

For Sale

**DIVISIBLE: ±1 ACRE UP TO ±9.32 ACRES >>**

HWY 281 & Encino Rio  
San Antonio, TX 78258



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

**DAVID HELD**  
210.918.6401 direct  
210.846.6666 mobile  
dheld@endurasa.com

**HAYLEY RUGGLES**  
210.426.3677 direct  
210.710.4722 mobile  
hruggles@endurasa.com



# HWY 281 & ENCINO RIO

San Antonio, TX 78258

*For Sale*  
*Up To ±9.32 Acres*

**Lot Size:** Divisible 1 acre - up to ±9.32 acres

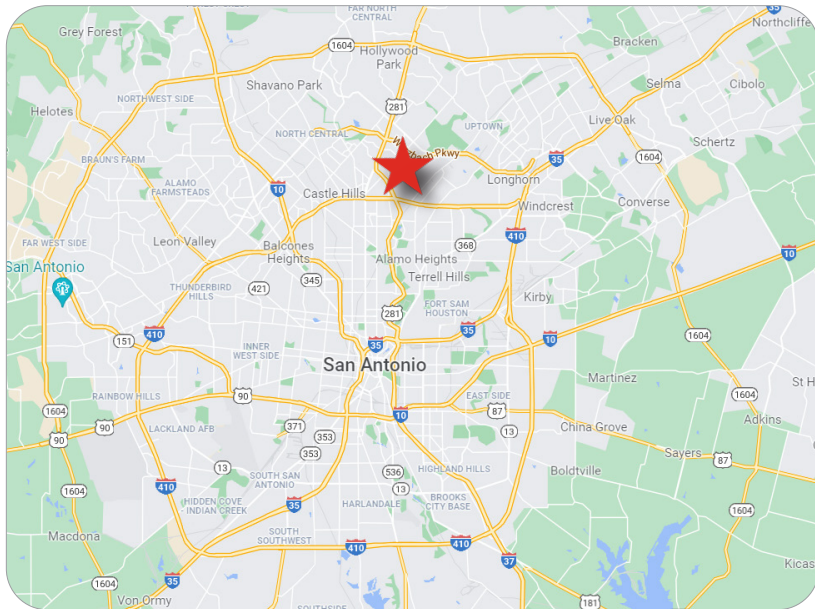
**Price:** \$18.00 per square foot (entire 9.32 acres)  
Call Broker for quote on smaller tracts

**Zoning:** C-3

**Frontage:** ±860 feet on 281

### Demographics - Estimate

	1 Mile	3 Mile	5 Mile
<b>Total Population:</b>	6,503	89,209	203,377
<b>Total Households:</b>	2,361	32,866	75,105
<b>Median Home Value:</b>	\$273,099	\$290,766	\$281,334



### Highlights:

Highly visible location

Development ready

Impervious Cover - Category 1

Excellent ingress & egress

5-mile trade area has experienced a strong annual growth over the last 5 years and is projected to continue growing

100,000 vehicles per day on Hwy 281

3.30.22



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

**DAVID HELD**  
210.918.6401 direct  
210.846.6666 mobile  
dheld@endurasa.com

**HAYLEY RUGGLES**  
210.426.3677 direct  
210.710.4722 mobile  
hruggles@endurasa.com



# HWY 281 & ENCINO RIO

San Antonio, TX 78258

For Sale  
Up To ±9.32 Acres



NORTH



Site  
±9.32 Acres



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

DAVID HELD  
210.918.6401 direct  
210.846.6666 mobile  
dheld@endurasa.com

HAYLEY RUGGLES  
210.426.3677 direct  
210.710.4722 mobile  
hruggles@endurasa.com



