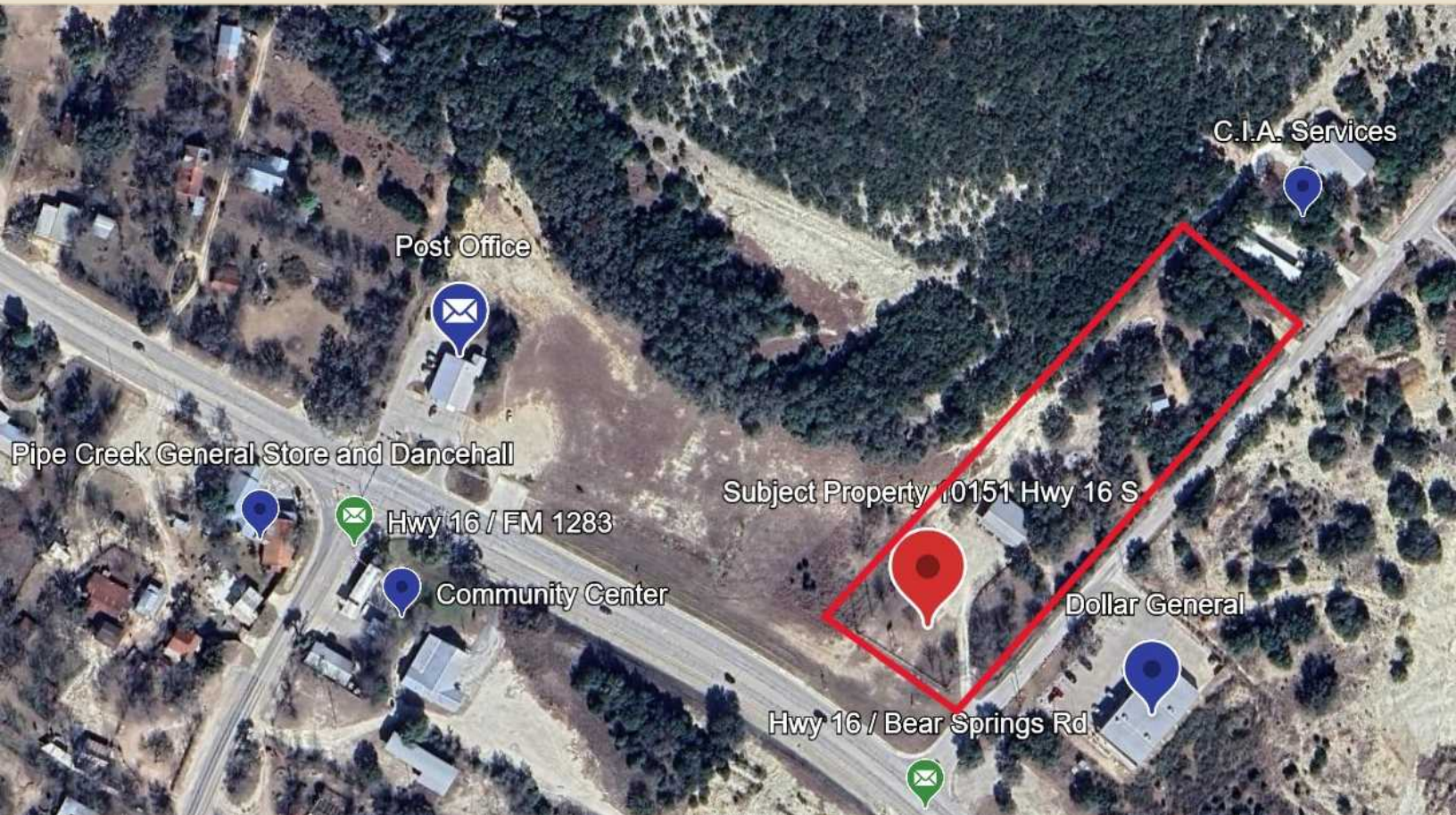


Pipe Creek TX - Downtown Corner

2.73 acre Retail and Land Site - FOR SALE

Adjacent to Dollar General



Property Highlights

- STRATEGIC TEXAS HILL COUNTRY LOCATION
- Downtown Pipe Creek
- Highway 16 Frontage at Corner of Bear Springs Rd
- Adjacent to Dollar General
- Cattycorner to Event Center (General Store and Dancehall) at FM 1283 traffic light
- 40' Pylon Signage
- No Zoning
- 2,400 SF Retail Center - Fully Leased (short term)
- Minutes in each direction to surrounding communities of Bandera, Lake Hills, Boerne, Helotes and San Antonio

CALL 210.416.3491

ELIZE PRUSKE, CCIM

Broker / Principal

epruske@epcommercialrealestate.com

PROPERTY SUMMARY

Retail and Land Site

10151 State Highway 16 South | Pipe Creek, TX 78063



Property Summary

Lot Size:	2.73 acres
Building SF:	2,400
Year Built:	2004
Occupancy:	100%
Tenants (short term):	Three
Zoning:	NONE
2025 Taxes:	\$6,916
2024 Traffic Count - Hwy 16 @ FM 1283:	Daily Average 10,504
SALES PRICE:	\$980,000

Property Overview

2.73 acre site includes a 2,400 SF metal retail service center with three (3) - 800 SF units (approx. 20' x 40'), fully leased with short term tenants.

The suites are efficiently designed with flexible open floor plans, each with a separate restroom, wet bar, and HVAC system. Units are separately metered with individual exterior suite signage, covered front porch access, and a back exit.

The property has a well and septic, concrete entry, generous road base parking area, and 40' pylon sign on Hwy 46.

Location Overview

