



**COMMERCIAL DEVELOPMENT OPPORTUNITY  
12198 E. US HWY 87 AT LOOP 1604 (SW CORNER)  
ADKINS, TEXAS**

**LOCATION:** The property is located on the Southwest corner of Loop 1604 and Hwy 87 on the east side of San Antonio.

**SIZE:** 10.8126 +/- Acres

**DIMENSIONS:** **Frontage:** Approximately 367 feet along Highway 87 and 794 feet on Loop 1604. The property also fronts FM 3465.

**UTILITIES:** **Electricity:** CPS Energy lines are present along the frontage of FM 3465.

**Sewer:** Not available. Septic required.

**Water:** East Central Special Utility District

**Gas:** Not available.

*Prospective buyers should retain an independent engineer to verify the location, accessibility and available capacity of all utilities.*

**ZONING:** Outside of San Antonio City Limits but within the ETJ.

*Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.*

**TOPOGRAPHY:** The property slopes generally from south to north.

**FLOOD PLAIN:** According to FEMA maps there does not appear to be a flood plain on the property.

**EASEMENTS:** There are various utility easements and a blanket easement on a portion of the property that is believed to relate to septic and water well regulations.



**DEED**

**RESTRICTIONS:** None of record.

**TRAFFIC  
COUNT:**

2022 Texas Department of Transportation maps indicate 9,099 vehicles per day on Loop 1604, south of the site and 10,450 vehicles on US Highway 87, just north of the site.

**DEMOGRAPHICS:**

2023 ESRI Estimates:	Population	Average Household Income
3-mile radius	3,615	\$92,330
5-mile radius	10,448	\$98,053
7-mile radius	25,721	\$110,057

*Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.*

**AREA**

**DEVELOPMENT:**

The property is in a rural area with light residential development and larger acreage farm and ranch type properties with a few commercial businesses.

**POTENTIAL**

**USES:**

Excellent intersection for small retail, small restaurant, automotive, C-Store, and a variety of other commercial uses.

**INVESTMENT:**

\$1,883,987.42; \$4.00 per square foot

**COMMENTS:**

- Great commercial site
- The property is at a major intersection.
- The tract has good visibility from two major highways.

