

TARRY BANK RANCH

RANGE

BEXAR COUNTY

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# TARRY BANK RANCH

OFFERING SUMMARY

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# TARRY BANK RANCH

Tarry Bank Ranch is located in Boerne, Texas (Bexar County) and consists of 200.91 total acres of land with improvements that include a main lodge, guest house, two foreman's houses, barn, pool, and tennis court.

The property is located in the rapidly growing northwest I-10 corridor, which sits 23 miles northwest of downtown San Antonio and 7.5 miles south of Boerne. This region is home to multiple successful master-planned communities, including the affluent Anaquas Springs, making Tarry Bank Ranch ideal for future luxury residential development.

## LOCATION

27085 Toutant Beauregard Road  
Boerne, Texas 78015

## COUNTY

Bexar

## SUBMARKET

San Antonio / New Braunfels / Bandera /  
Canyon Lake

## SCHOOL DISTRICT

Northside ISD

## LAND AREA

**Tract A:** ± 134.00 Acres  
**Tract B:** ± 66.91 Acres

## ZONING

Agricultural Exempt

## LAND USE

Single Family Residential / Investment /  
Recreational Ranch

## UTILITIES

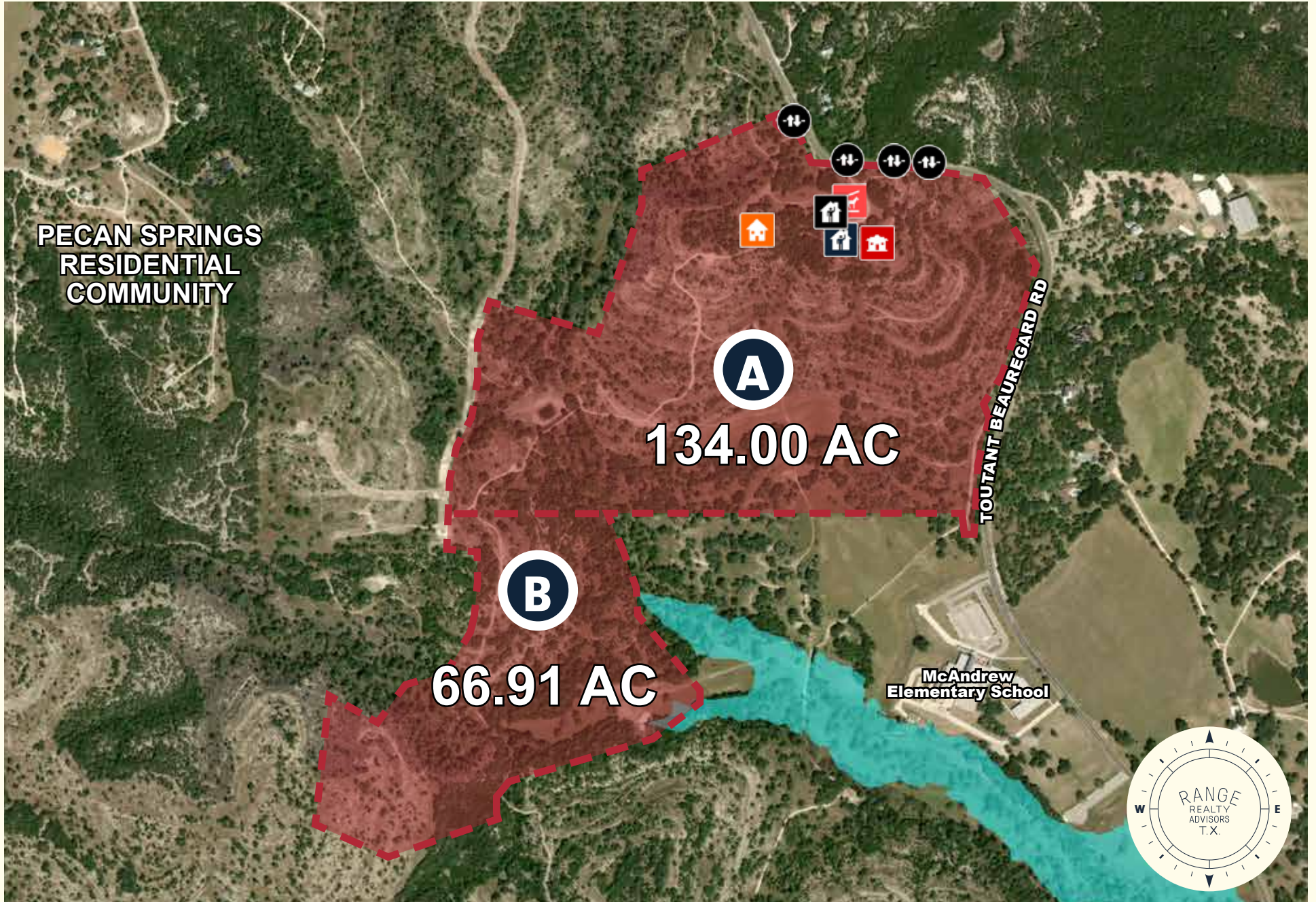
Water: On-Site  
Sewer: Septic

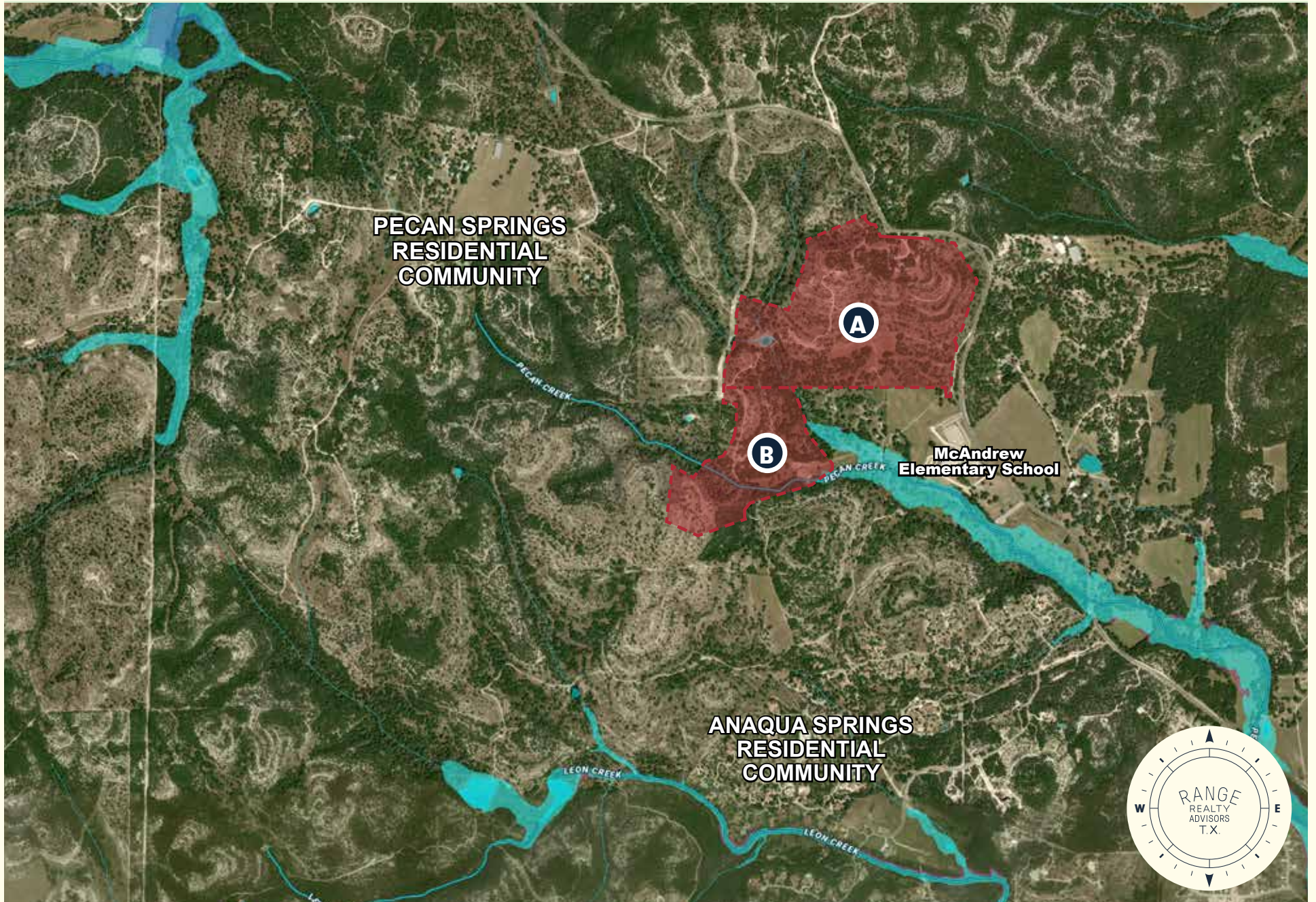
## TOPOGRAPHY

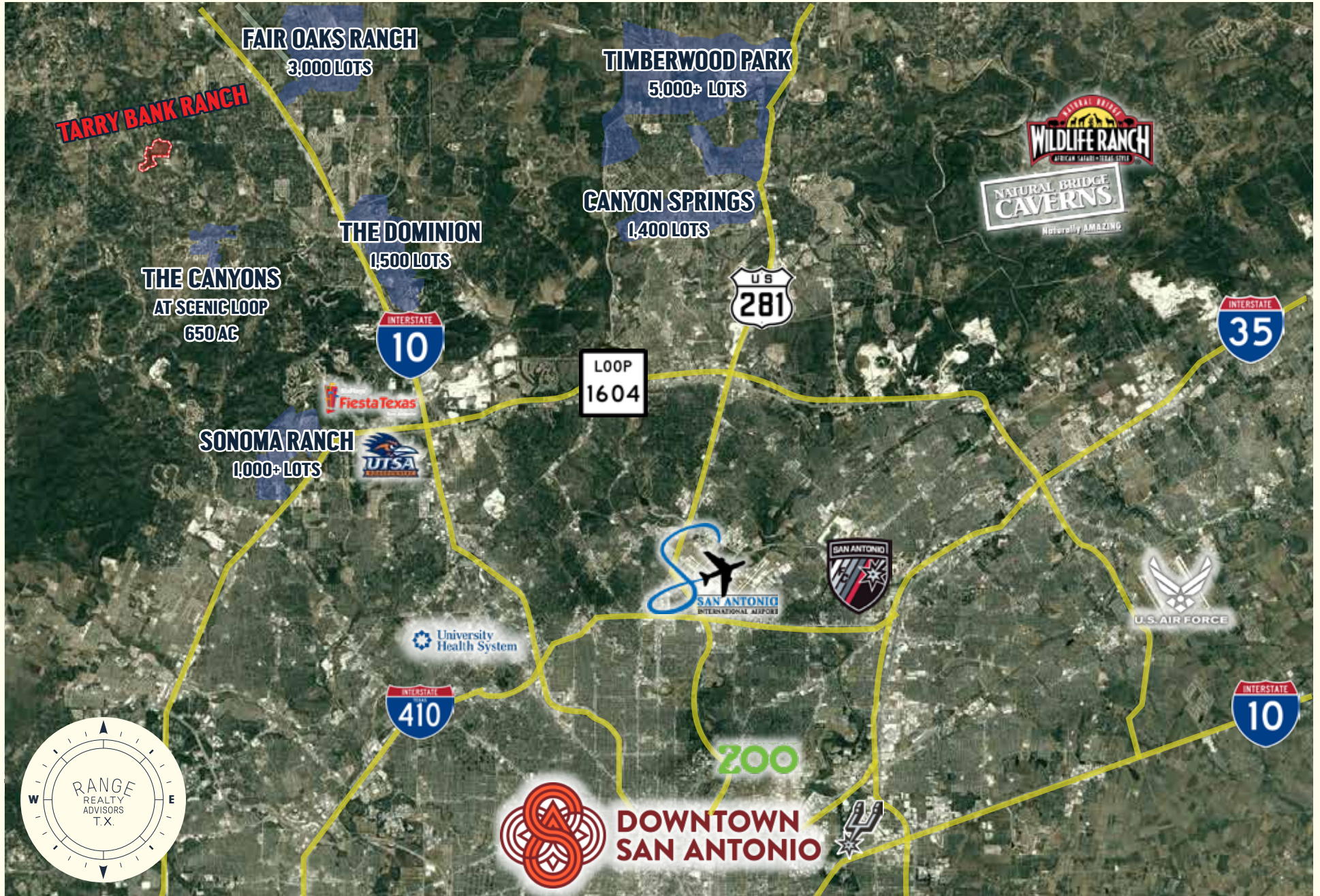
Rolling: 130 feet elevation change east to  
west