Downtown corner location on Hwy 16 adjacent to Dollar General. Central Hill Country location minutes in each direction to surrounding communities of Bandera, Lake Hills, Boerne, Helotes and San Antonio.

ABOUT DOWNTOWN PIPE CREEK

Retail and Land Site

10151 State Highway 16 South | Pipe Creek, TX 78063

CENTRAL HUB CONNECTION FOR FIVE COMMUNITIES

Downtown Pipe Creek is the natural retail hub for the Hill Country — a place where five communities converge for daily needs.

It serves as the closest shared retail node for residents of Bandera, Lakehills/Medina Lake, Boerne, Helotes, and northwest San Antonio — all within a short drive in every direction.

Retailers locating here capture a multi-directional customer base with minimal competition and strong visibility.

Downtown Pipe Creek sits at the high-traffic junction of SH-16 and FM 1283, forming the primary commercial gateway between Bandera County and the San Antonio metro.

ECONOMIC STRENGTHS

Regional connectivity:

Direct access to major Hill Country and San Antonio corridors

Growing rooftops:

Residential expansion in Bandera County, Lakehills, and north Helotes

Tourism flow:

Medina Lake, Bandera's Cowboy Capital tourism, and Hill Country recreation

Commercial scarcity:

Limited existing services create strong demand for new development and strong demand for daily needs - retail, food & beverage, medical, and service based tenants. Ideal for small format healthcare, QSR, convenience retail, neighborhood services, and outdoor oriented concepts

County level flexibility:

Unincorporated status allows streamlined development timelines;