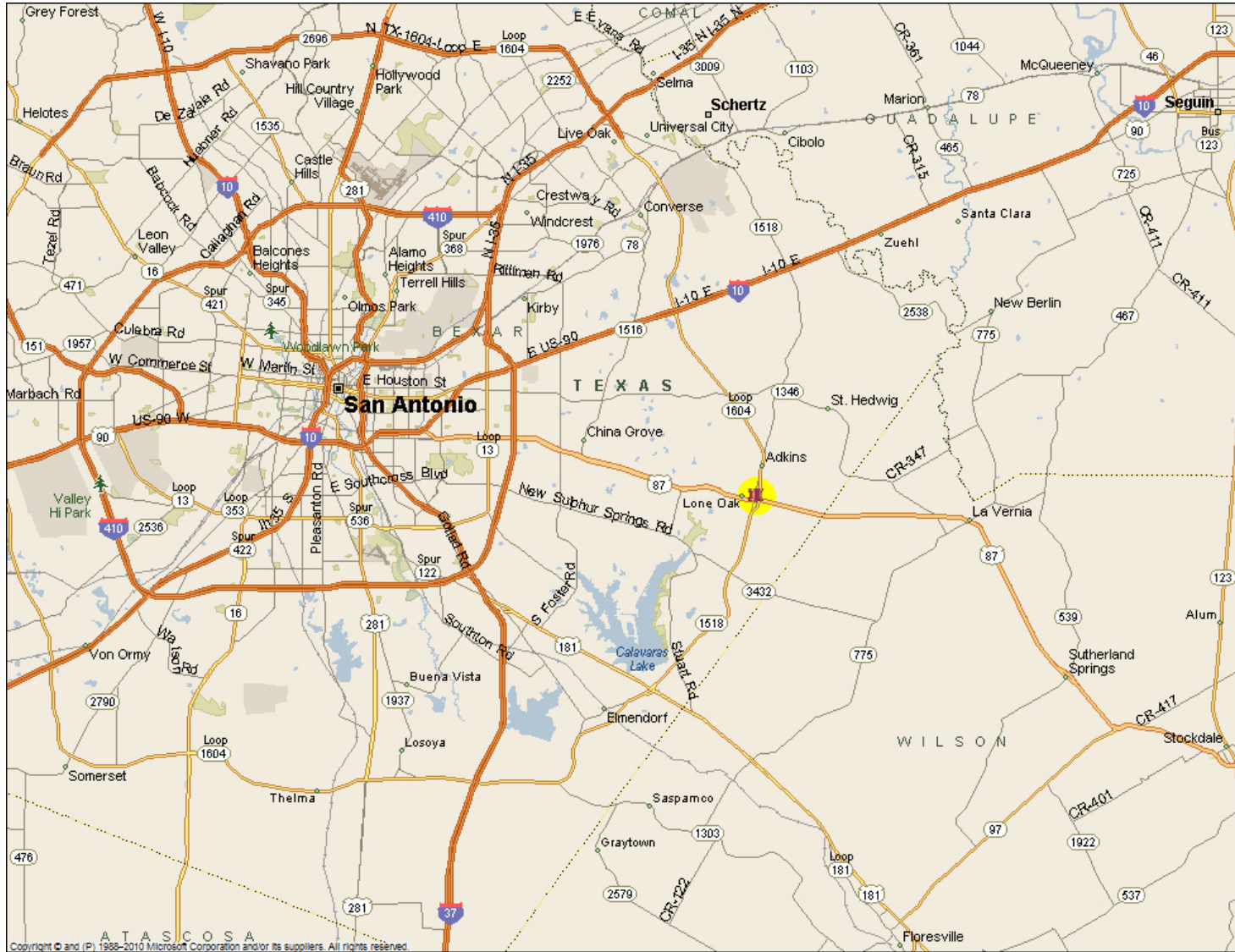
**FOR INFORMATION CONTACT: ELDON ROALSON, CCIM or MATT HOWARD**

