



**COMMERCIAL DEVELOPMENT SITE
GRISSOM ROAD AT TIMBER PATH
SAN ANTONIO, TEXAS**

LOCATION: The property is located at the southwest corner of Grissom Road and Timber Path. The tract will have cross access with Bill Miller BBQ.

SIZE: 1 +/- Acre (Subdivide from larger tract)

FRONTAGE: Grissom Road: Approximately 200 Ft.

UTILITIES: **Electric:** City Public Service (CPS)

Water: San Antonio Water System (SAWS)

Sewer: San Antonio Water System (SAWS)

Gas: City Public Service (CPS)

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

ZONING: C-3; City of San Antonio

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

TOPOGRAPHY: The site is generally level, with slope to the creek in rear.

FLOOD PLAIN: Federal Emergency Management Agency maps indicate a small portion of floodplain in the rear of the property along the creek.

EASEMENTS: A reciprocal easement agreement with the corner lot and cross parking agreement will be recorded at time of closing.



DEED

RESTRICTIONS: None of record.

TRAFFIC COUNT: Tx Dept of Transportation 2023 traffic maps indicate 20,581 vehicles per day on Grissom Road, in front of the property and 6,701 vehicles per day (2020) on Timber Path, just southeast of the property.

DEMOGRAPHICS:

	1.0 Miles	3.0 Miles	5.0 Miles
Population 2024 Estimate:	12,257	113,960	353,059
5 Year Projection:	11,793	114,390	356,491
Average Household Income	\$98,676	\$95,626	\$95,651

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

AREA

DEVELOPMENT: The property is completely surrounded by commercial and residential development including HEB, Walmart, Whataburger, and many more.

POTENTIAL

USES: Potential uses include neighborhood retail, restaurant, banking, automotive services, and a variety of commercial uses including office, medical, etc.

INVESTMENT: \$12.00 per square foot: \$522,720.00

COMMENTS: ☐ Great commercial corner in mature, dense neighborhood

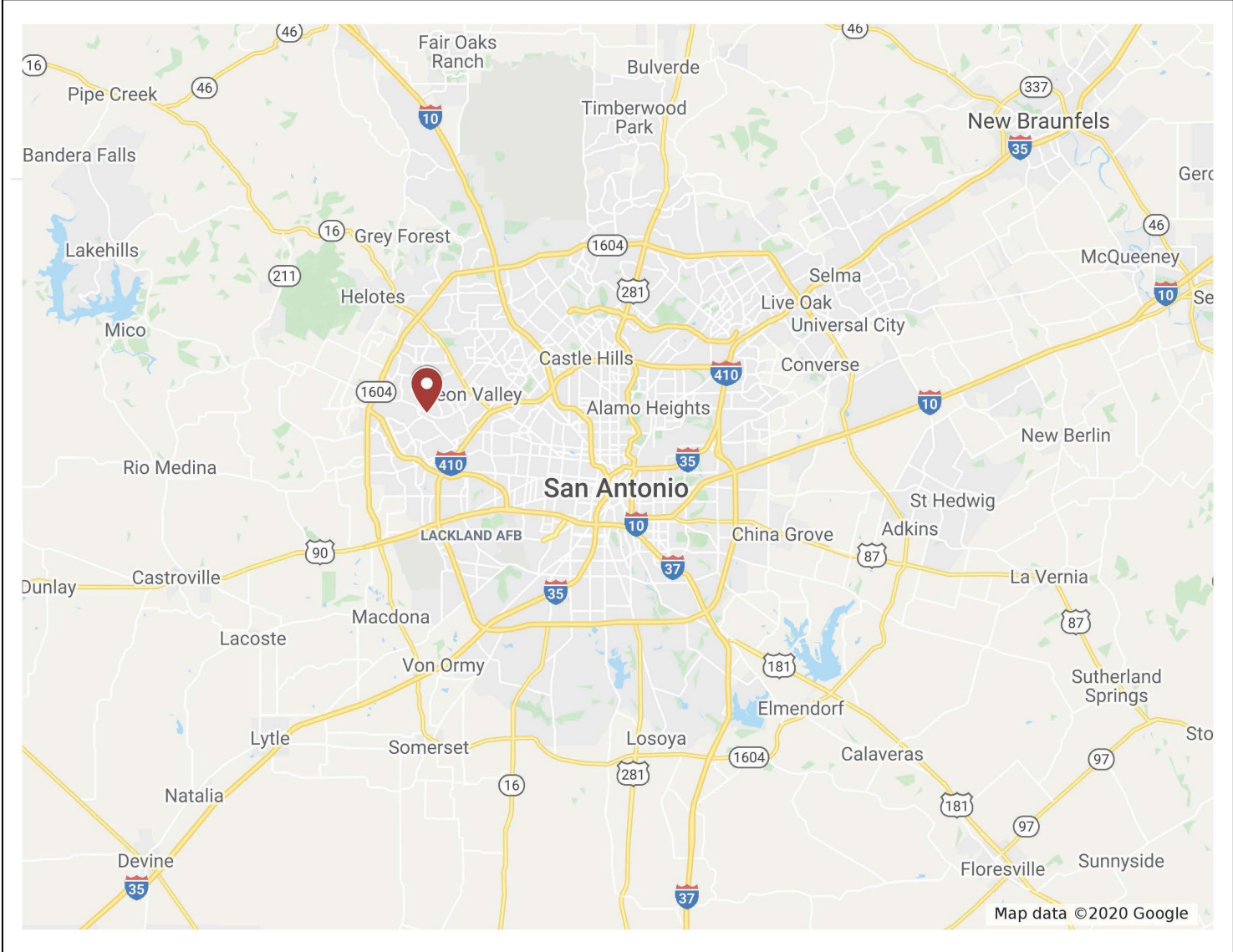
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