Bandera County location allows for flexible site planning with no city zoning

WHY RETAILERS WIN HERE

Central Hill Country location that pulls customers from multiple communities

Daily commuter traffic between Bandera County and San Antonio

Strong rural spending power with limited local retail options

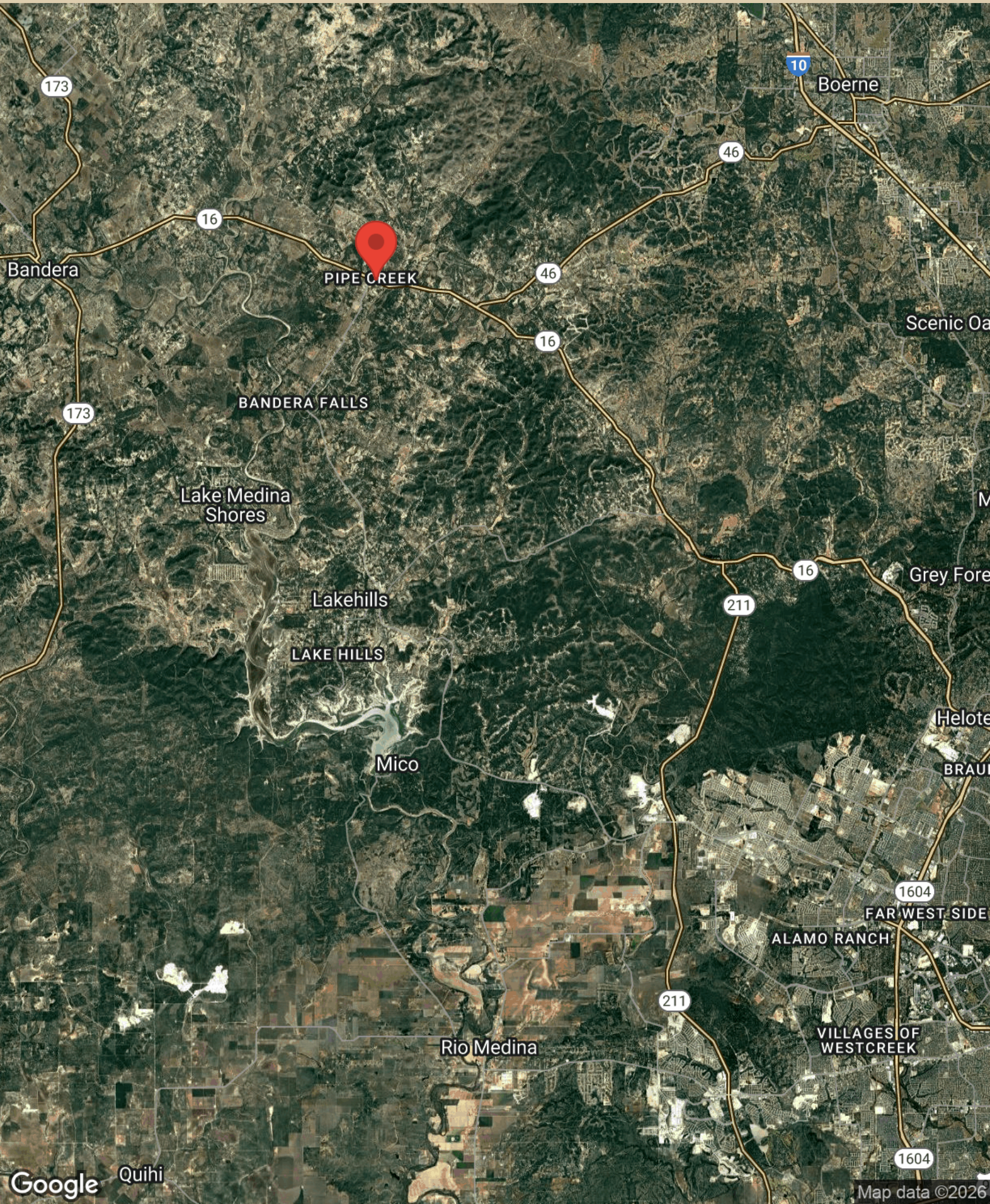
First mover advantage in an underserved trade area