## PRICE

Call for details







## HISTORY AND OVERVIEW

The ranch is located at 27085 Toutant Beauregard Road, a major thoroughfare on the historic Scenic Loop – Boerne Stage Corridor. The Scenic Loop is a winding byway that was originally created as a scenic touring route for San Antonians in the 1920's. A drive along the route reveals evidence of prehistoric sites, nineteenth-century rock structures, historic ranches and farms, and abundant wildlife.

For thousands of years the area was home to Native Americans who meandered the area to access watering holes and to hunt game and gather plants and berries. In the mid-1800's, German immigrants established homesteads along Toutant Beauregard, the Scenic Loop and Boerne Stage Roads along the Old Spanish Trail. It later became the main stagecoach route from Leon Springs to Boerne and helped spur a prosperous local economy.

Today, visitors, hikers and cyclists continue to flock to the area to experience the beauty of the Texas Hill Country and visit the historic towns such as Boerne with a wide range of restaurants, shops and inns.

| IMPROVEMENTS       | MARKET VALUE | SF           | YEAR BUILT |
|--------------------|--------------|--------------|------------|
| Main House         | \$750,000    | 4,980 sq. ft | 1920       |
| Guest House        | \$150,000    | 1,596 sq. ft | 1905       |
| Foreman's House #1 | \$50,000     | 960 sq. ft   | 1920       |
| Foreman's House #2 | \$40,000     | 763 sq. ft   | 1905       |

| ADDITIONAL AMENITIES | ADDED VALUE | DETAILS                 |
|----------------------|-------------|-------------------------|
| Swimming Pool        | \$50,000    | Residential Improvement |
| Tennis Court         | \$35,000    | Residential Improvement |

### CASA GRANDE

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The main house is a federal period summer cottage sprawling over 7,000 square feet, constructed approximately 100 years ago. Its seven bedrooms, four baths, three wood burning fireplaces, gleaming wood floors, interior courtyard, and massive wraparound porch all carry the elegant lines and charm of its original design. The modern additions include wifi, air conditioning, and plumbing upgrades. Moreover, the view from the porch is unmatched in the Hill Country.



### CASA ESTRELLA

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The guest house is a three bedroom, three bath Victorian home originally located on the main street of Boerne, Texas. Purchased in the 70s, it was divided into three pieces and moved to its current location for restoration. It features hardwood floors, twelve-foot ceilings, mahogany beams, two wood-burning fireplaces, central heat and air, and many original windows. It has a highly unique gingerbread pattern featuring stars, hence its name of “Casa Estrella”. In addition to the approximately 1,500 square feet, it has a large porch for viewing and entertaining.







## THE CITY

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San Antonio is the seventh most populous city in the United States and the second most populous city in Texas. Greater San Antonio has a population of 2,473,974.

Founded in 1718, the city became the first chartered civil settlement in Texas in 1731.

## MAJOR INDUSTRIES

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The major industries in San Antonio include tourism, insurance, healthcare/biotechnology, military, and telecommunications/tele-marketing. The oil and gas industry has also become an economic driver for San Antonio and South Texas.