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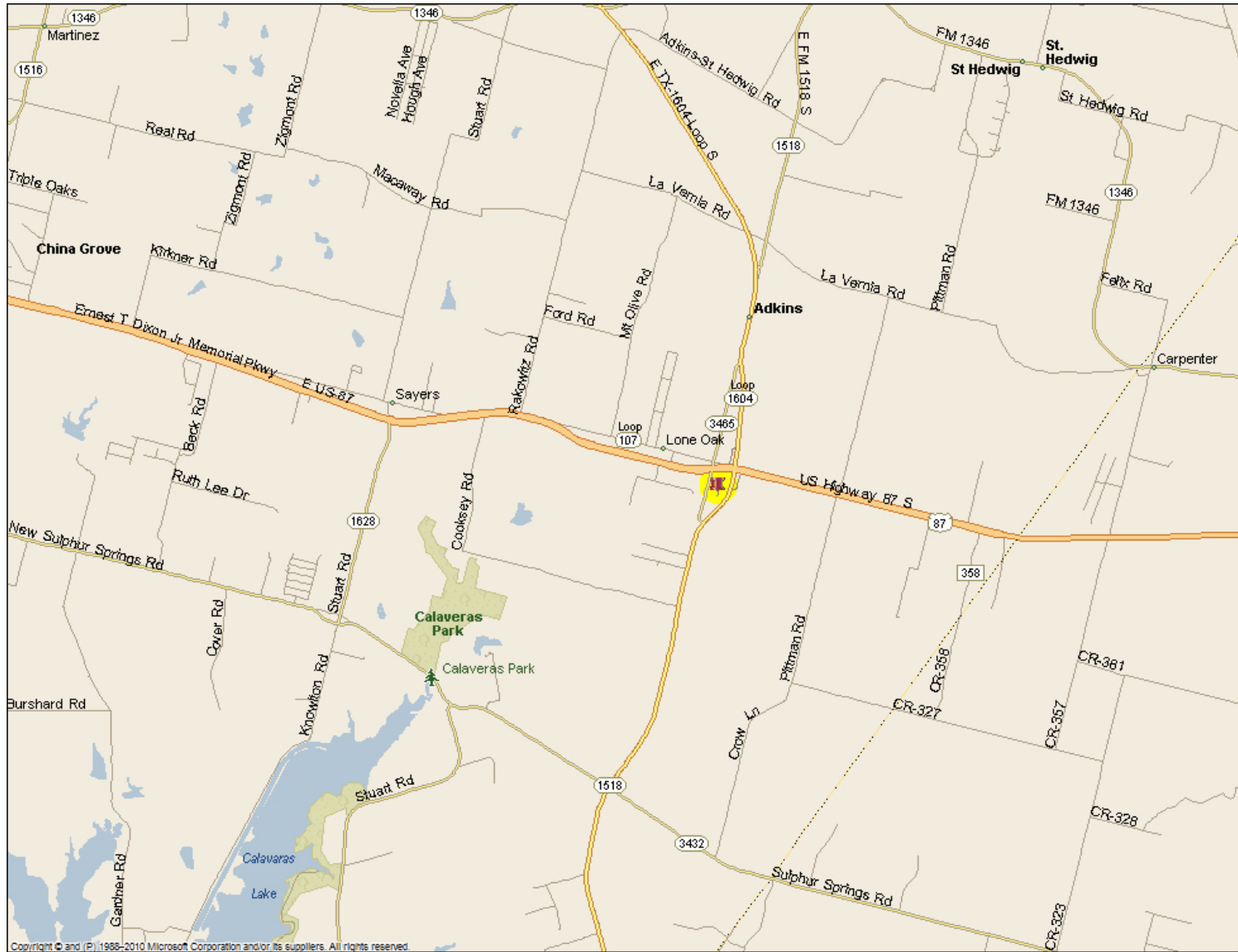
# Location Map



