Research & Analysis

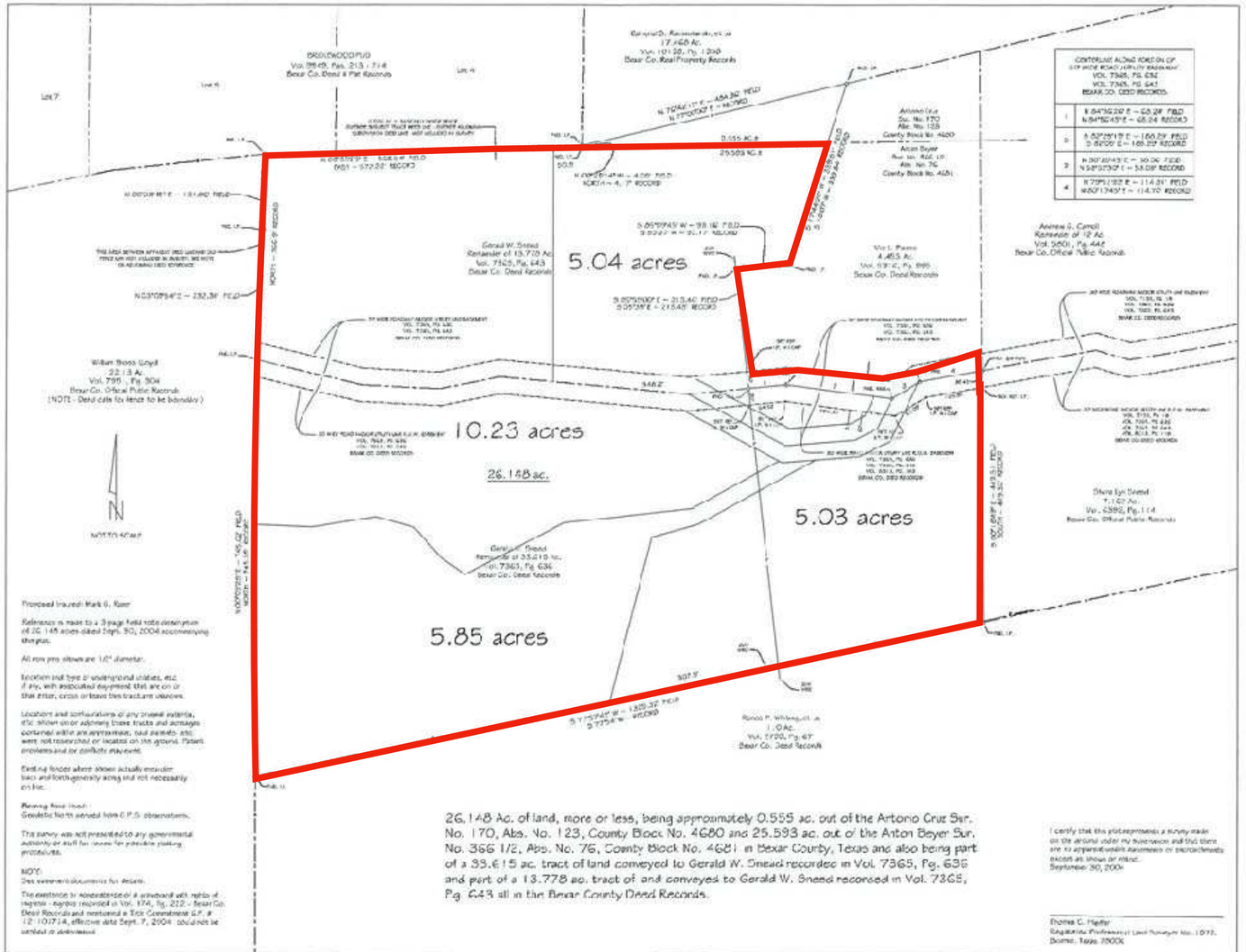
28155 Boerne Stage RD
Boerne TX 78006

Riser Mountain

ALEX LABS
ALEX STUDIOS

September 10, 2021

Enhanced Survey
Thomas C. Pfeiffer Surveyor



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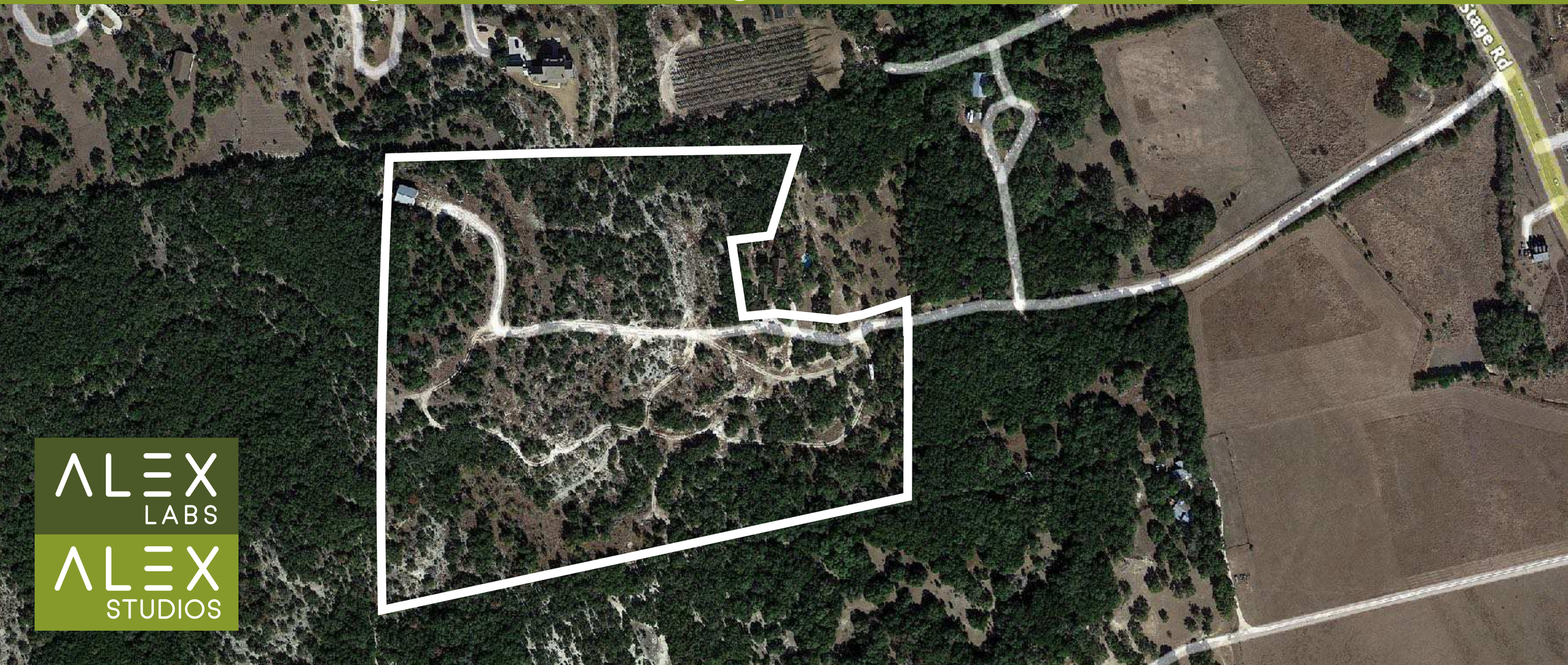
Satellite Survey