Existing anchor traffic from Dollar General and SH-16 corridor travelers

REGIONAL MAP

Retail and Land Site

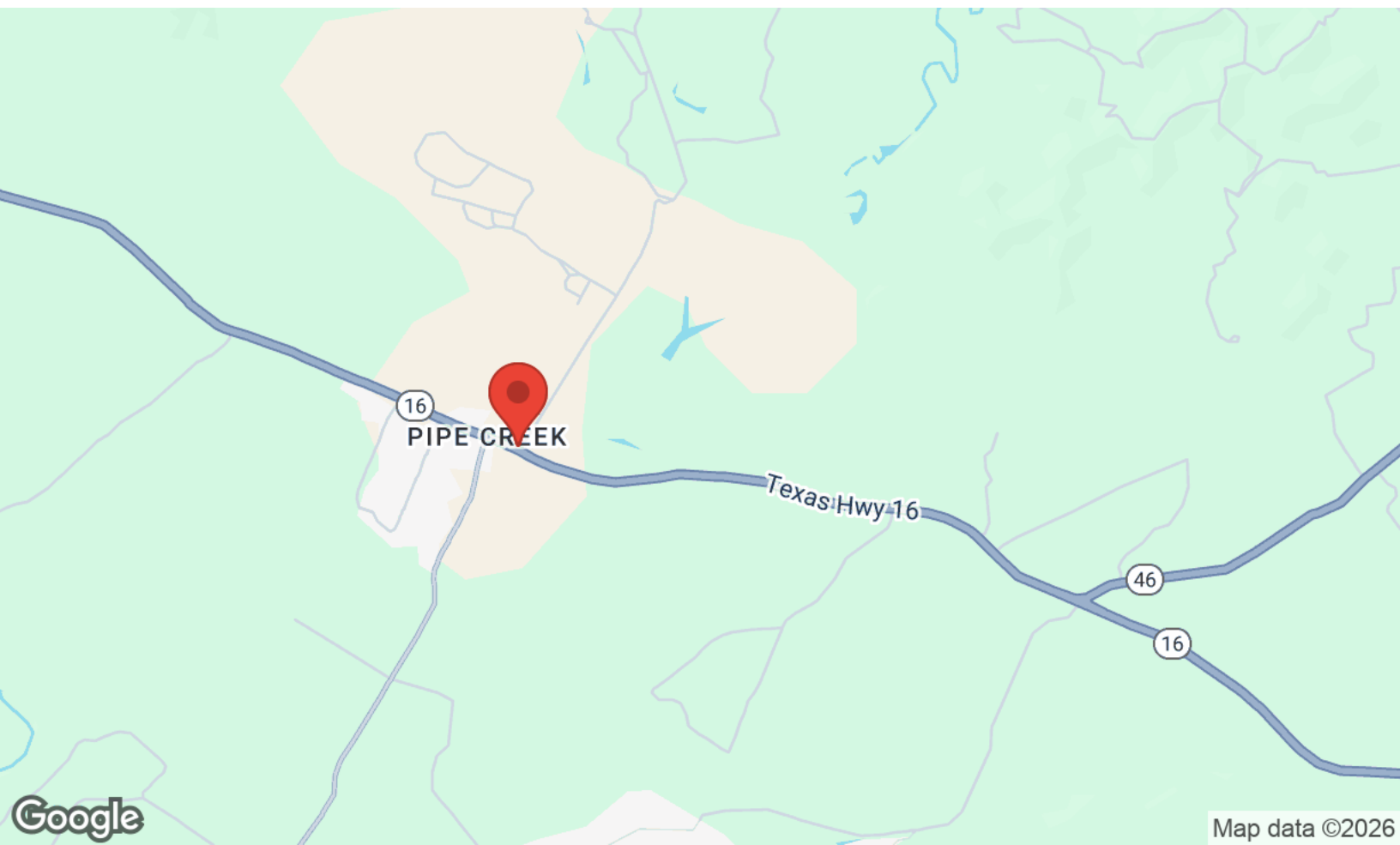
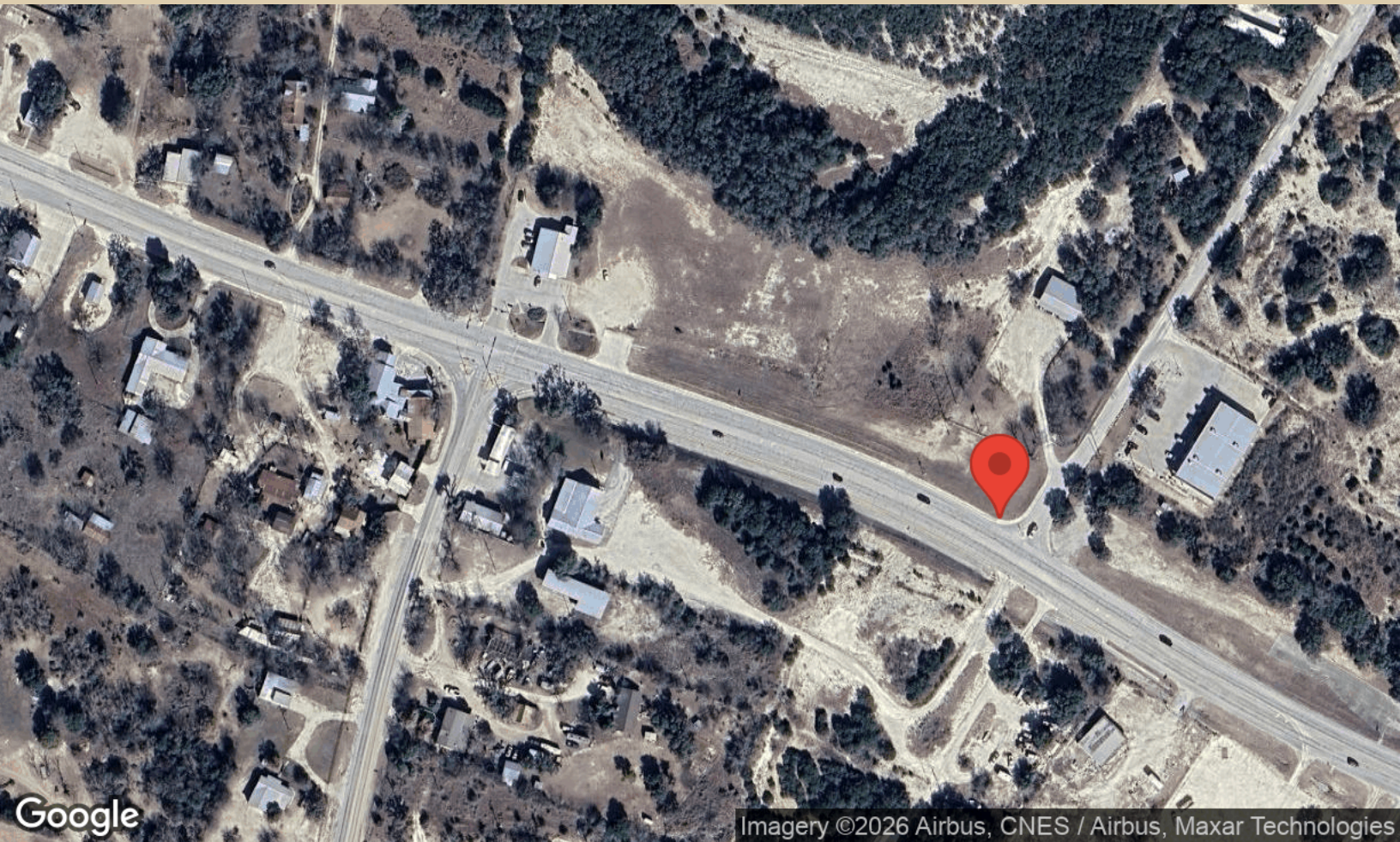
10151 State Highway 16 South | Pipe Creek, TX 78063