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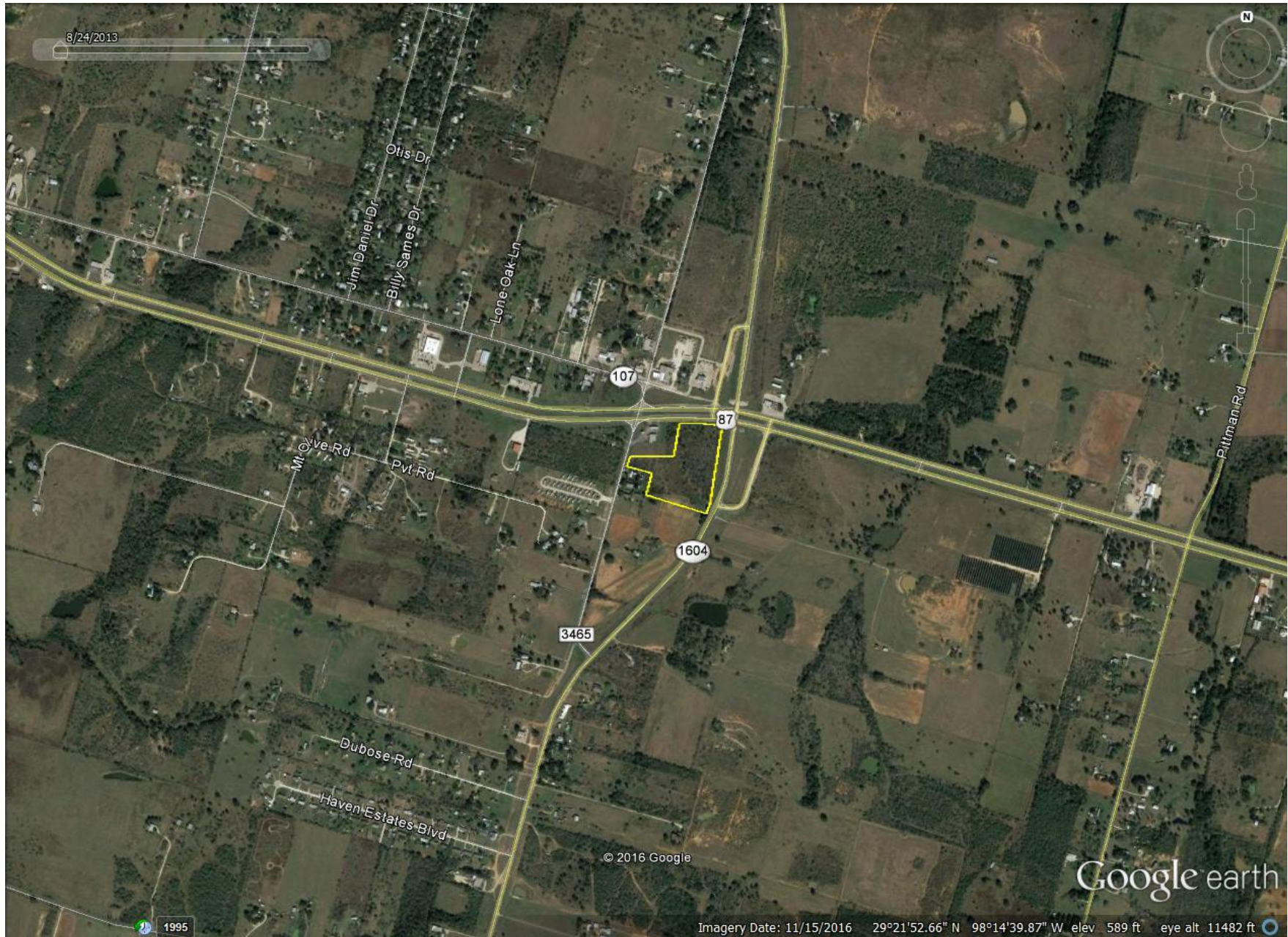