Google Earth Pro Image. ALEX Studios Graphics



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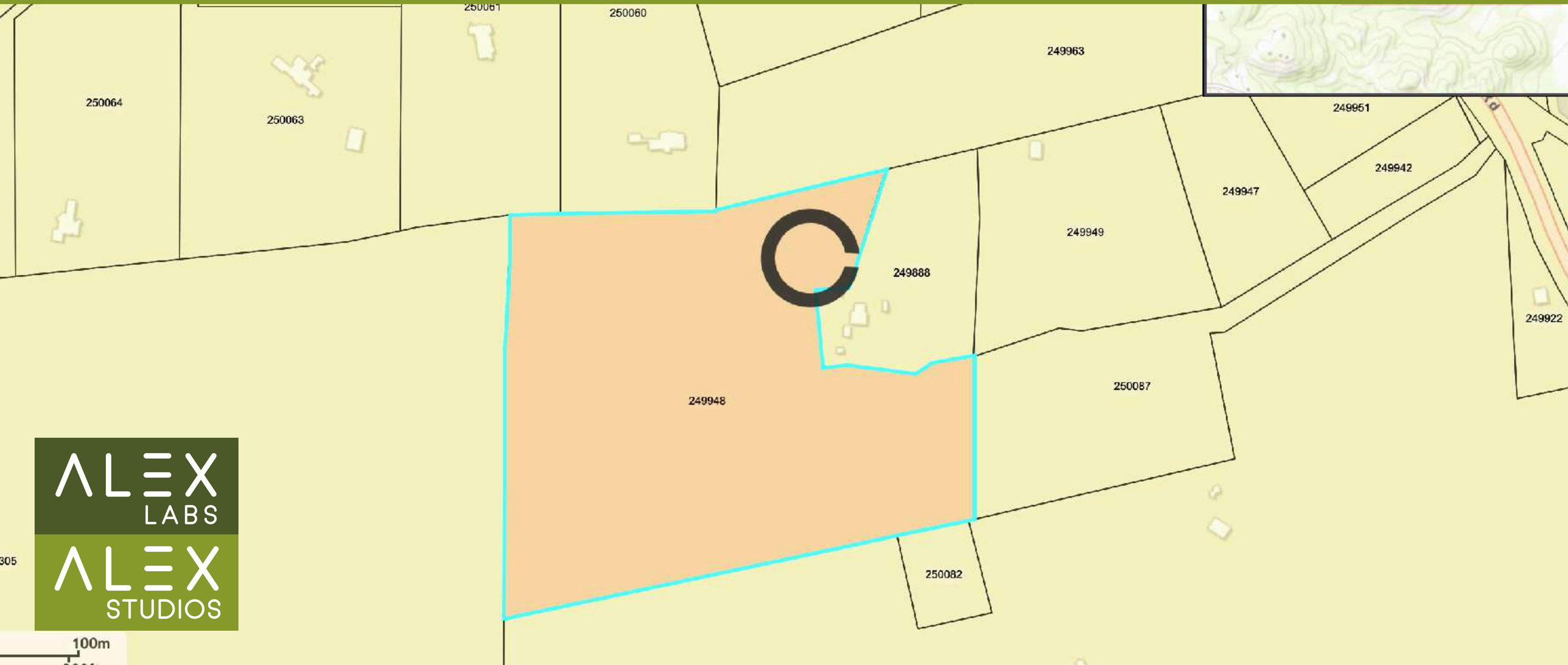
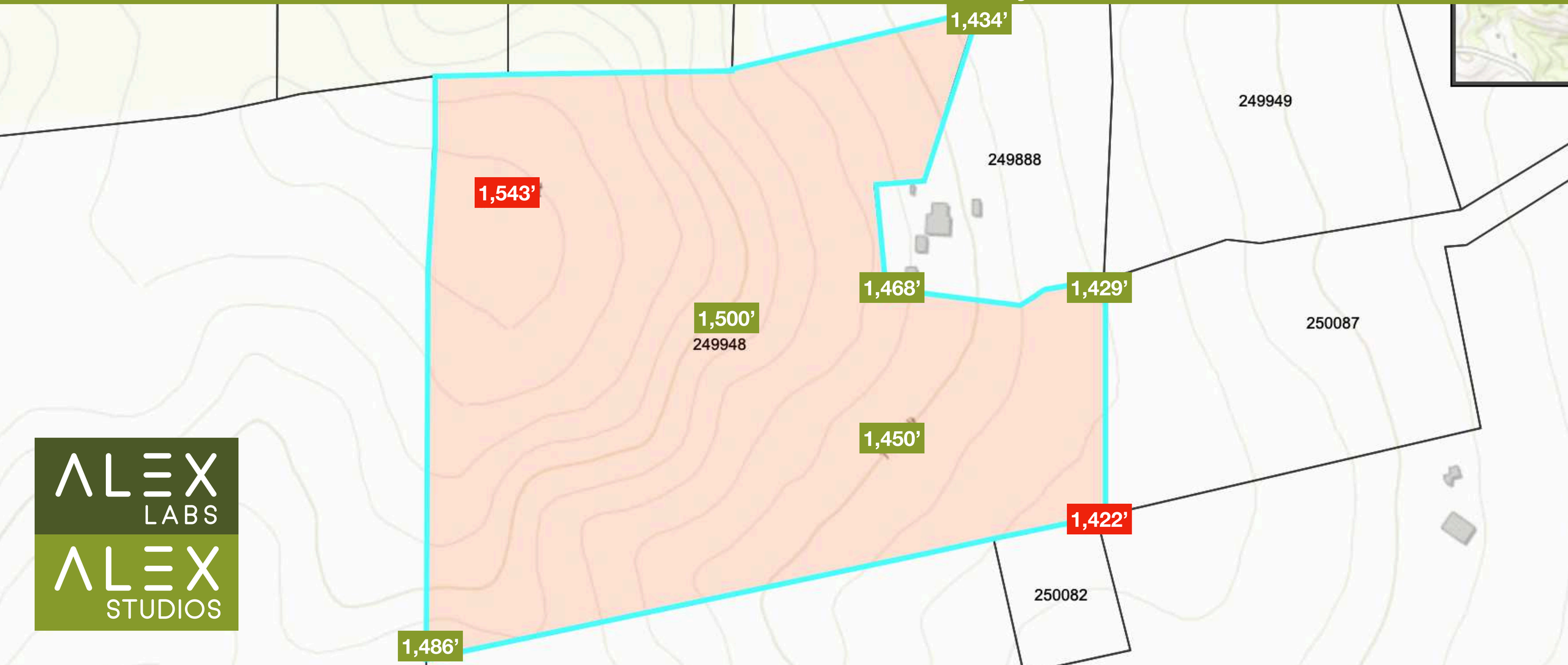
Bexar Central Appraisal District (BCAD) Plat Map