LOCATION MAPS

Retail and Land Site

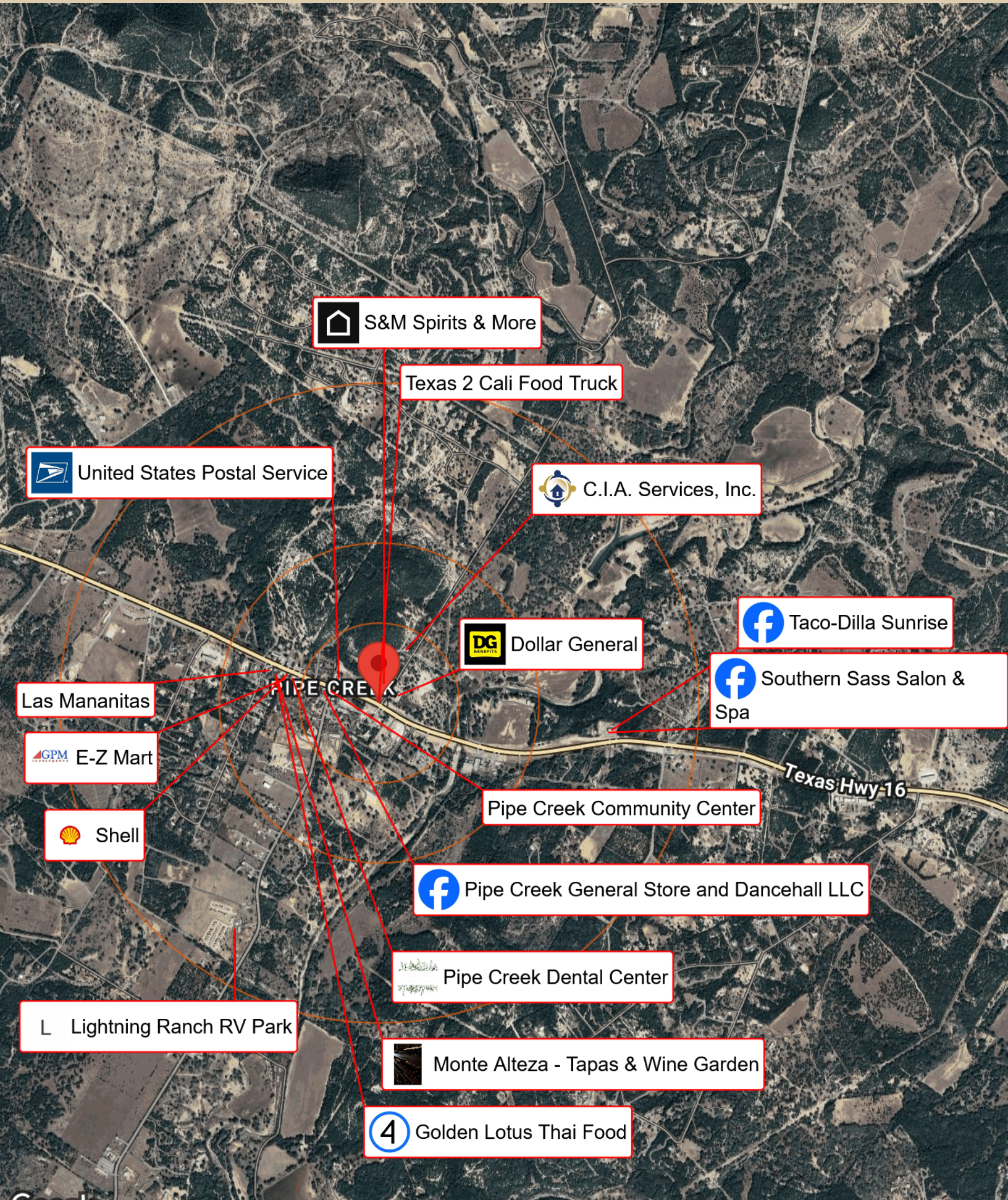
10151 State Highway 16 South | Pipe Creek, TX 78063



BUSINESS MAP


Retail and Land Site


10151 State Highway 16 South | Pipe Creek, TX 78063



 S&M Spirits & More


Texas 2 Cali Food Truck

 United States Postal Service

 C.I.A. Services, Inc.