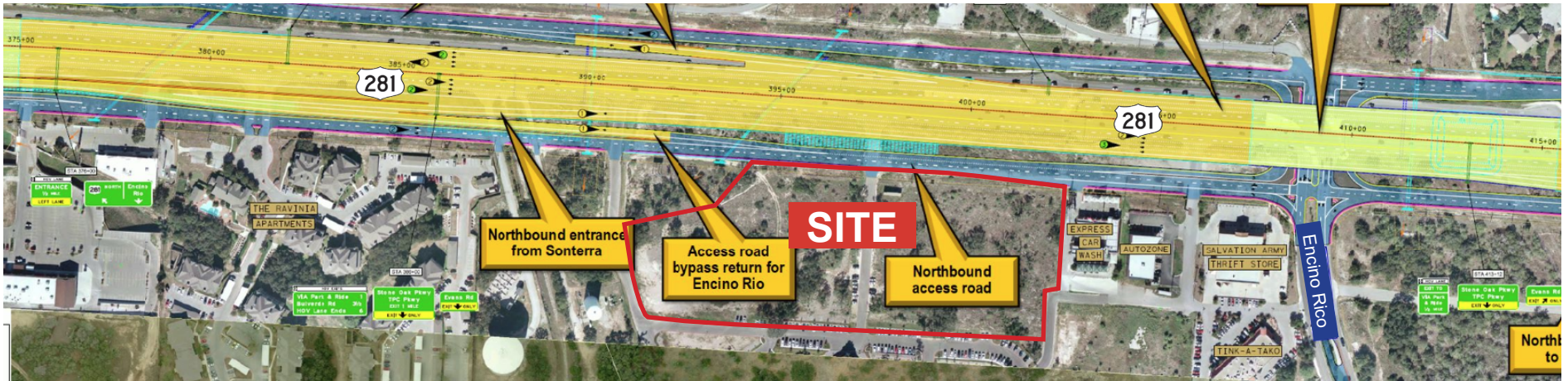


# HWY 281 & ENCINO RIO

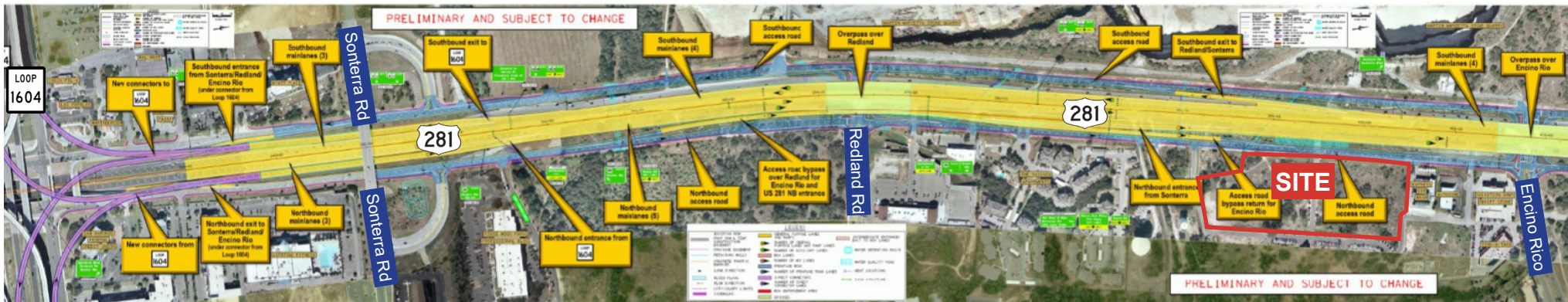
San Antonio, TX 78258

For Sale  
Up To ±9.32 Acres

US 281 North Expansion Schematic Phase I (Loop 1604 to North of Stone Oak Parkway)



Click here to view project - <http://texashighwayman.com/us281exp.shtml#phase1>



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](http://www.endurasa.com)

DAVID HELD  
210.918.6401 direct  
210.846.6666 mobile  
[dheld@endurasa.com](mailto:dheld@endurasa.com)

HAYLEY RUGGLES  
210.426.3677 direct  
210.710.4722 mobile  
[hruggles@endurasa.com](mailto:hruggles@endurasa.com)