From BCAD



BCAD Topo Map with Elevation Estimates

From BCAD. Elevation Estimates by ALEX Labs



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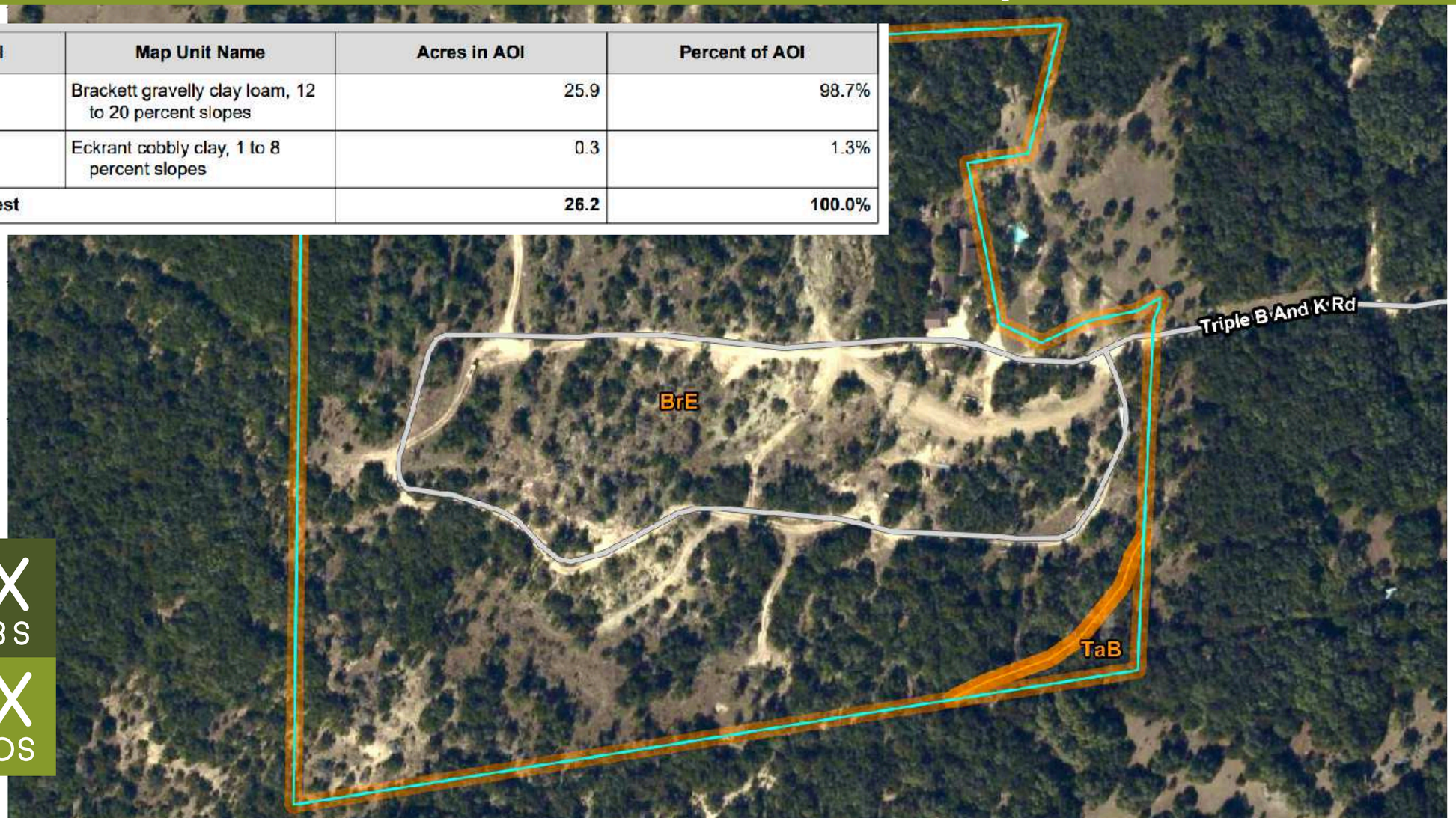
USDA Soil Map
USDA Web Soil Survey

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrE	Brackett gravelly clay loam, 12 to 20 percent slopes	25.9	98.7%
TaB	Eckrant cobbly clay, 1 to 8 percent slopes	0.3	1.3%
Totals for Area of Interest		**26.2**	**100.0%**



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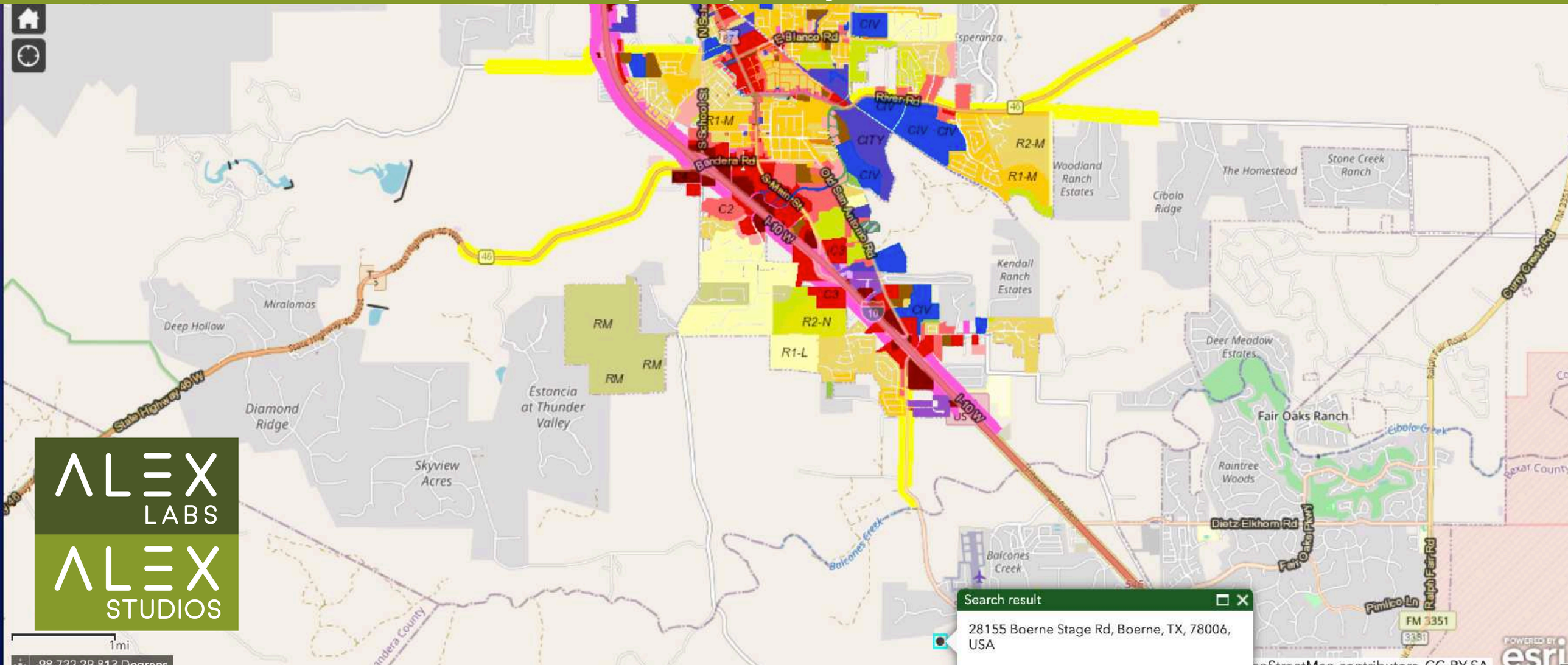
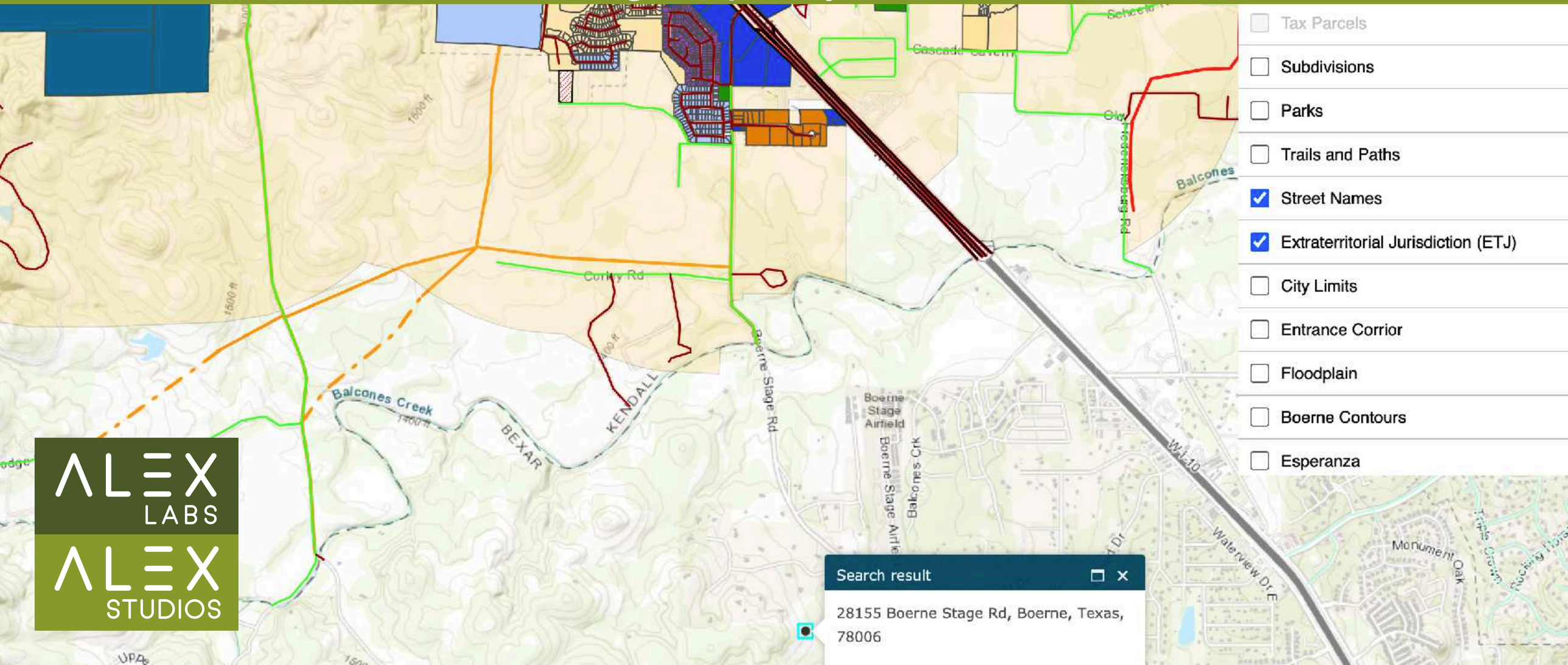
No Zoning

