



**OLDHAM
GOODWIN**GROUP LLC
BROKERAGE | DEVELOPMENT | MANAGEMENT | INVESTMENTS
www.OldhamGoodwin.com
FOR SALE
(210) 404-4600

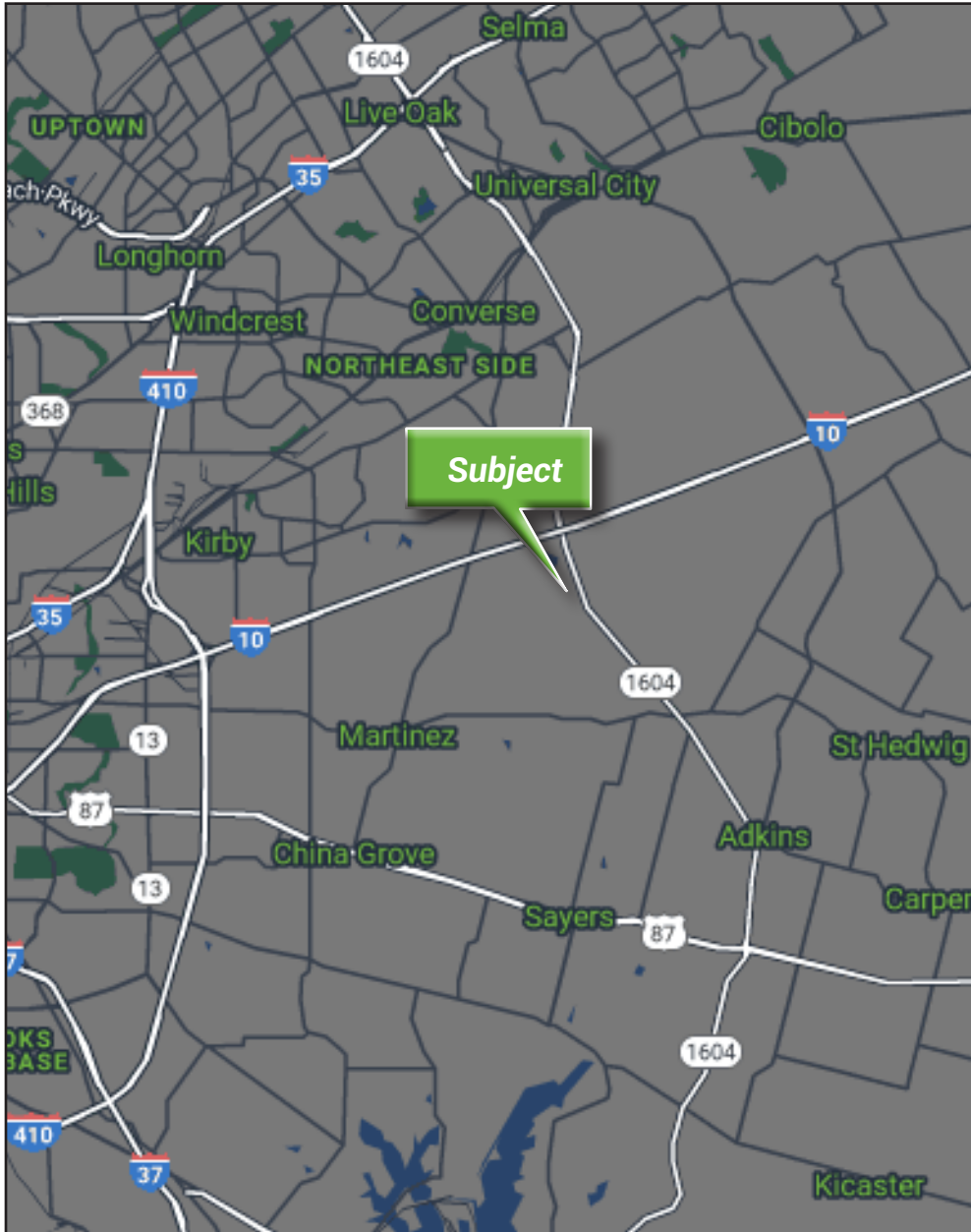
OFFERING SUMMARY

Sales Price Call for Pricing

Property Highlights

- Great development opportunity on the hard corner of 1604 and Schuwirth Road
- Less than 1 mile from Highway I-10
- Targeted in San Antonio expansion plans
- Outside flood plain
- New arterial thoroughfare has been completed. Expansion is soon to follow
- Multiple planned residential developments in the immediate area





PROPERTY INFORMATION

Size 23.475 AC

Legal Description CB 5088 P-26 ABS 308

ID Number 05088-000-0260

Access Access from the hard corner of 1604 and Schuwirth Rd.

