

±8.42
Acres

STATE HIGHWAY 151 - PAD & DEVELOPMENT SITES AVAILABLE

For Sale

Between Potranco Rd & Ingram Rd, San Antonio, TX 78245



9311 San Pedro Ave, Suite 850
San Antonio, Texas 78216
210 366-2222 office
www.endurasa.com

MARCUS ANDRADE
210.249.0781 direct
210.878.6722 mobile
mandrade@endurasa.com

ERIC LUNDBLAD
210.918.6402 direct
210.273.2946 mobile
elundblad@endurasa.com

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Acres

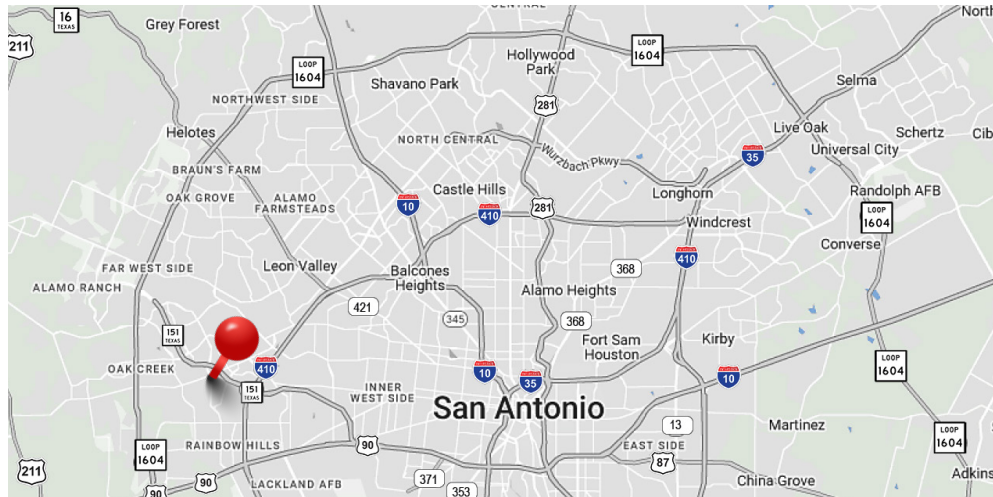
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Size:	±8.42 Acres (divisible)
Available Space:	46,000 sf Pad Site 43,000 sf Pad Site 55,000 sf Pad Site 5.34 Acres Tract A
Zoning:	MPCD - GC2/C3 - Commercial zoning allowing a variety of uses including, but not limited to : retail, office, medical, senior living, hotel, self-storage, charter school, etc.
Frontage:	Monterrey Village offers excellent frontage and visibility on State Hwy 151, Hunt Ln., Vista W Dr. and Ingram Rd.
Traffic Count:	109,427 vpd (Source: CoStar)
Asking Price:	Contact Broker for pricing details
Utilities*:	Available to site

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



ZONING AND ENTITLEMENTS:

- MPCD allows for C-3 uses
- To date, no on-site detention has been required
- No Edwards Aquifer Recharge Zone limitations

AREA HIGHLIGHTS:

Subject site is located on the southern boundary of the Westover Hills submarket. This area has become the hub for corporate campus and data center users in San Antonio. The west side of San Antonio also continues to be the fastest growing corridor from a commercial and single-family standpoint. Reasons for this continued trend include availability of utilities and technology infrastructure, lower development costs, moderately priced land and no applicable Edwards Aquifer Recharge Zone restrictions.

AREA EMPLOYERS:

Large corporate campuses and data center users in this submarket include: Nationwide, National Security Agency (NSA), Petco, Wells Fargo, Northwest Vista College, CitiBank, Southwest Research Institute, Hyatt Hill Country Resort, SeaWorld San Antonio, Frost Bank, JPMorgan Chase, Kohl's, The Hartford, The Capital Group, Microsoft and Hallmark University.

HEALTHCARE CAMPUSES

Westover Hills is also the location for health care campuses including Methodist Healthcare, Baptist Healthcare, Christus Santa Rosa Hospital, and the new Veterans Hospital.