## TOURISM

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Tourism remains one of San Antonio's most important industries. Approximately 20 million people visit the city annually. The direct impact of the tourism industry is over \$7 billion annually. The industry employs 86,000 and raises approximately \$160 million in taxes and fees for local governments. San Antonio has also developed into a major convention city. A number of new hotels have recently been completed or are under construction in San Antonio to host convention visitors.

## NEIGHBORHOOD LOCATION & BOUNDARIES

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The valued property is located in northwestern Bexar County, just north of Anaqua Springs Subdivision. The subject properties are in northwestern Bexar County, approximately 1.30 miles south of Bexar/Kendall County Line and approximately 4.30 miles west of the Bexar/Bandera County Line.

## NEIGHBORHOOD LAND USES

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Tarry Bank Ranch is located along the west side of Toutant Beauregard in northwest Bexar County, Texas. Toutant Beauregard is a public county maintained two-lane asphalt road. In the area of the subject properties, there are several high-quality subdivisions including Anaqua Springs. Anaqua Springs Road is a main artery in Anaqua Springs subdivision. Anaqua Springs is a gated community which started development in 2005. The development includes approximately 920 acres and is a master planned community. The subdivision is located within the Northside Independent School District and includes municipal water with underground utilities and high speed Internet. The development is accessed from Interstate 10 to Bourne Stage Road which then accesses Toutant Beauregard Road to Anaqua Springs Road. The development is approximately five minutes from I-10.

Other notable quality acreage developments with new homes similar to Anaqua Springs Subdivision include:

- **Estancia** - located approximately three miles west of Boerne, and south of State Highway 46. The development commenced in 2006.
- **Cordillera Ranch** - located approximately eight miles east of Boerne along the north side of State Highway 46. Cordillera Ranch is located along the Guadalupe River with amenities such as an 18-hole golf course, equestrian center, and fitness and spa facilities. Cordillera Ranch includes similar homes when compared to the valued property's subdivision ranging from 3,000 to 8,000 square feet in size.

## NEIGHBORHOOD LAND USES (CONT.)

- **The Dominion** - San Antonio's premier subdivision, which has homes ranging from 4,000 to upwards of 60,000 square feet. The Dominion is an exclusive neighborhood with its residents including George Straight, David Robinson, and other wealthy developers and business people. The development has a gate guard at the entry with a golf course, country club, etc.

Other examples of high end residential development include Terrell Hills and Alamo Heights, located just inside Loop 410. Hill Country Village, which is located inside Loop 1604 and west of IH-10, has similar acreage sites. With the exception of the Dominion, Hill Country Village, Terrell Hills, and Alamo Heights mostly include older development dating from the 1970s to the 1980s. In some cases, older homes are being torn down and redeveloped with newer homes. The Dominion has homes dating back from the 1980s to present. The Dominion currently has vacant land tracts which are available for purchase.

Overall, the Anaqua Springs Subdivision is considered to be more in line with Estancia and Cordillera Ranch in quality. Lot sales in Anaqua Springs were robust in late 2005 through 2007. Lot sales have increased in 2012 with multiple small land transactions and new home development. Lot sales over the last year in Anaqua Springs have ranged from \$84,000 to \$240,000.

## GENERAL DATA

**Location** - Tarry Bank Ranch is located in northwest Bexar County, near the Bexar/Kendall County line. The ranch is located along Toutant Beauregard, west of I-10. The location is approximately 23 miles northwest of downtown San Antonio.

**Access** - Access to Tarry Bank Ranch is provided along Toutant Beauregard. The valued property has approximately 5,120 feet of frontage along the asphalt paved, county maintained highway. Access to the property is considered good.

**Interior Access** - Interior access through Tarry Bank Ranch is considered to be standard for ranches located in the northwestern Bexar County area. A country road leads from Toutant Beauregard to the ranch headquarters. Interior access throughout the ranch is provided by standard earthen ranch roads. Internal roads also provide access to all parts of the 200.91 acres.