 Dollar General

 Taco-Dilla Sunrise


 Southern Sass Salon & Spa

Las Mananitas

 E-Z Mart


 Shell


Pipe Creek Community Center

 Pipe Creek General Store and Dancehall LLC

 Pipe Creek Dental Center

L Lightning Ranch RV Park

 Monte Alteza - Tapas & Wine Garden

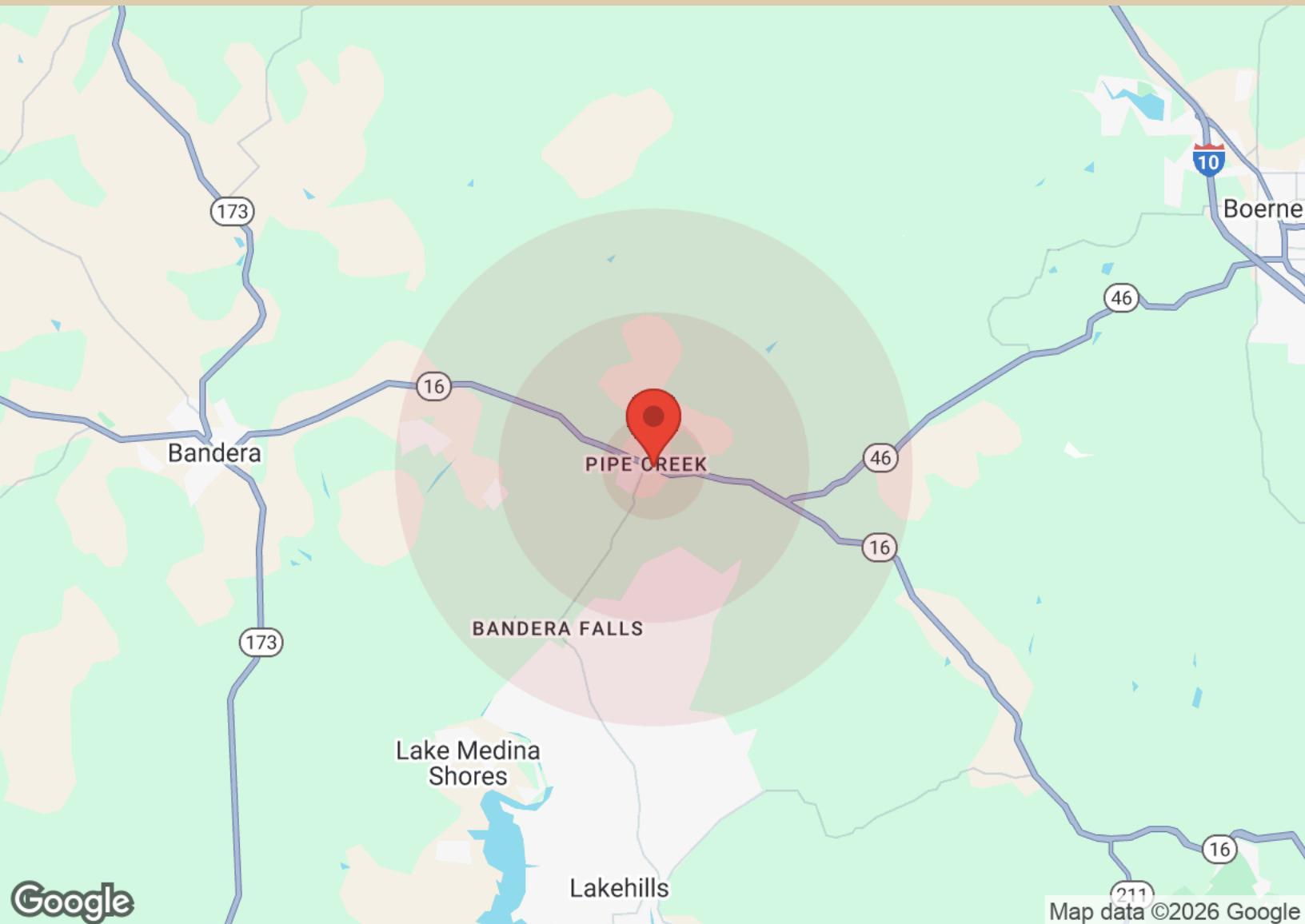
 Golden Lotus Thai Food

Texas Hwy 16

DEMOGRAPHICS

Pipe Creek Retail and Land Site

10151 State Highway 16 South | Pipe Creek, TX 78063



Population	1 Mile	3 Miles	5 Miles
Male	197	773	2,652
Female	209	826	2,804
Total Population	406	1,598	5,455

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	58	233	794
Ages 15-24	37	139	475
Ages 25-54	127	490	1,656
Ages 55-64	69	260	903
Ages 65+	116	477	1,626

Race	1 Mile	3 Miles	5 Miles
White	301	1,176	4,010
Black	6	23	87
Am In/AK Nat	1	3	11
Hawaiian	N/A	N/A	2
Hispanic	87	351	1,191
Asian	2	9	39
Multi-Racial	9	34	111
Other	N/A	1	4

Income	1 Mile	3 Miles	5 Miles
Median	\$74,898	\$79,438	\$79,691
< \$15,000	10	75	211
\$15,000-\$24,999	6	17	95
\$25,000-\$34,999	18	68	179
\$35,000-\$49,999	9	28	153
\$50,000-\$74,999	40	126	413
\$75,000-\$99,999	21	80	342
\$100,000-\$149,999	36	173	481
\$150,000-\$199,999	8	38	167
> \$200,000	17	49	188

Housing	1 Mile	3 Miles	5 Miles
Total Units	190	760	2,597
Occupied	164	651	2,229
Owner Occupied	140	561	1,908
Renter Occupied	24	90	321
Vacant	26	108	368

DISCLAIMER / DISCLOSURES

Pipe Creek Retail and Land Site
10151 State Highway 16 South | Pipe Creek, TX 78063

DISCLAIMER AND DISCLOSURES

GENERAL DISCLAIMER

The information provided herein has been obtained from sources believed reliable but is not warranted. You and your advisors should conduct a careful, independent investigation of the property and verify all information to determine suitability of the property for your needs. **EP Commercial Real Estate, LLC** makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