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Conceptual Site Plan



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For Sale



WESTOVER MARKET PLACE

- IHop
- Cheddar's
- Carino's
- MOD PIZZA
- Buffalo Wild Wings
- Starbucks
- chili's
- McAlister's Deli
- Lowes
- T-Mobile
- Target
- FedEx Office
- Jollibee
- UPS
- at&t
- ROSS
- PETSMART
- The UPS Store



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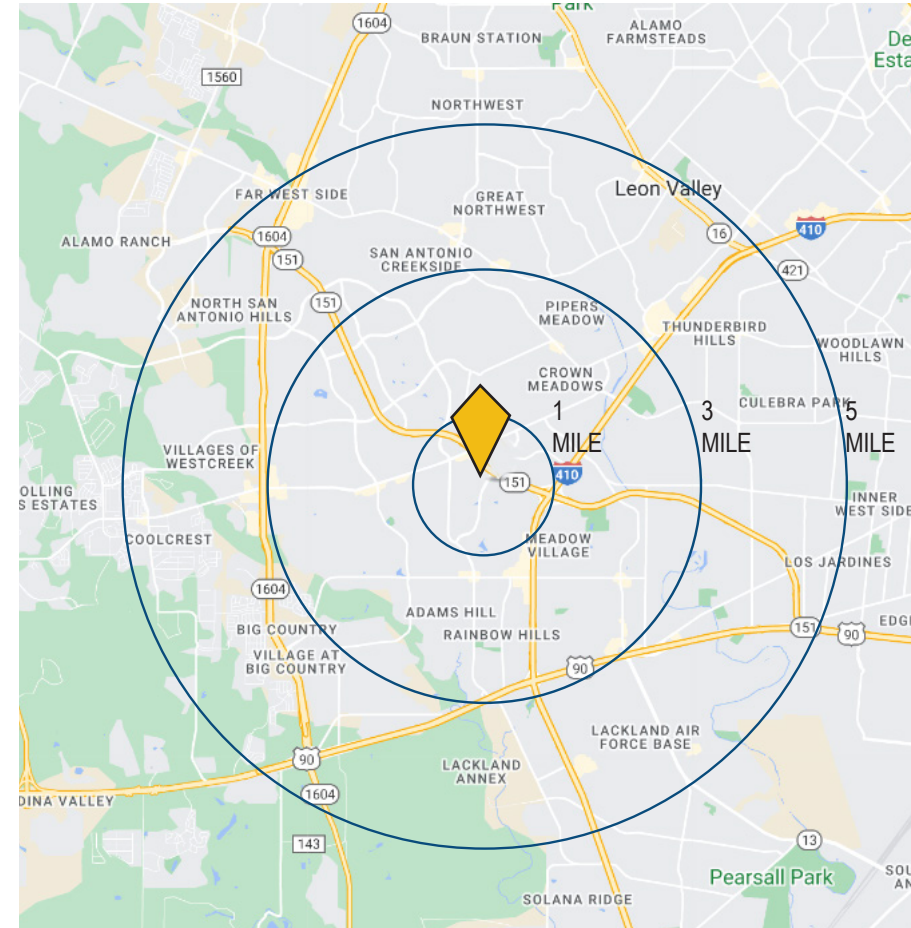
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Demographics

				
1 MILE	ESTIMATED POPULATION 15,755	ESTIMATED HOUSEHOLDS 5,812	ESTIMATED MEDIAN HOUSEHOLD INCOME \$51,177	ESTIMATED MEDIAN HOME VALUE & YEAR BUILT \$164,679 2006
3 MILE	ESTIMATED POPULATION 121,732	ESTIMATED HOUSEHOLDS 42,001	ESTIMATED AVG. HOUSEHOLD INCOME \$56,539	ESTIMATED MEDIAN HOME VALUE & YEAR BUILT \$152,366 1999
5 MILE	ESTIMATED POPULATION 289,598	ESTIMATED HOUSEHOLDS 95,258	ESTIMATED AVG. HOUSEHOLD INCOME \$60,842	ESTIMATED MEDIAN HOME VALUE & YEAR BUILT \$158,370 1995



TRAFFIC COUNT

Source: 2023 Costar

SH 151 @ POTRANCO RD: 109,427 VPD

INGRAM RD @ VISTA WEST DR: 14,989 VPD

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.



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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	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
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
Marcus Andrade	624421	mandrade@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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

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