

±0.942  
Acres

FOR SALE, LEASE, OR BUILD TO SUIT

23754 HWY 281 N, SAN ANTONIO, TX 78258



**±0.942  
Acres**

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Address: 23754 Hwy 281 N  
San Antonio, TX 78258

Lot Size: ± 0.942 acres

Asking Price: Contact Broker

Zoning: C-2

Located on US Hwy 281 N, the new 6-lane expressway expansion and under 10 minutes from Loop 1604

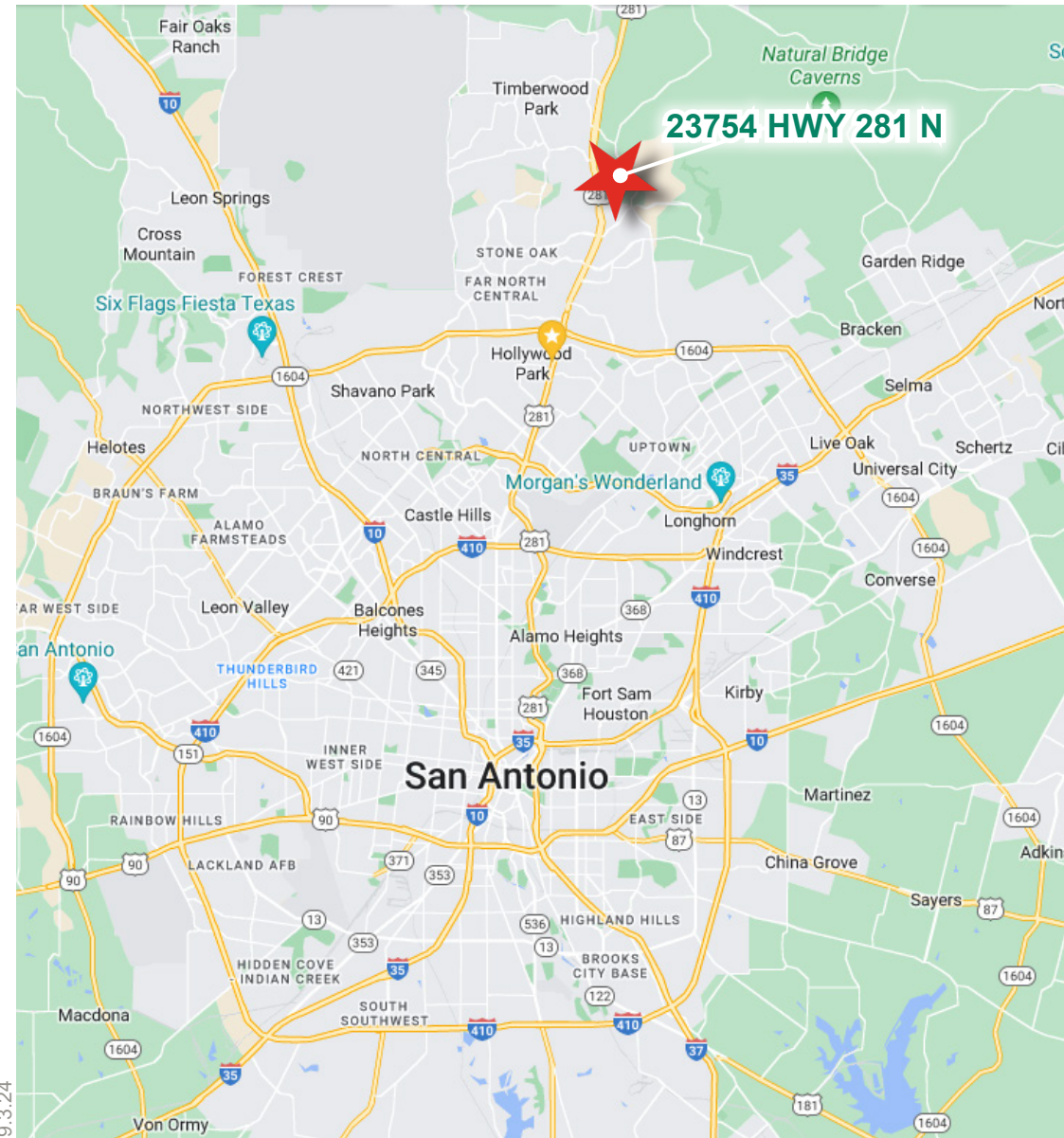
**Traffic Count:**

US Hwy 281 @ Stone Oak Pkwy: 65,782 vpd

US Hwy 281 @ Mountain Lodge: 51,838 vpd

Marshall Rd @ US Hwy 281: 6,613 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.