Zoning Map City of Boerne



Not in ETJ

Zoning Map City of Boerne



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Walk & Bike Scores and What's Nearby Map

Walk Score

Restaurants:
Grandpa's House of Paintball 2mi

Coffee:
Freedom Cup 3.7mi

Bars:
Conroy's Pub 2.2mi

Groceries:
Paul's Gourmet Popcorn 2mi

Parks:
Boerne City Park 4.8mi

Schools:
McAndrew Elementary School 1.6mi

Shopping:
PAWSitive Solutions Dog & Pu... .3mi

Entertainment:
San Antonio Rose Palace 2.7mi

Errands:
Edw 2mi

Sea

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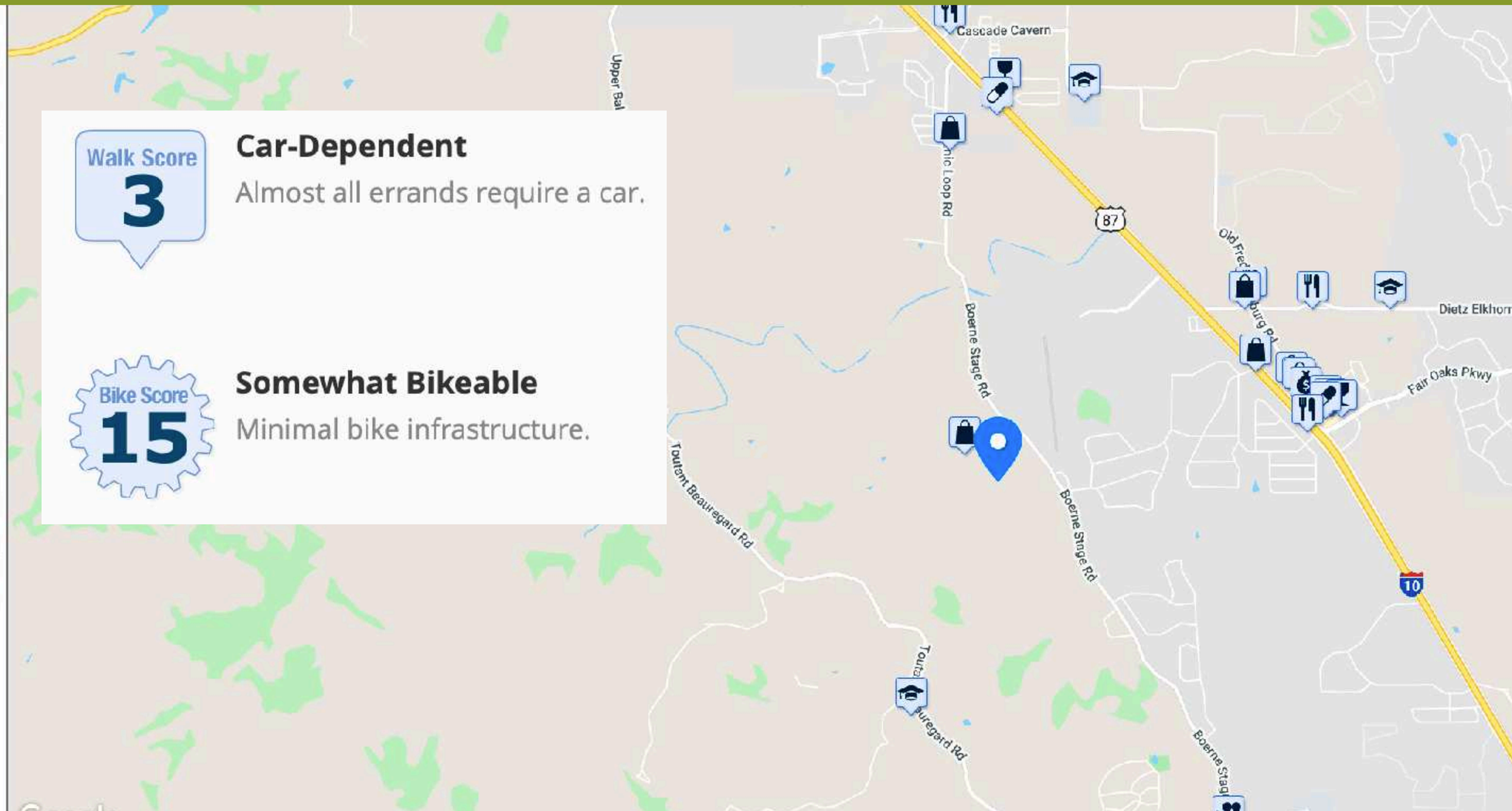