**Shape/Configuration** - The valued property has an irregular shape that is approximately 1.85 miles wide at its widest point (east to west direction) and 1.70 miles long at its longest point (north to south direction).

**Flood Zone** - According to the Federal Emergency Management Agency (FEMA) flood maps, approximately 5% of the property is located within the 100-year floodplain.

**Easements & Encumbrances** - The ranch is encumbered by a 345 kV transmission line. The transmission line bisects the property in the southwestern portion and borders the western property boundary. The transmission line is in favor of CPS. Approximately 17.809 acres of the property are a Sewer/Septic Field Easement in favor of an adjacent school. No other adverse easements that encumber the valued property are of knowledge.

# SCENIC LOOP - HISTORIC BOERNE STAGE CORRIDOR

This state historic marker is located at the intersection of Toutant-Beauregard Road, the Old Boerne Stage Road, and Scenic Loop Drive (Old Spanish Trail), west of Leon Springs in Bexar County.

Located at the base of the Hill Country, Scenic Loop Road is a winding byway that was created as a scenic touring route for San Antonians in the 1920s. The Scenic Loop was originally 46.3 miles roundtrip from downtown San Antonio and was built to connect with the Boerne Stage Road. At that point, the road turns north and continues as Boerne Stage Road to the Balcones Creek at the Kendall County Line.

The history of the area spans several thousands of years. A drive along the route reveals evidence of prehistoric sites, nineteenth-century rock structures, historic ranches and farms, abundant wildlife habitat, and the Old Spanish Trail.

The exceptional and historic rural atmosphere, vistas, waterways, wildlife, and natural features prompted the 82nd Texas Legislature to pass House Bill 1499 in 2011, bestowing historic designation to the intersecting Scenic Loop, Boerne Stage, and Toutant-Beauregard Roads.

Artifacts, including burned rock middens and stone tools, indicate that Paleo-Indian tribes lived in the area more than ten thousand years ago. Early Spanish explorers found Jumano and Coahuiltecan tribes here, but by the late 18th century, Lipan Apache and Comanche tribes controlled the area, which deterred Spanish, Mexican, and Anglo settlement into the mid-19th century.

After nearly a century of sprawl, the remaining scenic and historic route is about a fifth of its original distance, totaling about 10 miles. The residents fought the widening of the loop in 1985, and they continue to oppose adjacent development; however, as the site is outside of San Antonio's jurisdiction, developers have few regulations and are free to clear-cut properties or alter hills. Organizations such as the Preservation Group of Texas are continually working to preserve and maintain this historic Hill Country treasure.

# THE OLD SPANISH TRAIL HIGHWAY

A transcontinental auto trail with its headquarters in San Antonio, the Old Spanish Trail transcontinental highway was once one of the most prominent and persistent American auto trails. It connects the old Spanish colonial towns of St. Augustine, Florida on the Atlantic coast and San Diego, California on the Pacific.

In later years, the Old Spanish Trail changed alignment and acquired alternate routes in some areas. Between San Antonio and Van Horn, Texas, the OST followed later U.S. 80, but the U.S. 90 route via Del Rio and Marfa was also an option.

The section of road between San Antonio and Boerne was known as the “Headquarters Section” and was used to test various road improvements such as pavements, alignments, and safety features, and became a model that other localities could emulate.

The Old Spanish Trail has been called the most arduous and difficult trail in the United States. With Native American historical roots, the trail was used by the adventurous and opportunists bringing textiles from Santa Fe to trade for mules and horses in Los Angeles beginning in the early 1800s. Spanning more than 2500 miles, parts of the trail were used by fur trappers and later by railroad and military surveyors.

Established by Congress in 2002, designated routes cover six states and some 2,700 miles, traversing mountains, deserts, rivers, and coastal valleys. The historic highway passes through some of America’s best tourist destinations, including St. Augustine, Jacksonville, Mobile, New Orleans, San Antonio, Tombstone, Tucson, and San Diego. It largely follows what later became U.S. Highway 90 in the east and U.S. 80 in the west. The road continued on as the Old Spanish Trail even after the U.S. numbered highways were created, with Old Spanish Trail maps including the U.S. highway shields.

