

COMMERCIAL FRONTAGE HWY 181

FLORESVILLE, TX

±5.8 Acres
For Sale

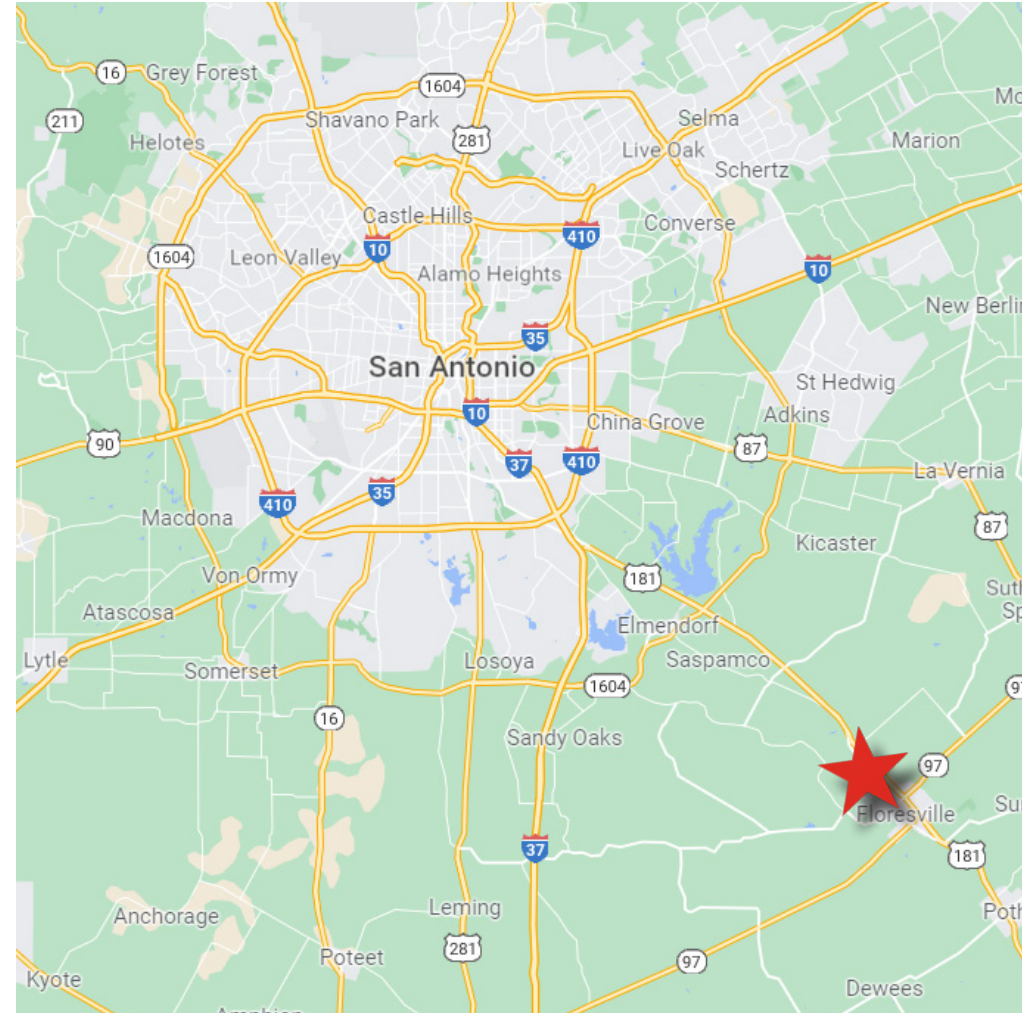


COMMERCIAL FRONTAGE HWY 181 / Overview

FLORESVILLE, TX

±5.8 Acres
For Sale

Address:	US Hwy 181 N. Floresville, Texas 78133
Size:	±5.8 acres
Asking Price:	\$10.00 - \$16.00 / SF
Utilities:	Available to site*
Topography:	Relatively flat
Visibility:	Excellent from Hwy 181
Area Generators:	Walmart Super Center, Connally Memorial Medical Center, McCoy's Building Supply, HEB and Tractor Supply



11.13.23

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office / 210.366.2231 fax
www.endurasa.com