Not in Flood Zones
Risk Meter

28155 BOERNE STAGE RD BOERNE, TX 78006-8423

LOCATION ACCURACY: *User-defined location*

DOWNLOAD PDF

WATER

Flood Zone Determination OUT

COMMUNITY	480035
PANEL	0080F
PANEL DATE	September 29, 2010
MAP NUMBER	48029C0080F

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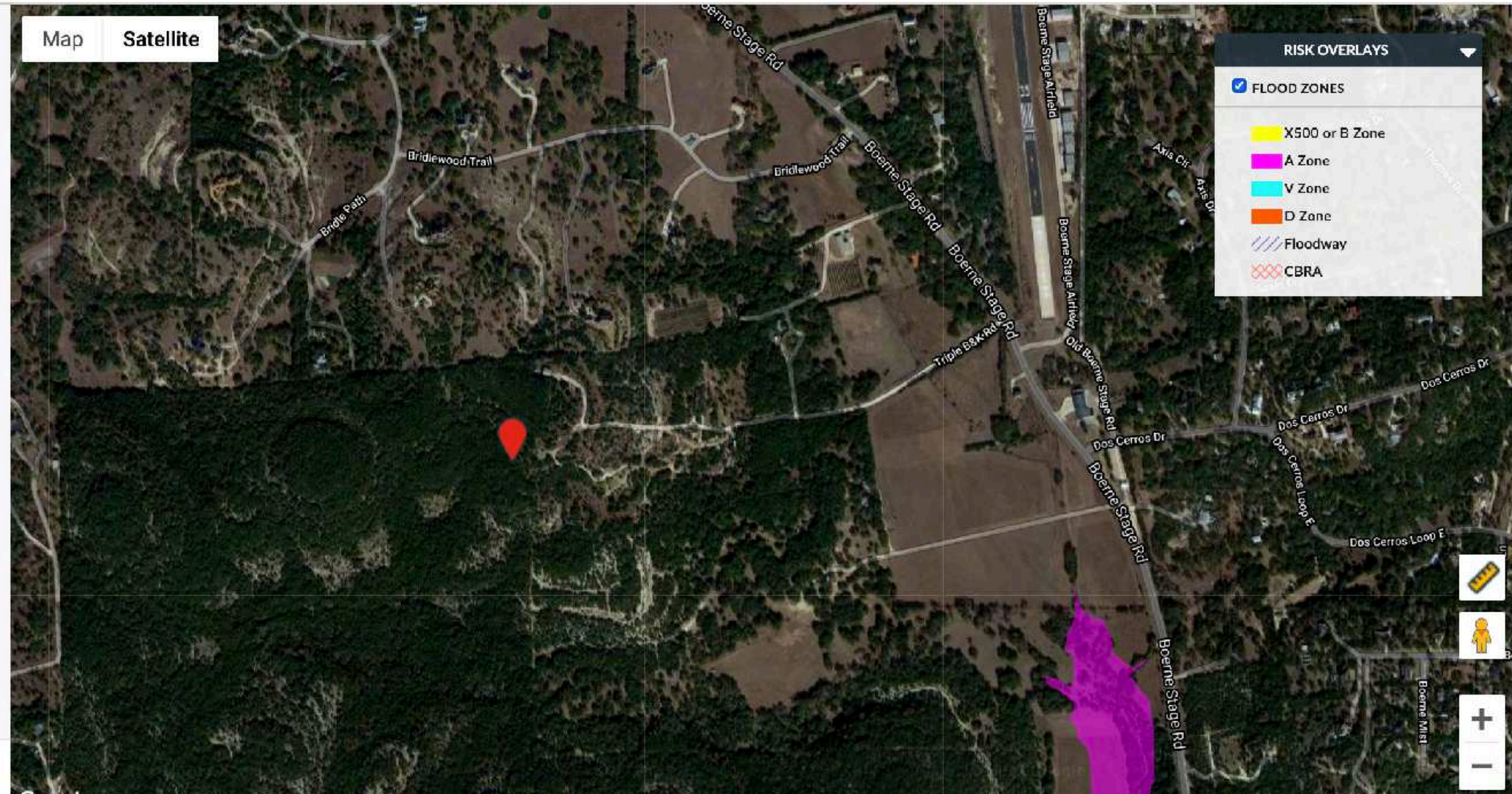
ADD ADDITIONAL REPORTS



Boerne ISD Assigned Schools
GreatSchools

Assigned school

8/10
Above average

Kendall Elementary School
141 Old San Antonio Road, Boerne, TX, 78006
Public district, PK-5 | **719** students
Distance: 3.29 miles
Homes for sale

Assigned school

8/10
Above average

Boerne Middle South
10 Cascade Caverns Road, Boerne, TX, 78015
Public district, 6-8 | **1,277** students
Distance: 3.13 miles
Homes for sale

amuel V Champion High School
Boulevard, Boerne, TX, 78006
ct, 9-12 | **1,739** students
Distance: 4.92 miles

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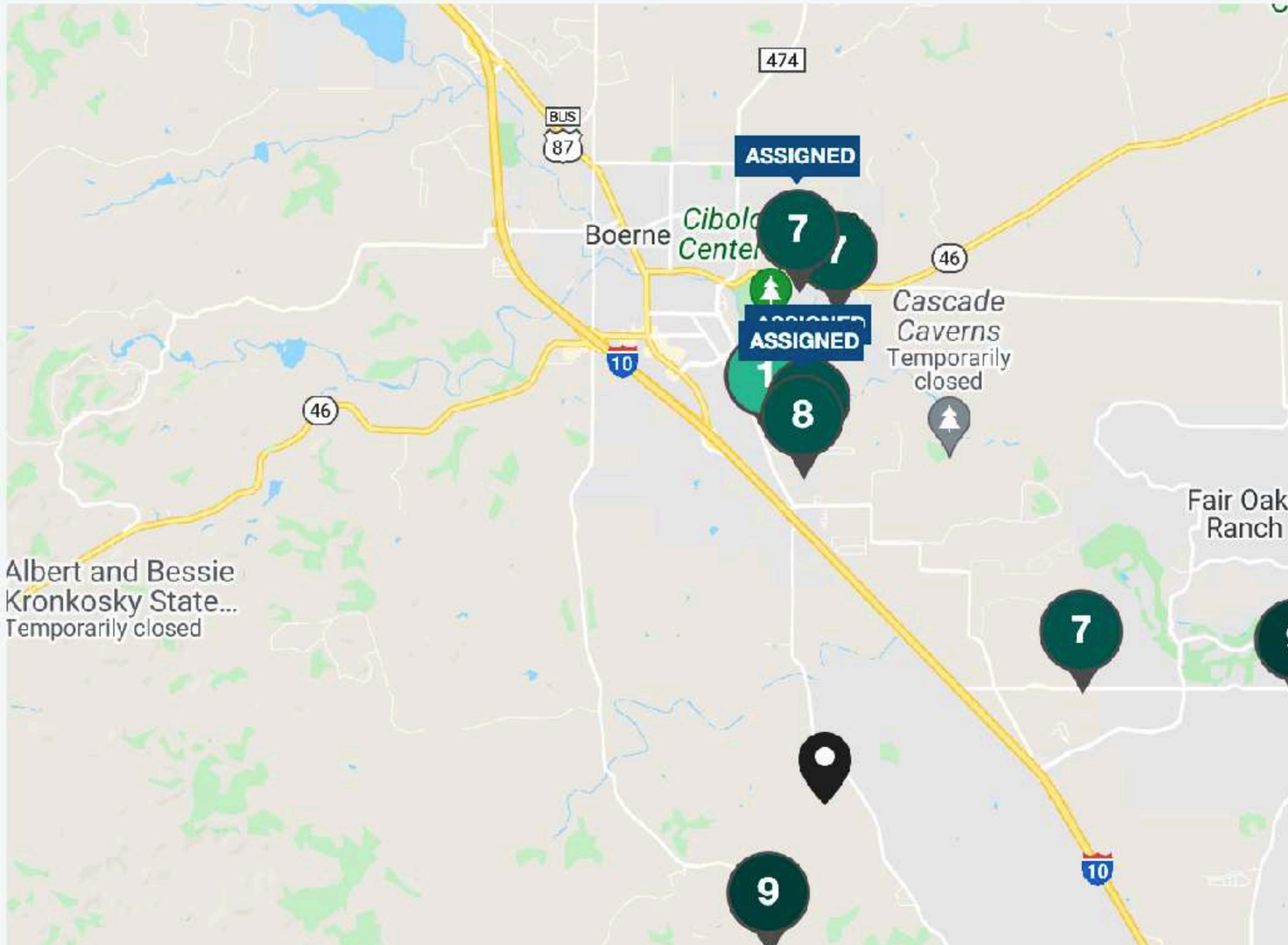
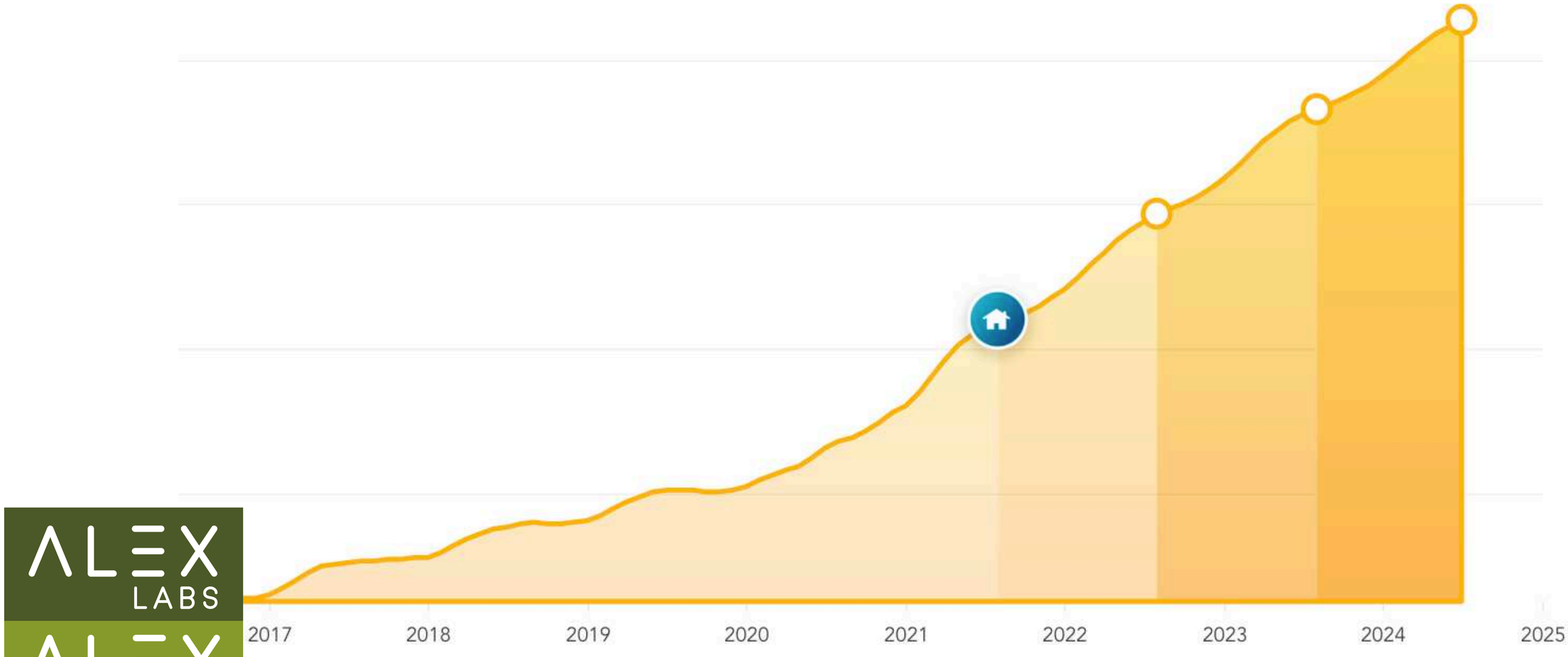