Frontage ~560' on 1604

Zoning OCL

Utilities Electric, Telephone

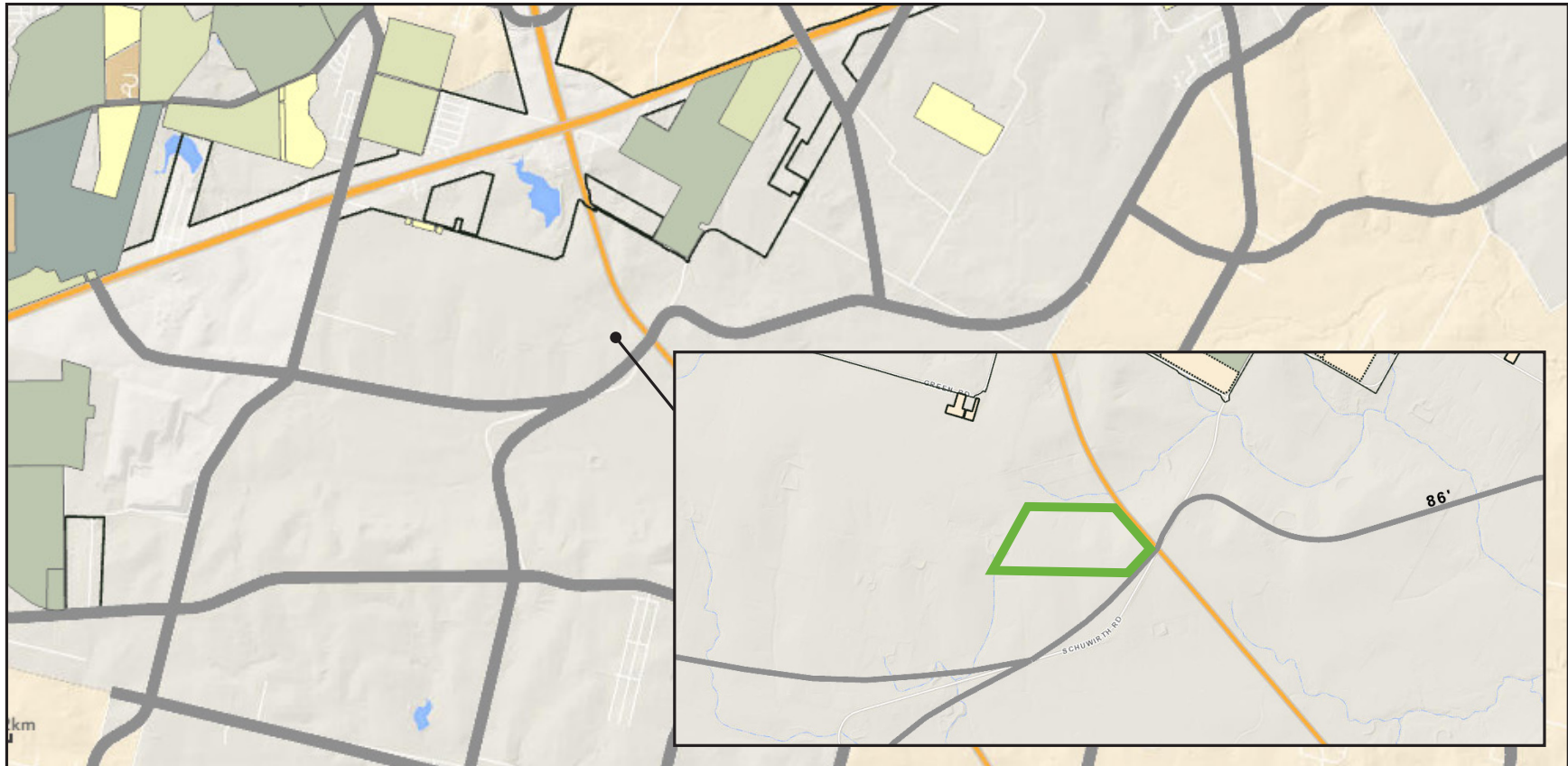
Flood Plain None

Traffic Counts 1604: ~14,100 VPD