## Area Map



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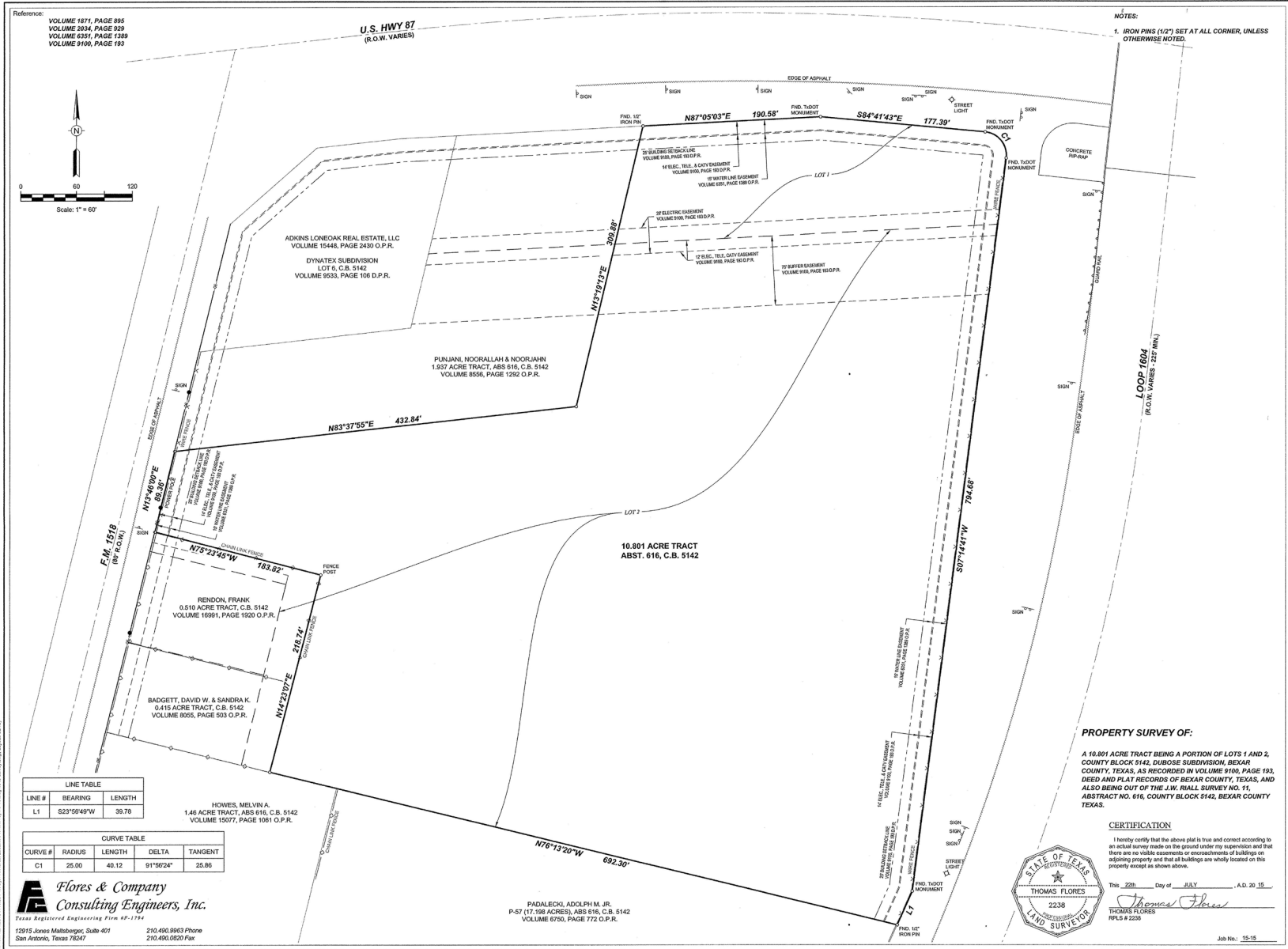


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## DEMOGRAPHIC OVERVIEW

October 11, 2023

### US Highway 87 at Loop 1604 – Adkins, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
<b>Population</b>			
2020 Census	3,720	10,079	21,077
2023 Estimate	3,615	10,448	25,721
5 Year Projection	3,535	10,762	28,876
<b>Households</b>			
2020 Census	1,417	3,742	7,575
2023 Estimate	1,418	3,897	9,352
5 Year Projection	1,406	4,061	10,653
<b>2023 Population by Race</b>			
White	66.8%	67.3%	67.0%
Black	3.3%	3.9%	4.4%
Asian or Pacific Islander	0.7%	1.0%	1.2%
American Indian	1.0%	1.1%	1.2%
<b>2023 Population by Ethnicity</b>			
Hispanic Origin	37.5%	36.4%	34.9%
<b>2023 Total Housing Units</b>			
Owner-Occupied	1,234	3,418	8,536
Renter-Occupied	184	479	816
Average Household Size	2.54	2.67	2.74
<b>2023 Household Income</b>			
Income \$ 0 - \$15,000	9.0%	8.1%	6.2%
Income \$ 15,000 - \$24,999	7.9%	7.3%	6.0%
Income \$ 25,000 - \$34,999	9.7%	10.2%	8.0%
Income \$ 35,000 - \$49,999	8.4%	8.7%	6.9%
Income \$ 50,000 - \$74,999	17.0%	14.7%	18.6%
Income \$ 75,000 - \$99,999	13.2%	12.0%	11.2%
Income \$ 100,000 - \$149,999	22.4%	22.7%	23.3%
Income \$ 150,000 - \$199,999	6.5%	9.9%	10.6%
Income \$200,000 +	5.9%	6.5%	9.3%
Average Household Income	\$92,330	\$98,053	\$110,057
Median Household Income	\$70,928	\$76,635	\$83,306
Per Capita Income	\$34,884	\$36,325	\$39,526

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.

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## **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

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