34.2% 3-Year Value Increase Forecast

House Canary Value Trend at Zip Code



1 Year	2 Year	3 Year
+12.3%	+24.2%	+34.2%

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Very Low Risk of Value Decline

House Canary Risk of Value Reduction in Zip Code for Next 12 Months

MSA Risk of Decline

1.8% 1 Year Risk
Very Low

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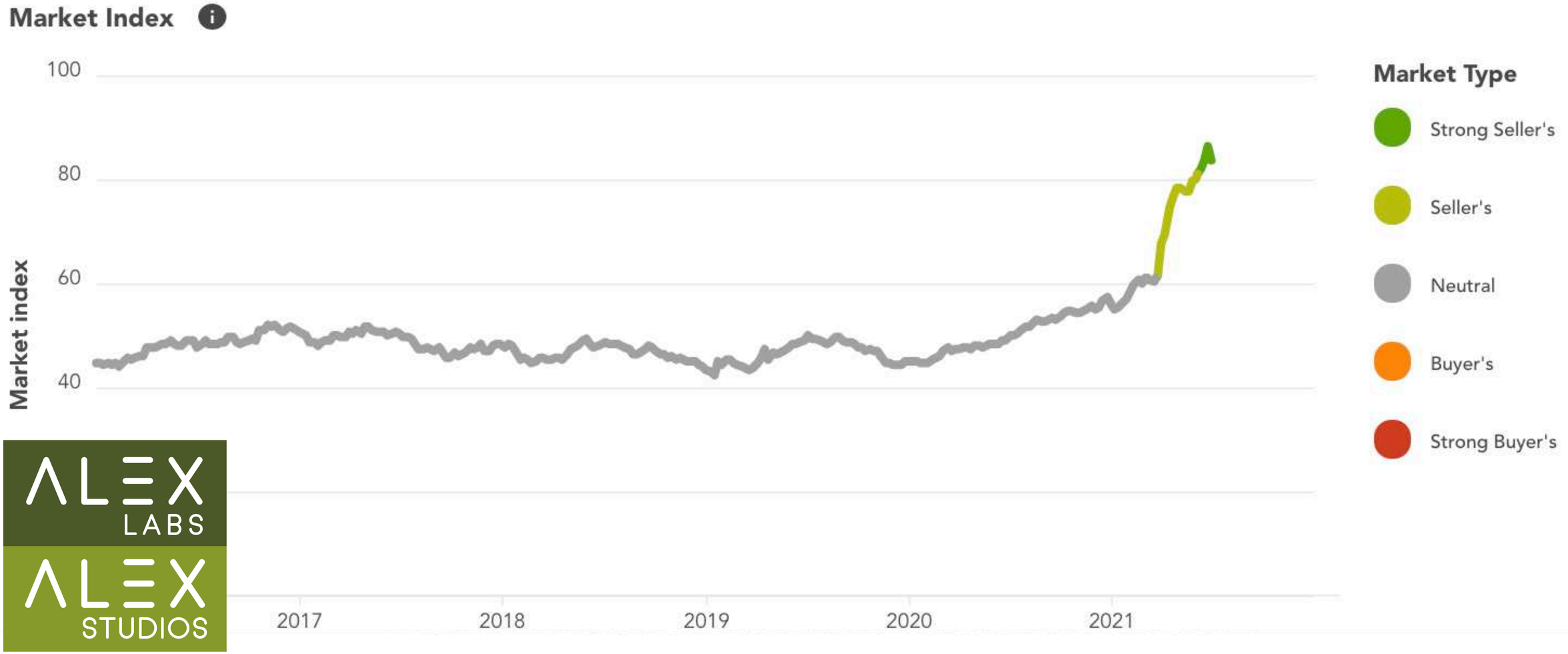
This month last year
1.7%