SUMMARY • PROPERTY DESCRIPTION • MARKET OVERVIEW • DISCLAIMER



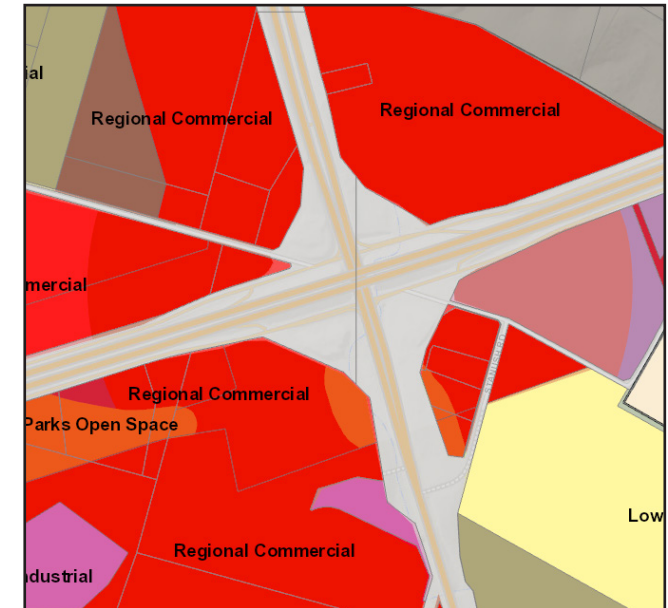
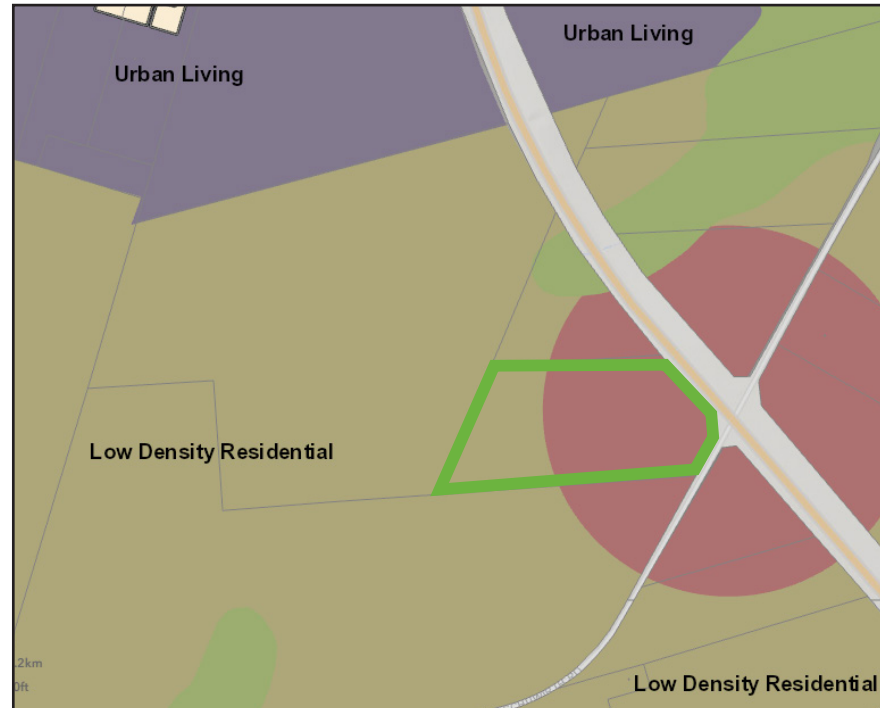
Major Thoroughfare Plans