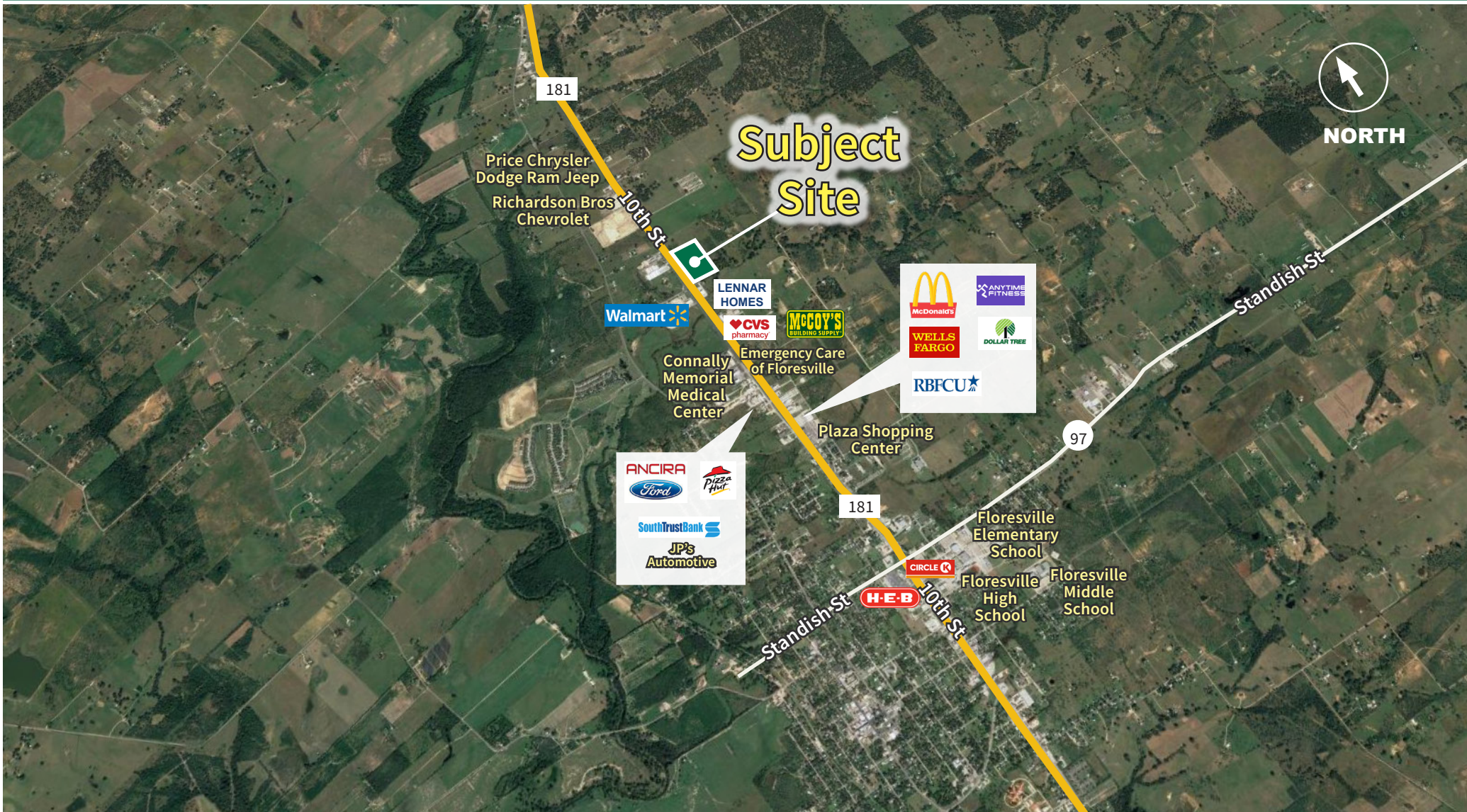
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KAYLA HARMS
210.477.0826 direct
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COMMERCIAL FRONTAGE HWY 181 / Aerial View

FLORESVILLE, TX

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COMMERCIAL FRONTAGE HWY 181 / Survey

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COMMERCIAL FRONTAGE HWY 181 / Demographics

FLORESVILLE, TX

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	1 Mile	3 Mile	5 Mile
Population			
2023 Total Population:	466	6,675	12,936
2028 Population Projection:	480	7,675	13,272
Population Growth 2023-2028:	2.1%	1.4%	1.7%
Median Age:	38.1	38.4	39.6
Households			
2023 Total Households:	156	2,575	4,428
Household Growth 2023-2028:	0.6%	0.4%	0.5%
Median Household Income:	\$66,710	\$59,830	\$66,679
Average Household Size:	2.9	2.9	2.8
Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$193,181	\$178,697	\$210,594
Median Year Built:	1987	1983	1987
Daytime Employment			
Total Businesses:	112	497	595
Total Employees:	824	3,805	4,323
Vehicle Traffic			
TX 360 @ Hwy 181 NW:	20,958 vpd		
US Hwy 181 @ CR 330:	13,431		

Source: Costar



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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endura Advisory Group, GP, LLC 581037 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Designated Broker of Firm Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Licensed Supervisor of Sales Agent/ Associate Email

Eric Lundblad 584796 License No. elundblad@endurasa.com (210) 366-2222 Phone
 Sales Agent/Associate's Name Email

Buyer/Tenant/Seller/Landlord Initials _____
Date



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Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kayla Harms	706286	kharms@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date