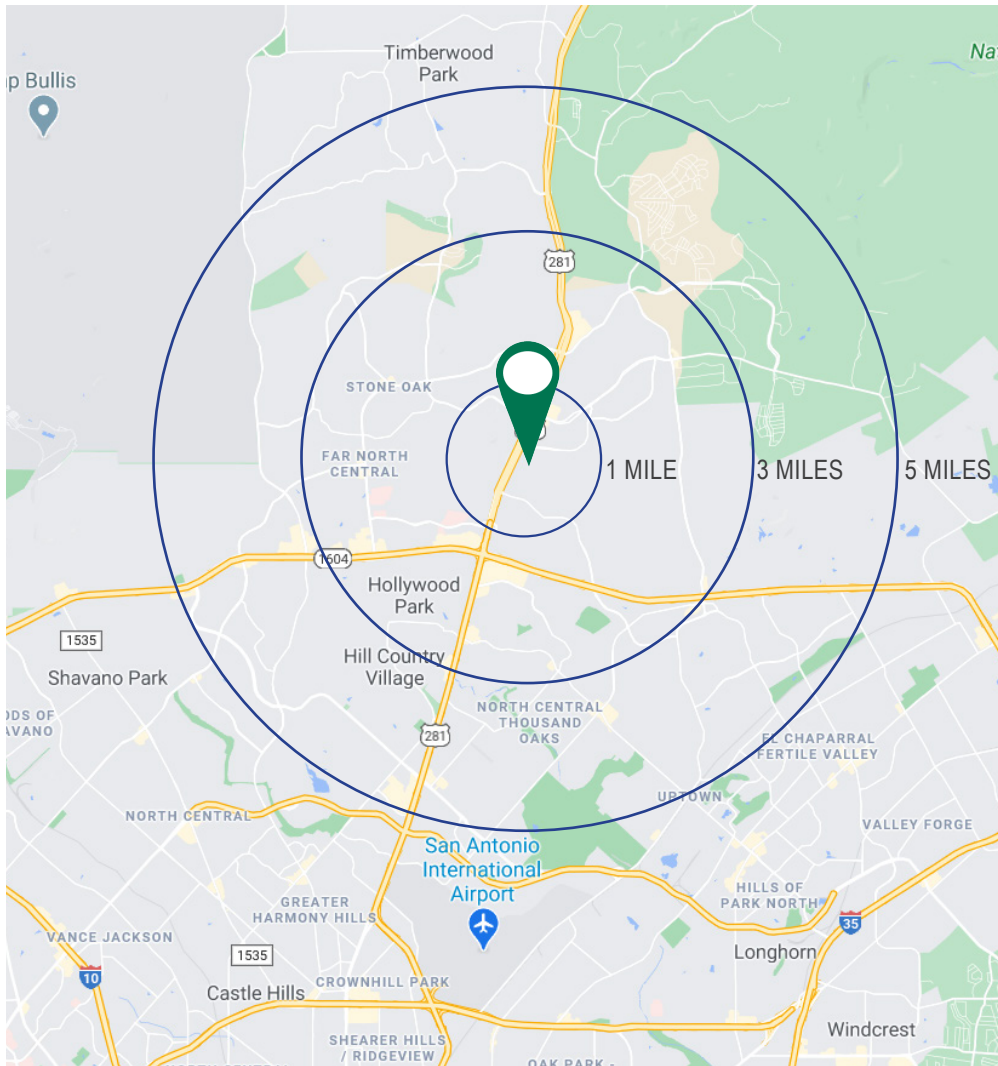




# HWY 281 & ENCINO RIO

San Antonio, TX 78258

*For Sale*  
*Up To ±9.32 Acres*



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Total Population:	6,503	89,209	203,377
2026 Population Projection:	6,949	94,763	214,341
Annual Growth 2021-2026:	1.4%	1.2%	1.1%
Average Age:	36.8	36.6	37
<b>Households</b>			
2021 Total Households:	2,361	32,866	75,105
Annual Growth 2021-2026:	1.3%	1.2%	1.0%
Median Household Income:	\$100,085	\$93,829	\$94,166
Average Household Size:	2.6	2.6	2.6
2021 Average Household Vehicles:	2	2	2
<b>Housing</b>			
Median Home Value:	\$273,099	\$290,766	\$281,334
Median Year Built:	2003	2001	1999
<b>Daytime Employment</b>			
Total Businesses:	346	4,544	8,114
Total Employees:	3,962	39,031	72,174
<b>Vehicle Traffic</b>			
Hwy 281 @ Redland:	94,649 vpd		
Hwy 281 @ Encino Rio:	74,075 vpd		
Encino Rio @ Hwy 281:	14,593 vpd		

Source: Costar

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

**DAVID HELD**  
210.918.6401 direct  
210.846.6666 mobile  
dheld@endurasa.com

**HAYLEY RUGGLES**  
210.426.3677 direct  
210.710.4722 mobile  
hruggles@endurasa.com



# 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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
David Held Sales Agent/Associate's Name	319600 License No.	dheld@endurasa.com Email	(210) 366-2222 Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





# 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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Hayley Ruggles Sales Agent/Associate's Name	654513 License No.	hruggles@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_