“Along the Old Spanish Trail are the riches of history, legend, sentiment, and natural beauty. And throughout the route there are members of the Old Spanish Trail Association who will find pleasure in making your acquaintance.”

# INVESTMENT MERITS

## THRIVING CENTRAL TEXAS MARKET

- Economy fueled by job growth, in-migration and corporate relocations.
- Population growth fueled by the Texas economy. Recently released 2017 data revealed a 1.4 percent increase in the Texas population, nearly doubling national growth.
- San Antonio and Austin have seen a more than 30 percent growth of GRP, nearly tripling the national average.
- The local economy supports an employment base exceeding 1 million workers and an unemployment rate of 3.7%, below the state and national average of 4.6%

## DEVELOPMENT SUPPORT AND INCENTIVES

- No personal income tax in Texas.
- No corporate income tax in Texas.
- Low corporate franchise tax.

## GROWTH AND QUALITY OF LIFE

- Entertainment attractions located within close driving proximity to the property include private golf, tennis, and swim clubs, equestrian facilities, the historic town of Gruene, Canyon Lake, and the Comal, Frio, Guadalupe, Medina and San Marcos Rivers.
- Presence of an excellent transportation system including U.S. Interstates 35 and 10, and State Highway 281 which allow ease of access for commuting to downtown San Antonio and surrounding employment centers.

## ACCESS TO TRANSPORTATION

- San Antonio International Airport: 27.5 Miles
- Austin Bergstrom International Airport: 92.5 Miles
- Boerne Stage Field Airport: 6.8 Miles

**POPULATION**

|                            |           |
|----------------------------|-----------|
| Population Estimates, 2017 | 1,958,578 |
| Population Growth, 2010-17 | 14.2%     |

**GEOGRAPHY**

|                                  |          |
|----------------------------------|----------|
| Population Per Square Mile, 2010 | 1,383.1  |
| Land Area in Square Miles, 2010  | 1,239.82 |

**HOUSEHOLDS & HOUSING**

|                                      |         |
|--------------------------------------|---------|
| Households, 2012-16                  | 623,321 |
| Housing Units, 2016                  | 687,624 |
| Avg. Household Size                  | 2.93    |
| Owner-occupied Housing Rate, 2012-16 | 58.3%   |
| Building Permits, 2016               | 7,600   |