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

**ERIC LUNDBLAD, CCIM**  
210.918.6402 direct  
210.273.2946 mobile  
elundblad@endurasa.com

**JOSH RENEAU**  
210.918.6389 direct  
210.254.6565 mobile  
jreneau@endurasa.com

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SUBJECT SITE

Target, HomeGoods, BJ's RESTAURANT BREWERY, petco, at&t, DSW, WELLS FARGO, Bath & Body Works, GameStop, chilis, HAND & STONE MASSAGE AND FACIAL SPA, HOBBY LOBBY

HEB plus!, Chick-fil-A, CHASE, enterprise, Frost Bank, Advance! Auto Parts, PEDI A+ ILC Urgent Care, verizon, MAKE PRICE BOOKS, FREEBIRDS

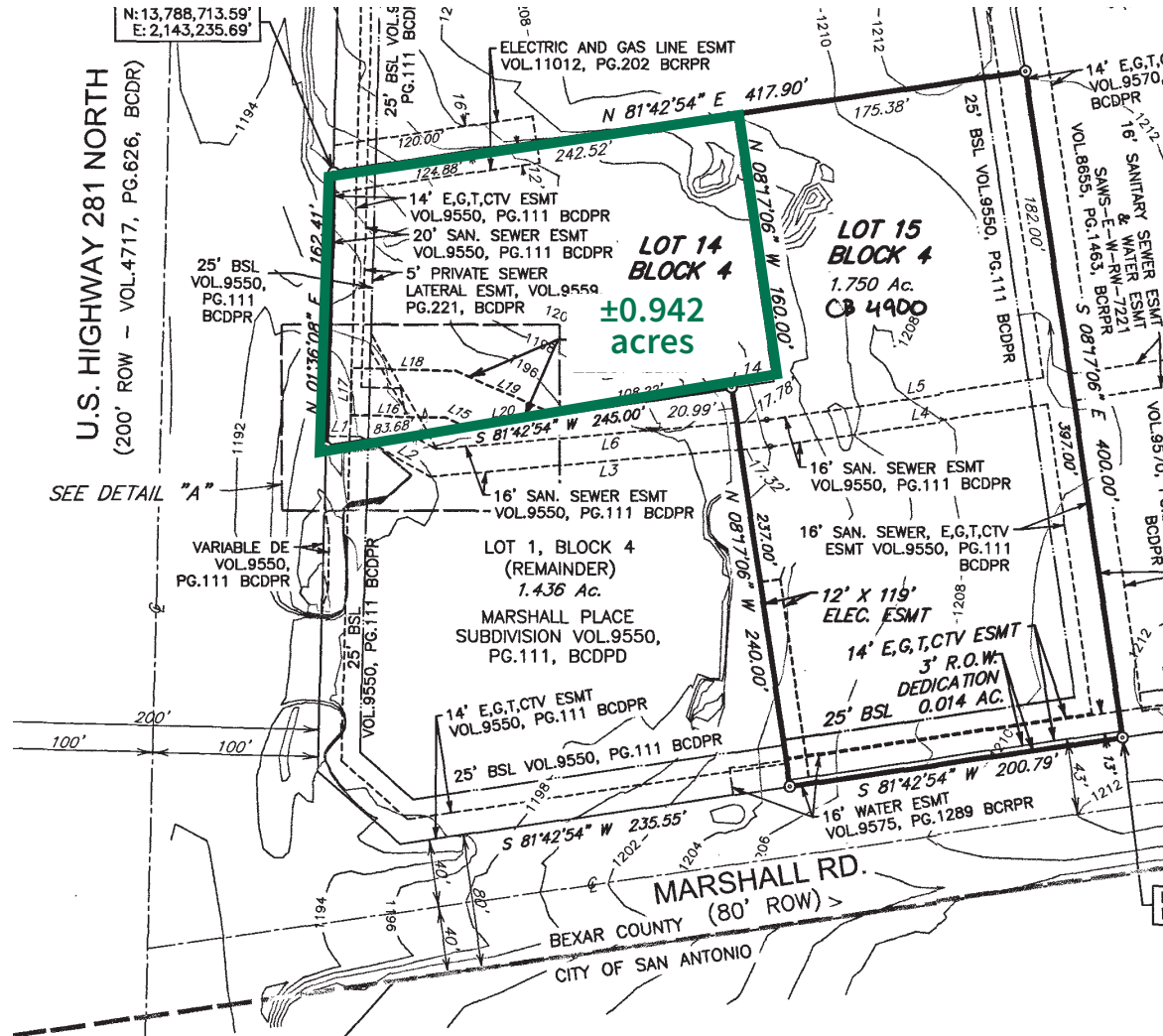
POPEYES, SECURITY SERVICE FEDERAL CREDIT UNION, verizon, Bank of America, WELLS FARGO, Walgreens, Yum! Thoi, BEE CLEAN CAR WASHES, Arby's, SUBWAY

