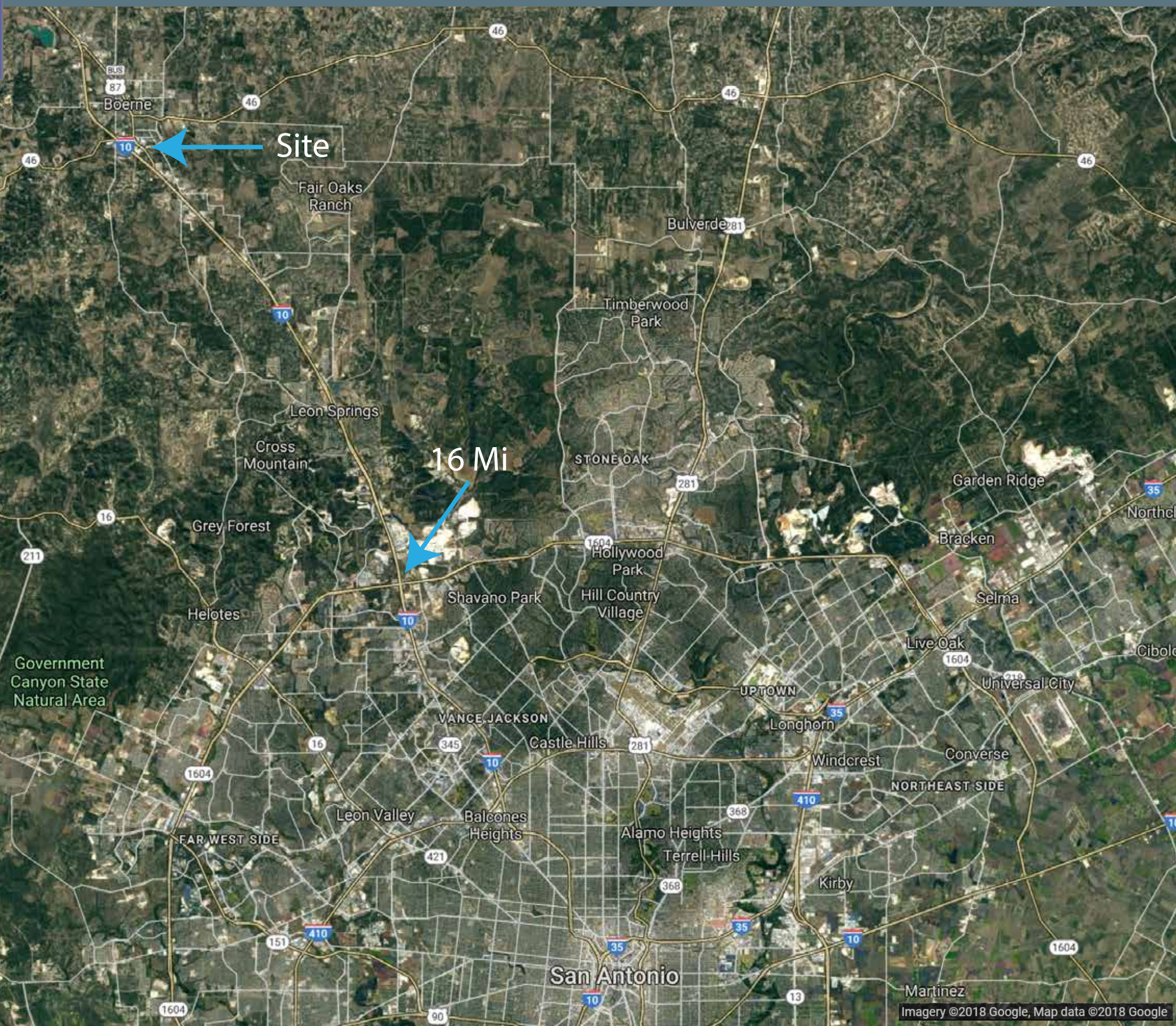
Austin, Texas 78746

The Commons At Menger Creek Boerne, Texas

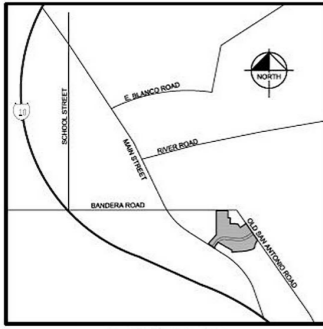
Clifton Axtell

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Clifton@Veritascommercial.com



