

Available

1703 Sidney Baker Kerrville, TX
34,523 SF



Highlights



703 Sidney Baker Street, Kerrville, TX 78028



Zoning - Commerical



Building size - ± 34,523 SF



4 Exterior Entrances

1 Overhead door

1 Loading dock

32,556

Total
Population

36,282

Daytime
population

\$83,931

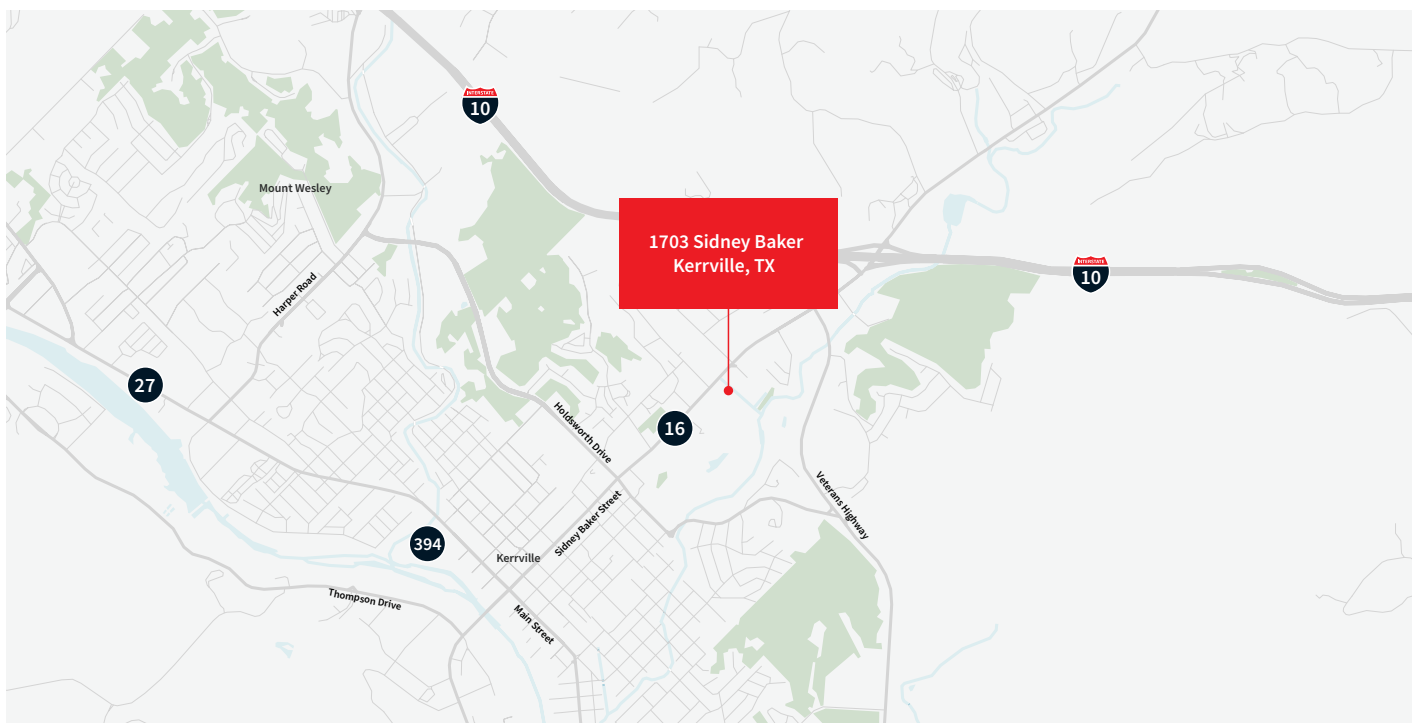
Average
Household Income

21,280 vpd

Traffic
(TxDOT, 2022)



Aerial map



Demographics

Population Summary	1 Mile	3 Mile	5 Mile
2000 Total population	3,241	18,843	26,857
2010 Total population	3,563	20,345	29,358
2023 Total population	4,026	22,489	32,556
2028 Total population	4,066	22,984	33,240
2019-2024 Annual Rate	0.20%	0.44%	0.42%
Total Households	1,815	9,418	13,822
Data for all business in area			
Total daytime population	4,646	27,309	36,282
Daytime population - workers	2,418	14,410	17,347
Daytime population - residents	2,228	12,899	18,935
Labour force by occupation - white collar	53.6%	56.0%	56.0%
Labour force by occupation - blue collar	13.9%	16.6%	18.7%
Median Age			
2023 Median age	56.0	46.4	49.1
Median household income			
2023 Median household income	\$54,682	\$56,699	\$59,872
2028 Median household income	\$59,564	\$63,016	\$67,161
2019-2024 Annual Rate	1.73%	2.16%	2.38%
Average household income			
2023 Average household income	\$76,715	\$78,860	\$83,931
2028 Average household income	\$86,412	\$87,755	\$93,284
2019-2024 Annual Rate	2.56%	2.16%	2,14%
Per capita income			
2023 Per capita income	\$34,690	\$33,304	\$35,721
2028 Per capita income	\$39,365	\$37,349	\$40,013
2019-2024 Annual Rate	2.56%	2.32%	2.14%

2023 population 25+ by edu. attainment	1 Mile	3 Mile	5 Mile
Total	3,168	16,217	24,075
Less than 9th grade	1.7%	2.5%	2.7%
9th - 12th grade, no diploma	5.6%	5.0%	5.6%
High school graduate	21.9%	26.1%	25.1%
GED/ Alternative credential	4.1%	4.7%	4.6%
Some college, no degree	17.6%	20.6%	20.7%
Associate degree	8.2%	8.5%	8.5%
Bachelor's degree	22.2%	20.5%	21.2%
Graduate/ professional degree	18.8%	11.9%	11.7%
2023 Population by sex			
Males	1,871	10,789	15,658
Females	1,155	11,700	16,898
2023 Population by race/ ethnicity			
Total	4,026	22,489	32,556
White alone	70.7%	71.5%	73.3%
Black alone	3.4%	2.8%	2.2%
American indian alone	0.6%	0.7%	0.6%
Asian alone	1.5%	1.7%	1.6%
Pacific Islander alone	0.1%	0.1%	0.1%
some other race alone	8.9%	8.6%	8.0%
Two or more races	14.8%	14.5%	14.1%
Hispanic origin	30.8%	30.2%	28.0%
Diversity index	69.5	68.7	66.4

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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.

2-10-2025



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. **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:
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date