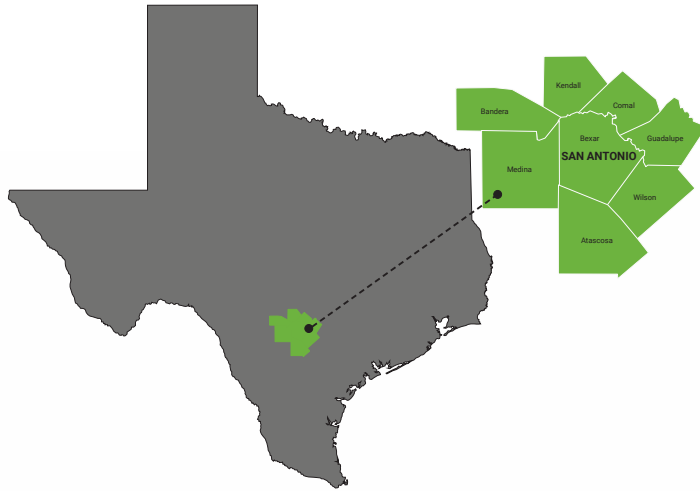
Other Thoroughfare Plans	Secondary Arterial Type B 70' - 86'	Freeway 250' - 500'; Freeway
Primary Arterial Type A 120'	Super Arterial Type A 200' - 250'	Enhanced Secondary Arterial 120' - 142'
Primary Arterial Type B 70' - 120'	Super Arterial Type B 200' - 250'	Rural Roadway 120'
Secondary Arterial Type A 86'		

Arterials are major through roads that are expected to carry large volumes of traffic. Arterials are often divided into major and minor arterials, and rural and urban arterials. Class A road link housing estates from the rest of the network and contain 4 lanes.

Future Land Use



Low density residential - includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Permitted zoning districts: R-5, R-6, NP-8, NP-10, NP-15, and UD, as well as IDZ with uses and density permitted in R-5, R-6, NP-8, NP-10, NP-15, and UD.



Strategically placed in the heart of the Texas Hill Country is San Antonio, Texas. Often referred to as "a big city, with a small town feel," San Antonio offers the perfect blended energy of a metropolitan, international city with small town charm. The current metropolitan population of San Antonio-New Braunfels stands at 2.4 million people, which

includes surrounding counties of Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson.

The San Antonio-New Braunfels MSA is served by a dense network of highways and an interstate system, including Interstate 10 (running through the heart of San Antonio), Interstate 35 (running north-south through the center of the metro), and is also served by federal highways Interstate 37 and Interstate 410.

SAN ANTONIO, TEXAS



**3RD FASTEST GROWING
ECONOMY IN THE U.S.**

**2ND BEST LARGE CITY
TO START A BUSINESS**



**TOP 10 BEST PLACES
IN TEXAS TO RETIRE**

**HIGHEST INCOME
GROWTH IN THE U.S.**



**TOP 10 BEST CITIES
FOR FAMILIES**





The University of Texas at San Antonio was founded by the Texas Legislature in 1969. Today, UTSA has four campuses throughout San Antonio, making it the largest university in the San Antonio metropolitan region. UTSA provides a wide variety of quality programs and services designed to support student success and enrich students learning experiences.

32,000+
STUDENTS

157
UNDERGRAD
DEGREES

120
GRADUATE
DEGREES

\$69M+
RESEARCH
EXPENDITURES

\$1.2B
ECONOMIC
IMPACT

The University of the Incarnate Word is the largest Catholic University in Texas and the fourth-largest private university in the state. UIW was founded in 1881 by the Sisters of Charity of the Incarnate Word. The campus is situated on 154-acres near the heart of San Antonio. UIW has locations throughout San Antonio, South and Central Texas, two campuses in Mexico and a European Study Center in Heidelberg, Germany.



11
COLLEGES
& SCHOOLS

90+
UNDERGRAD
DEGREES

25+
GRADUATE
DEGREES

11:1
STUDENT TO
FACULTY RATIO

10,200+
STUDENTS



TRINITY UNIVERSITY

Trinity University was founded in 1869 and resides on four campuses in three different locations. Trinity's name reflects its Christian origins and the three regional Cumberland Presbyterian governing bodies that supported its institutional organization. Trinity University is a transformational liberal arts and sciences university with selected professional and pre-professional programs.