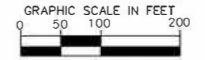




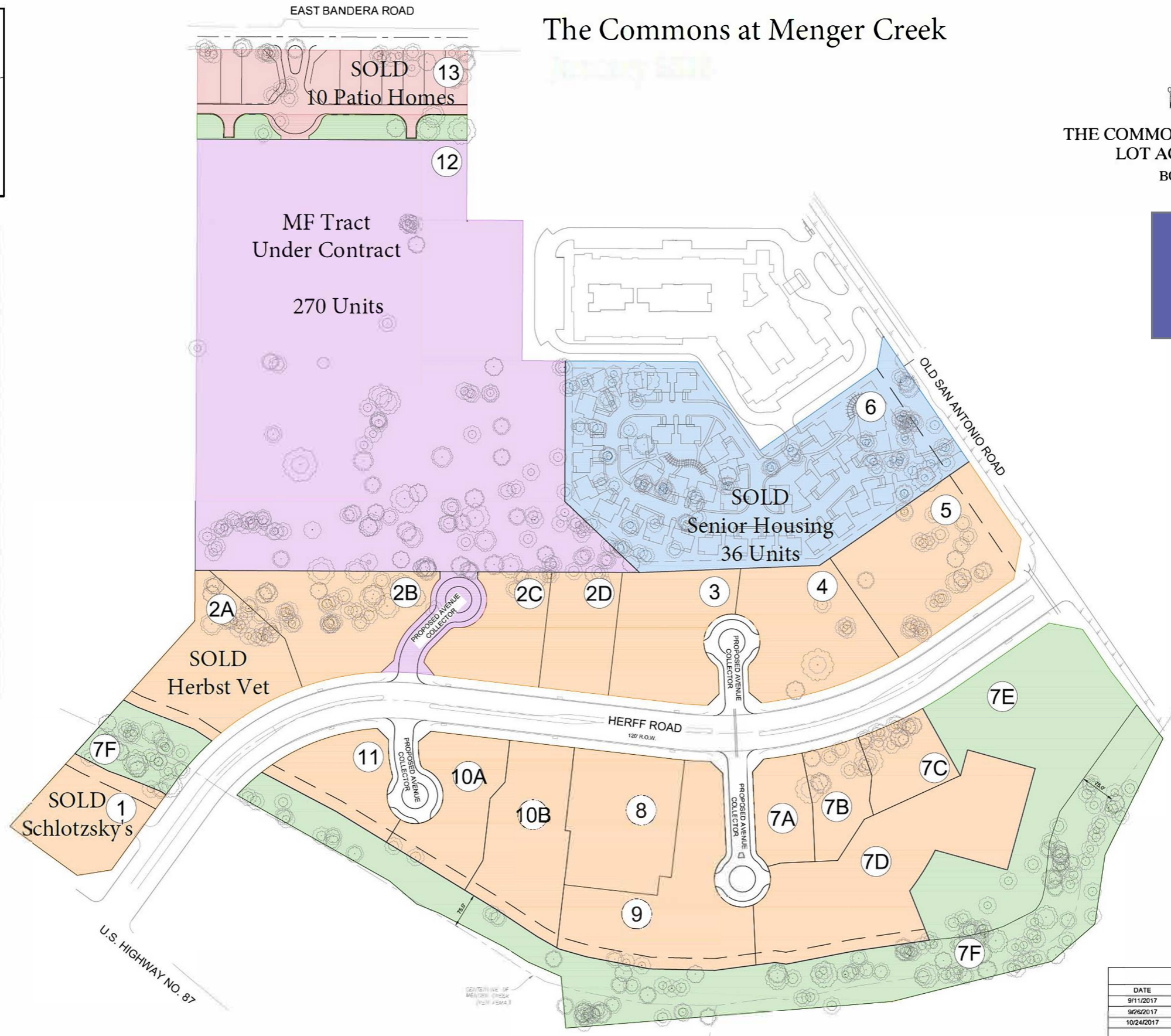
LOCATION MAP
NOT TO SCALE

ACREAGE TABLE	
AREA	ACREAGE
1	1.12
2A	1.59
2B	1.67
2C	1.0
2D	0.88
3	1.44
4	1.61
5	2.11
6	6.47
7A	0.62
7B	0.63
7C	0.65
7D	2.92
7E	3.41
7F	5.92
8	1.54
9	2.09
10A	1.09
10B	1.50
11	0.87
12	16.03
13	2.54
COMMERCIAL R.O.W.	1.36
TOTAL	59.06

The Commons at Menger Creek



THE COMMONS AT MENER CREEK LOT ACREAGE EXHIBIT BOERNE • TEXAS



REVISION TABLE	
DATE	DESCRIPTION
9/11/2017	UPDATES TO TRACTS 2A, 2B, 2C, 2D, 3, 6, 12, 13
9/26/2017	UPDATES TO TRACTS 12, 13, & COMMERCIAL R.O.W.
10/24/2017	UPDATED JAVELIN SITE PLAN

Demographic and Income Comparison Profile

Menger Creek
Herff Rd, Boerne, Texas, 78006
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.77652
Longitude: -98.72239

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	2,273	12,876	20,381
Households	1,013	4,988	7,699
Families	646	3,371	5,608
Average Household Size	2.22	2.51	2.59
Owner Occupied Housing Units	549	2,948	5,353
Renter Occupied Housing Units	464	2,040	2,346
Median Age	40.9	39.7	42.3
2018 Summary			
Population	2,756	18,521	28,587
Households	1,231	7,138	10,802
Families	771	4,868	7,881
Average Household Size	2.22	2.54	2.61
Owner Occupied Housing Units	645	4,470	7,658
Renter Occupied Housing Units	586	2,668	3,145
Median Age	42.7	41.7	44.1
Median Household Income	\$76,129	\$77,288	\$87,408