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www.roalson.com



Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Roalson Interests, Inc.
Real Estate Services

Aerial Map

Grissom and Timber Path
Bexar County, Texas, 1 AC +/-



Matt Howard
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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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DEMOGRAPHIC OVERVIEW

August 17, 2024

Grissom Road at Timber Path

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2020 Census	12,718	115,583	353,098
2024 Estimate	12,257	113,960	353,059
5 Year Projection	11,793	114,390	356,491
Households			
2020 Census	4,440	43,193	129,134
2024 Estimate	4,335	43,229	130,655
5 Year Projection	4,238	44,451	134,109
2024 Population by Race			
White	42.8%	41.5%	41.9%
Black	6.6%	7.7%	7.8%
Asian or Pacific Islander	3.1%	4.0%	4.1%
American Indian	1.1%	1.2%	1.2%
2024 Population by Ethnicity			
Hispanic Origin	65.3%	64.3%	63.8%
2024 Total Housing Units			
Owner-Occupied	3,206	25,402	25,402
Renter-Occupied	1,129	17,827	17,827
Average Household Size	2.81	2.63	2.63
2024 Household Income			
Income \$ 0 - \$15,000	4.8%	5.2%	5.2%
Income \$ 15,000 - \$24,999	3.6%	5.2%	5.2%
Income \$ 25,000 - \$34,999	5.9%	6.8%	6.8%
Income \$ 35,000 - \$49,999	12.0%	11.8%	11.8%
Income \$ 50,000 - \$74,999	18.0%	19.8%	19.8%
Income \$ 75,000 - \$99,999	17.4%	16.2%	16.2%
Income \$ 100,000 - \$149,999	18.7%	17.8%	17.8%
Income \$ 150,000 - \$199,999	14.8%	11.4%	11.4%
Income \$200,000 +	4.8%	5.6%	5.6%
Average Household Income	\$98,676	\$95,626	\$95,626
Median Household Income	\$81,441	\$76,256	\$76,246
Per Capita Income	\$34,936	\$36,142	\$36,142

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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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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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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date