DISCLOSURES

Regarding any Property lease, sale, or purchase, it is the responsibility of every Seller/Landlord and Buyer/Tenant with interest in any Property to conduct their own due diligence with affiliated professionals, experts, attorneys, advisors, or persons with experience, to advise you concerning the Property on the following matters.

- HAZARDOUS MATERIAL
- AMERICANS WITH DISABILITIES ACT
- FLOOD PLAIN DESIGNATION

EP COMMERCIAL REAL ESTATE, LLC AND ANY AFFILIATED BROKERS/AGENTS ARE NOT QUALIFIED EXPERTS TO DETERMINE COMPLIANCE OR MAKE SUCH ASSESSMENTS.

HAZARDOUS MATERIAL DISCLOSURE

Prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials by past, present and/or future owners and/or operators.

It is the responsibility of Seller/Landlord and Buyer/Tenant to ensure transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property, and to retain qualified experts, attorneys, environmental consultants, and others to make prudent investigations, conduct inspections, detect, and correct such matters.

ADA DISCLOSURE

To ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act ("ADA") was enacted under federal law and there are also state and local laws that may require alterations to a Property to allow access.

You should consult with attorneys, engineers, qualified design professionals, and other experts to determine if the Property is compliant with relevant laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of Seller/Landlord and Buyer/Tenant with any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA"), and the San Antonio River Authority ("SARA"), to determine the potential flood risk of their Property.



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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

IABS 1-2

TXR 2501

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