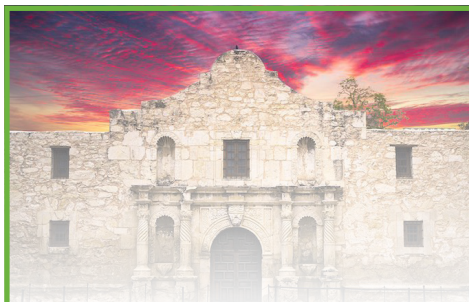
2,500+
STUDENTS

49
MAJOR
OPTIONS

61
MINOR
OPTIONS

\$1.2B+
2017
ENDOWMENT

125
ACRE
CAMPUS

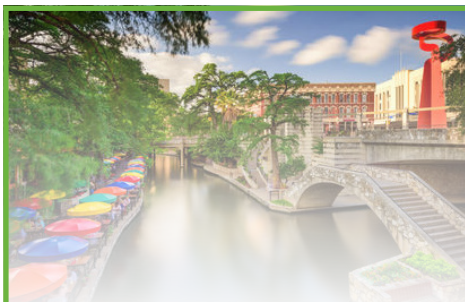


REMEMBER THE ALAMO

Centrally located on Alamo Plaza in downtown San Antonio, the Alamo features interactive tours and exhibits and hosts reenactments of the Texas Revolution. Founded in 1718 as the first mission in San Antonio, the Alamo served as a way station between east Texas and Mexico. In 1836, decades after the mission had closed, the Alamo became an inspiration and a motivation for liberty during the Texas Revolution. Today, visitors are invited to rediscover the gem of Texas history, stroll through the 4.2-acre complex and Alamo Gardens.

#1
TOURIST
ATTRACTION
IN TX

3M+
VISITORS
ANNUALLY



RIVERWALK & TOURISM

Tourism in San Antonio is big business. The River Walk, or Paseo del Rio, is a San Antonio treasure and the largest urban ecosystem in the nation. Tucked quietly below street level and only steps from the Alamo, it provides a serene and pleasant way to navigate the city. With more than 11.5 million visitors annually, the Riverwalk has an economic impact of \$3 billion dollars on the local economy. The city offers a plethora of entertainment options and ideas to newcomers and locals - from catching a show at the Majestic Theatre, exploring the redeveloped yet historic charm of Pearl Brewery & Blue Star Brewery, or braving your fear of heights at Fiesta Texas.

\$13.6B
ECONOMIC
IMPACT

37M
VISITORS
ANNUALLY



IT SERVICES & CYBERSECURITY

San Antonio has one of the largest concentrations, across multiple agencies, of IT, Information Assurance (IA) and cybersecurity professionals in the nation. Historically known as America's home for military training and operational excellence, San Antonio has now expanded its role as a premier center as Information Technology and Cybersecurity in the U.S. Today, over forty Cybersecurity firms are headquartered in San Antonio and is one of the largest concentrations of IT, Information Assurance (IA) and cybersecurity professionals in the nation. Numerous Universities and Colleges fuel the talent pipeline for San Antonio's Cybersecurity/Tech industries, by offering dedicated education and training in these fields.

1,900
A C R E
CAMPUS

2ND
LARGEST
CONCENTRATION OF
CYBERSECURITY
EXPERTS



MILITARY CITY, USA

Collectively known as Military City, USA, San Antonio is home to 4 military stations. Randolph Air Force Base – Headquarters for Air Education and Training Command and the Air Force Military Personnel Center, Fort Sam Houston – Brooke Army Medical Center, Lackland Air Force Base – Headquarters for Air Force Intelligence Agency & basic training camp, and Camp Bullis – training support to JBSA. Joint Base San Antonio (JBSA) has a substantial impact on the local economy in San Antonio and in Texas. The city of San Antonio has trademarked the phrase "Military City, USA" and created a snappy new logo with a flag-themed Alamo.

\$48.7B
ECONOMIC
IMPACT

64%
OF THE STATES
MILITARY
POPULATION

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.

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
Please Contact**

OLDHAM GOODWIN GROUP

Ben Berry

Associate | Corporate Services
D: 830.218.5174 | C: 210.414.4929
E: Ben.Berry@OldhamGoodwin.com

Brian Allison

Vice President | Industrial and Land Services
D: 830.218.5173 | C: 20.383.3697
E: Brian.Allison@OldhamGoodwin.com

© Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Bryan / College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Houston

5050 Westheimer Road, Suite 300
Houston, Texas 77056
O: 281.256.2300

San Antonio / South Texas

200 East Grayson Street, Suite 102
San Antonio, Texas 78215
O: 210.404.4600

Waco / Temple / Killeen

600 Columbus Avenue, Suite 106
Waco, Texas 76701
O: 254.255.1111