Average Household Income	\$97,980	\$101,286	\$117,637
2023 Summary			
Population	3,057	21,965	33,626
Households	1,379	8,447	12,684
Families	859	5,764	9,224
Average Household Size	2.20	2.56	2.62
Owner Occupied Housing Units	750	5,483	9,141
Renter Occupied Housing Units	629	2,964	3,543
Median Age	43.2	42.6	44.7
Median Household Income	\$81,902	\$83,785	\$94,329
Average Household Income	\$109,290	\$113,244	\$128,774
Trends: 2018-2023 Annual Rate			
Population	2.09%	3.47%	3.30%
Households	2.30%	3.42%	3.26%
Families	2.19%	3.44%	3.20%
Owner Households	3.06%	4.17%	3.60%
Median Household Income	1.47%	1.63%	1.54%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

Demographic and Income Comparison Profile

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2018 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	70	5.7%	371	5.2%	415	3.8%
\$15,000 - \$24,999	98	8.0%	656	9.2%	778	7.2%
\$25,000 - \$34,999	76	6.2%	428	6.0%	659	6.1%
\$35,000 - \$49,999	145	11.8%	872	12.2%	1,139	10.5%
\$50,000 - \$74,999	215	17.5%	1,115	15.6%	1,526	14.1%
\$75,000 - \$99,999	188	15.3%	1,048	14.7%	1,557	14.4%
\$100,000 - \$149,999	230	18.7%	1,313	18.4%	2,141	19.8%
\$150,000 - \$199,999	105	8.5%	650	9.1%	1,173	10.9%
\$200,000+	104	8.4%	684	9.6%	1,413	13.1%
Median Household Income	\$76,129		\$77,288		\$87,408	
Average Household Income	\$97,980		\$101,286		\$117,637	
Per Capita Income	\$39,797		\$39,806		\$45,007	