This month
1.9%

Risk Level
Very Low

Strong Seller's Market
House Canary Market Index



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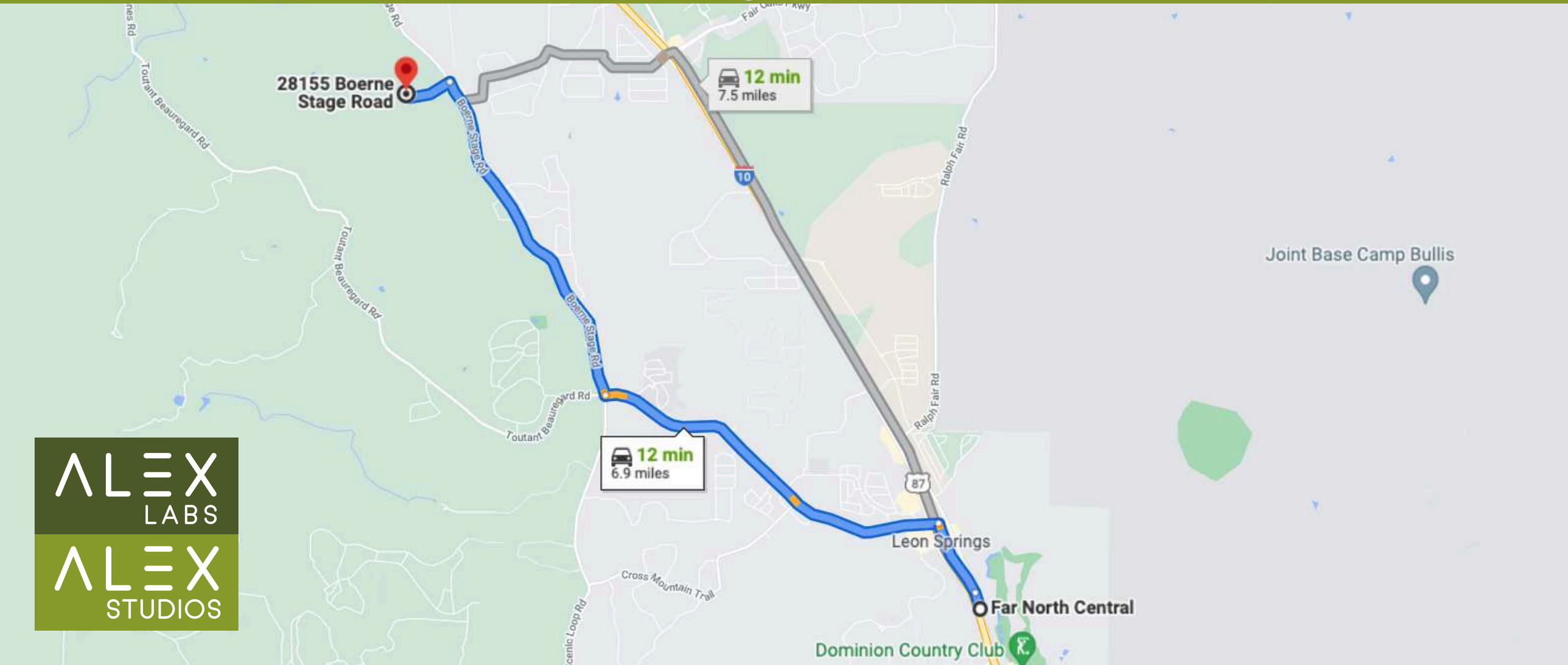
From I10 Westbound at Exit 557

Google Maps



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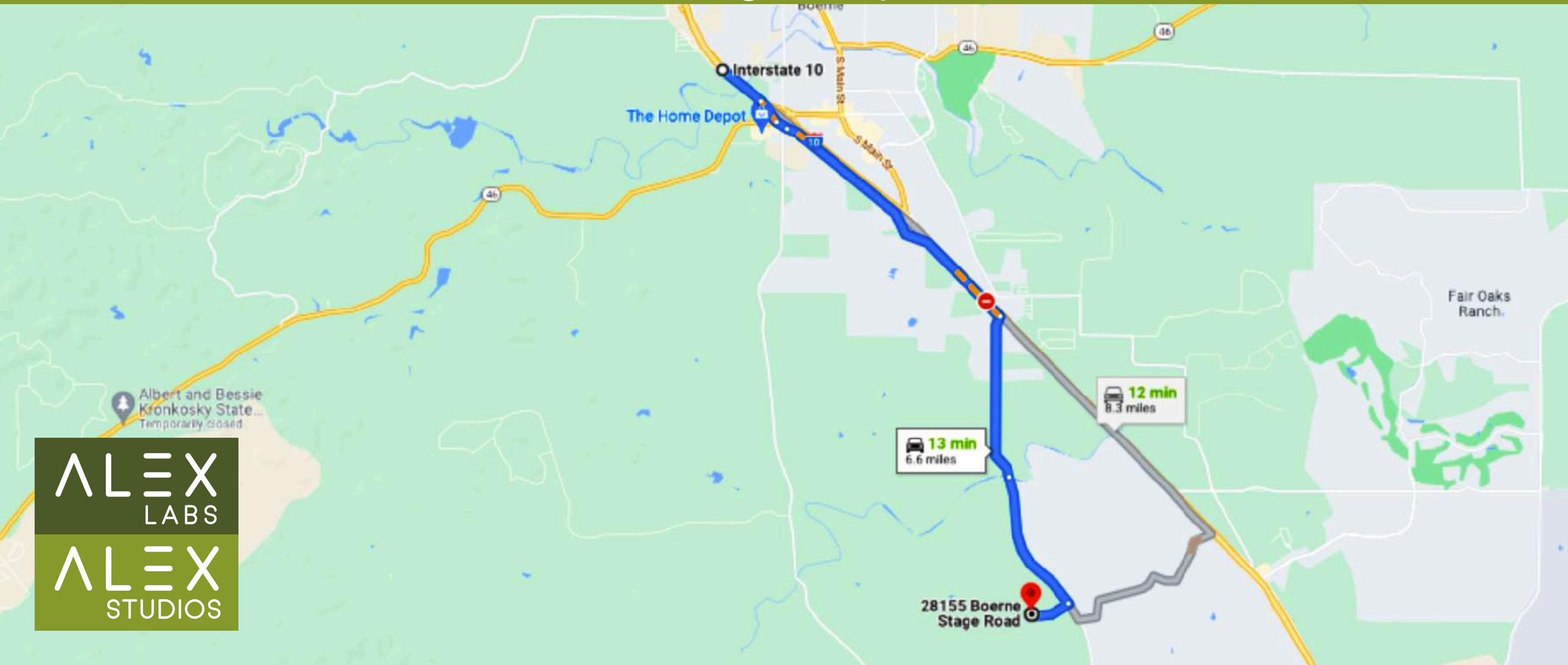
From I-10 Eastbound at Exit 540

Google Maps



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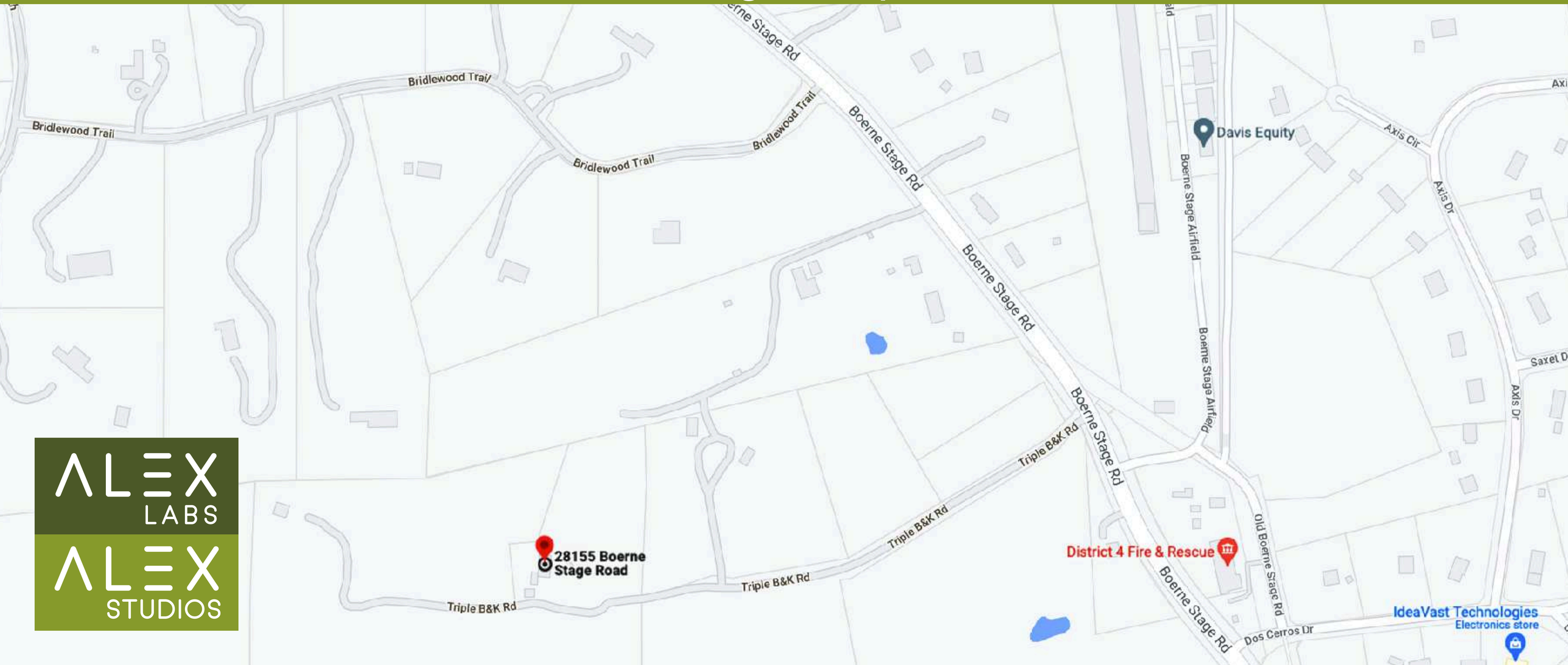
Final Turn Close Up