**INCOME**

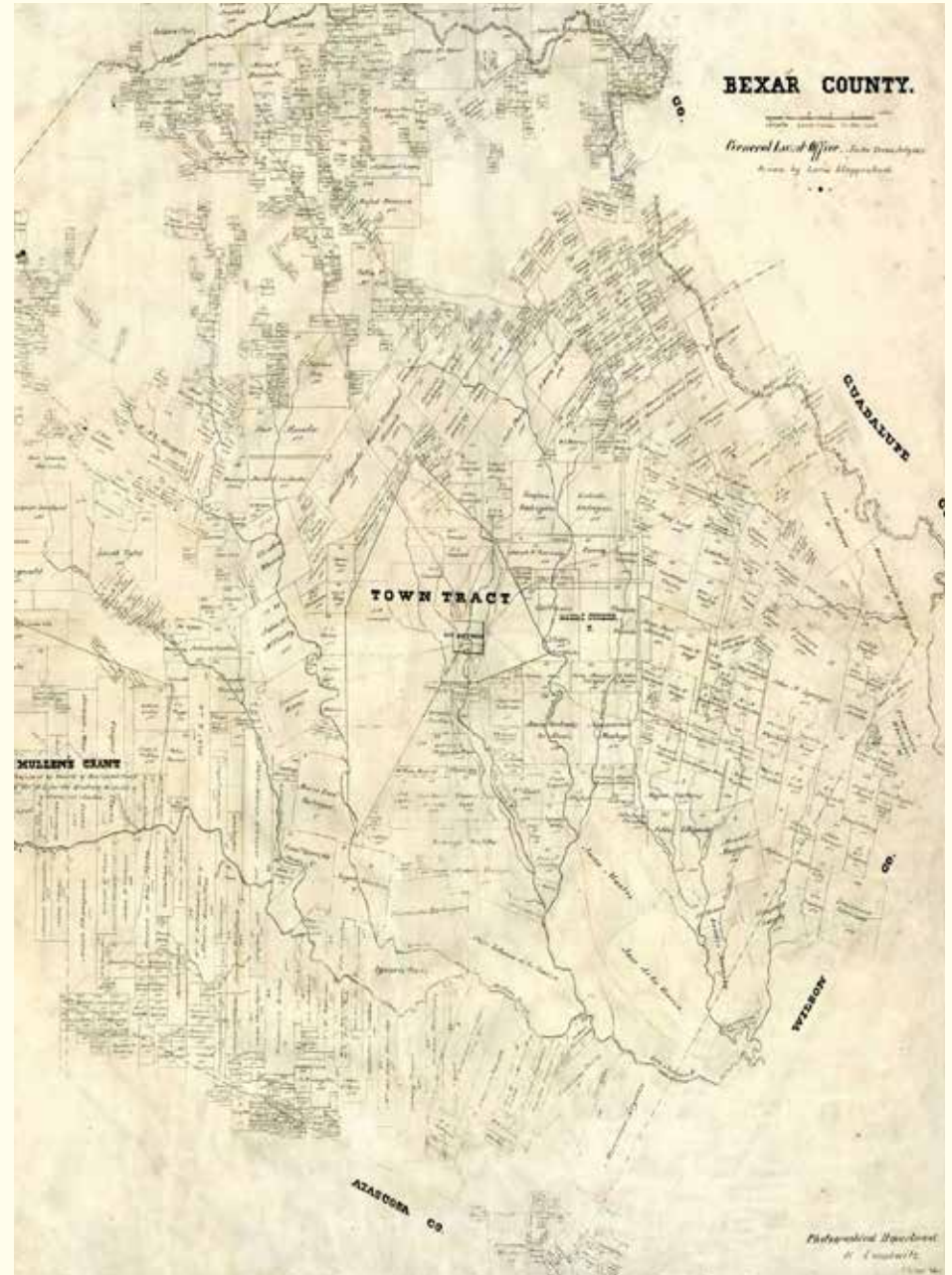
|                               |          |
|-------------------------------|----------|
| Median Household Income, 2015 | \$52,353 |
|-------------------------------|----------|

**BUSINESSES**

|                                      |              |
|--------------------------------------|--------------|
| Total Businesses, 2016               | 35,653       |
| Total Employment, 2016               | 741,051      |
| Total Annual Payroll, 2015 (\$1,000) | \$32,750,814 |

**EDUCATION**

|                                |       |
|--------------------------------|-------|
| High School Graduate or Higher | 83.4% |
| Bachelor’s Degree or Higher    | 26.9% |



# ABOUT US

## WHAT WE DO

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Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

## AREAS OF PRACTICE

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- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

## OUR SERVICES

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- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management



# CONTACT INFORMATION

Our industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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Founding Partner, CEO

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**DILLON COOK**  
Founding Partner, COO

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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:
  - 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.

**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.

|  |             |                               |              |
|--|-------------|-------------------------------|--------------|
| Range Realty Advisors, LLC   | 9008180     | info@rangerealtyadvisors.com  | 214-416-8222 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                         | Phone        |
| William Owen Lyon III  | 335796      | owen@owenlyon.com             | 972-317-0529 |
| Designated Broker of Firm  | License No. | Email                         | Phone        |
| N/A  | N/A         | N/A                           | N/A          |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                         | Phone        |
| Dillon Cook  | 650315      | dcook@rangerealtyadvisors.com | 214-416-8223 |
| Sales Agent/Associate's Name                                       | License No. | Email                         | Phone        |

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

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