2023 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	62	4.5%	341	4.0%	382	3.0%
\$15,000 - \$24,999	91	6.6%	648	7.7%	771	6.1%
\$25,000 - \$34,999	75	5.4%	436	5.2%	662	5.2%
\$35,000 - \$49,999	153	11.1%	972	11.5%	1,258	9.9%
\$50,000 - \$74,999	235	17.0%	1,289	15.3%	1,747	13.8%
\$75,000 - \$99,999	215	15.6%	1,273	15.1%	1,860	14.7%
\$100,000 - \$149,999	283	20.5%	1,724	20.4%	2,748	21.7%
\$150,000 - \$199,999	129	9.4%	821	9.7%	1,420	11.2%
\$200,000+	136	9.9%	943	11.2%	1,836	14.5%
Median Household Income	\$81,902		\$83,785		\$94,329	
Average Household Income	\$109,290		\$113,244		\$128,774	
Per Capita Income	\$44,346		\$44,227		\$49,039	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

Demographic and Income Comparison Profile

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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	143	6.3%	832	6.5%	1,167	5.7%
Age 5 - 9	140	6.2%	896	7.0%	1,379	6.8%
Age 10 - 14	151	6.6%	971	7.5%	1,596	7.8%
Age 15 - 19	155	6.8%	863	6.7%	1,451	7.1%
Age 20 - 24	126	5.5%	662	5.1%	912	4.5%
Age 25 - 34	265	11.7%	1,463	11.4%	1,912	9.4%
Age 35 - 44	276	12.1%	1,621	12.6%	2,470	12.1%
Age 45 - 54	323	14.2%	1,911	14.8%	3,313	16.3%
Age 55 - 64	267	11.8%	1,480	11.5%	2,744	13.5%
Age 65 - 74	190	8.4%	989	7.7%	1,807	8.9%
Age 75 - 84	138	6.1%	712	5.5%	1,074	5.3%
Age 85+	99	4.4%	477	3.7%	555	2.7%

2018 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	160	5.8%	1,058	5.7%	1,470	5.1%
Age 5 - 9	157	5.7%	1,113	6.0%	1,646	5.8%
Age 10 - 14	173	6.3%	1,260	6.8%	1,962	6.9%
Age 15 - 19	158	5.7%	1,195	6.5%	1,874	6.6%
Age 20 - 24	152	5.5%	1,058	5.7%	1,534	5.4%
Age 25 - 34	331	12.0%	2,129	11.5%	2,979	10.4%
Age 35 - 44	319	11.6%	2,163	11.7%	3,106	10.9%
Age 45 - 54	338	12.3%	2,442	13.2%	3,893	13.6%
Age 55 - 64	359	13.0%	2,578	13.9%	4,403	15.4%
Age 65 - 74	300	10.9%	1,856	10.0%	3,234	11.3%
Age 75 - 84	170	6.2%	1,017	5.5%	1,661	5.8%
Age 85+	138	5.0%	652	3.5%	824	2.9%

2023 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	177	5.8%	1,236	5.6%	1,714	5.1%
Age 5 - 9	168	5.5%	1,263	5.8%	1,856	5.5%
Age 10 - 14	188	6.2%	1,406	6.4%	2,147	6.4%
Age 15 - 19	173	5.7%	1,335	6.1%	2,060	6.1%
Age 20 - 24	155	5.1%	1,183	5.4%	1,629	4.8%
Age 25 - 34	366	12.0%	2,560	11.7%	3,613	10.7%
Age 35 - 44	369	12.1%	2,662	12.1%	3,909	11.6%
Age 45 - 54	357	11.7%	2,719	12.4%	4,205	12.5%
Age 55 - 64	383	12.5%	3,009	13.7%	4,991	14.8%
Age 65 - 74	367	12.0%	2,499	11.4%	4,240	12.6%
Age 75 - 84	213	7.0%	1,402	6.4%	2,330	6.9%
Age 85+	140	4.6%	691	3.1%	931	2.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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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.

11-2-2015



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Clifton Axtell	649323	Clifton@veritascommercial.com	512.788.3966
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date