Google Maps



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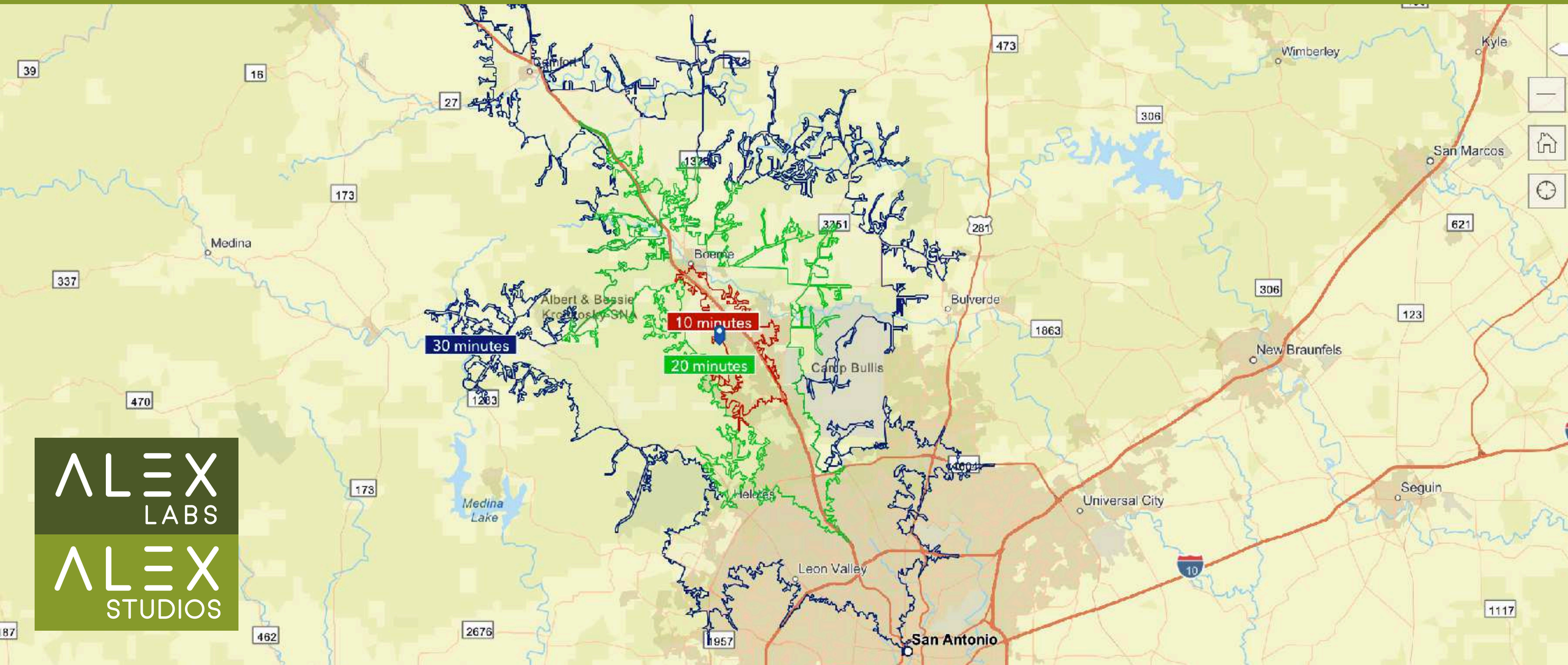
10, 20, 30 Minute Drive Time Map
STDB



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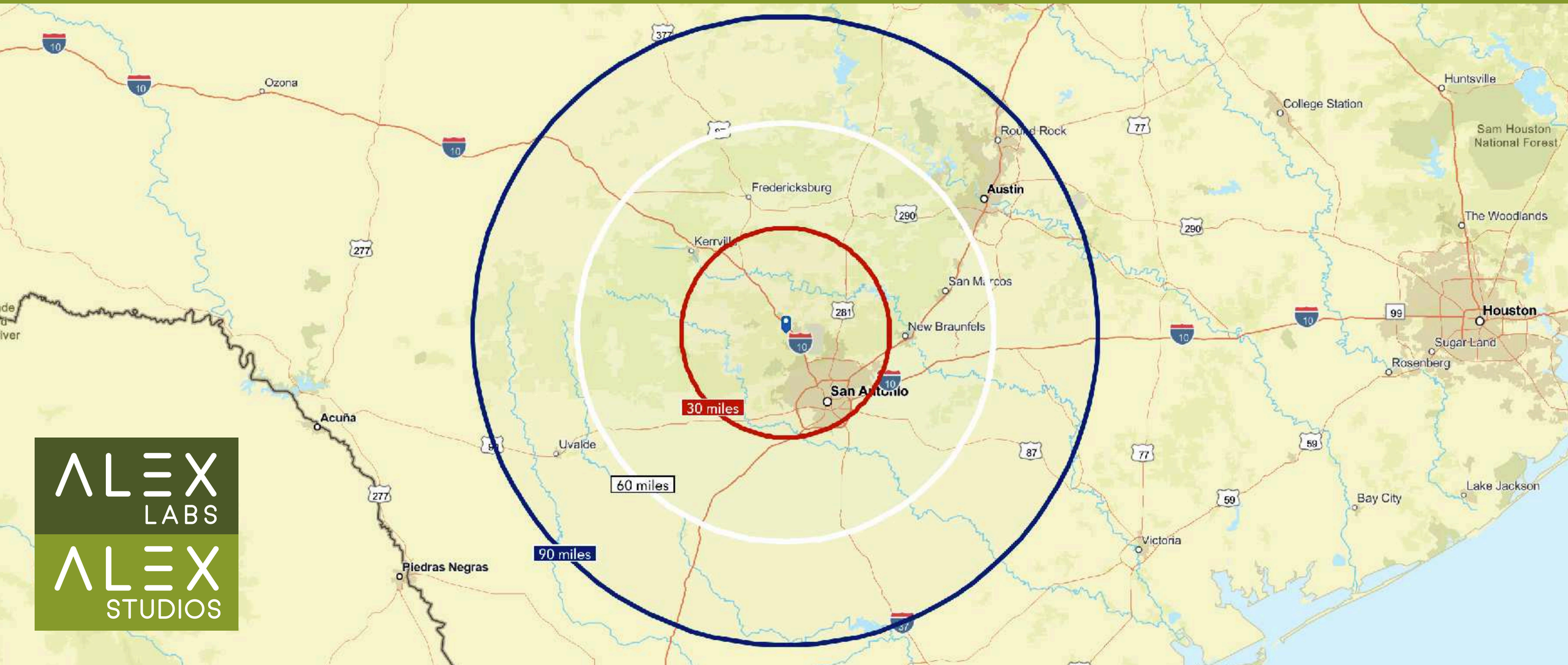
30, 60, 90 MI Radii Map
STDB



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