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**PLAT**



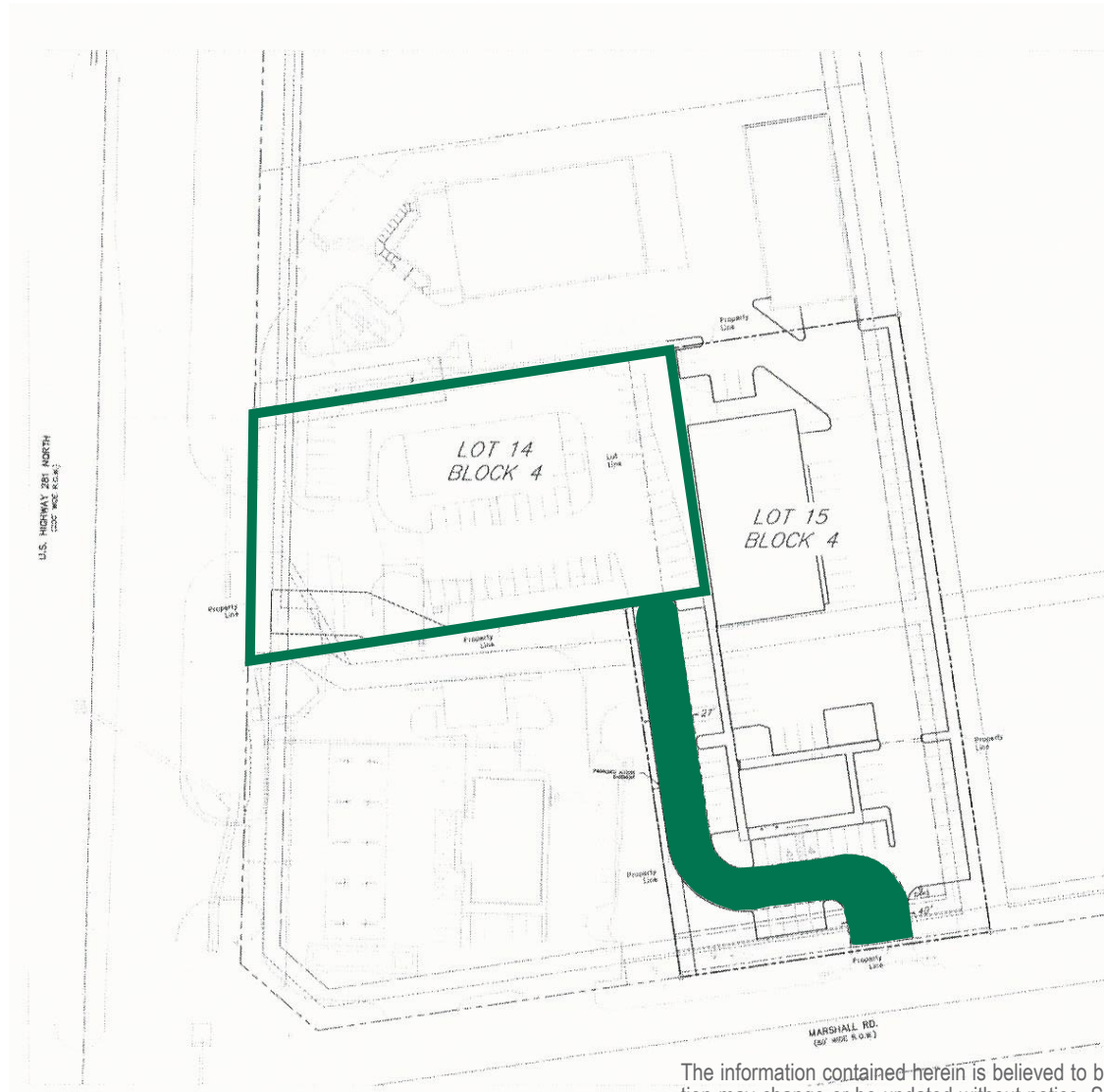
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**EASEMENT**

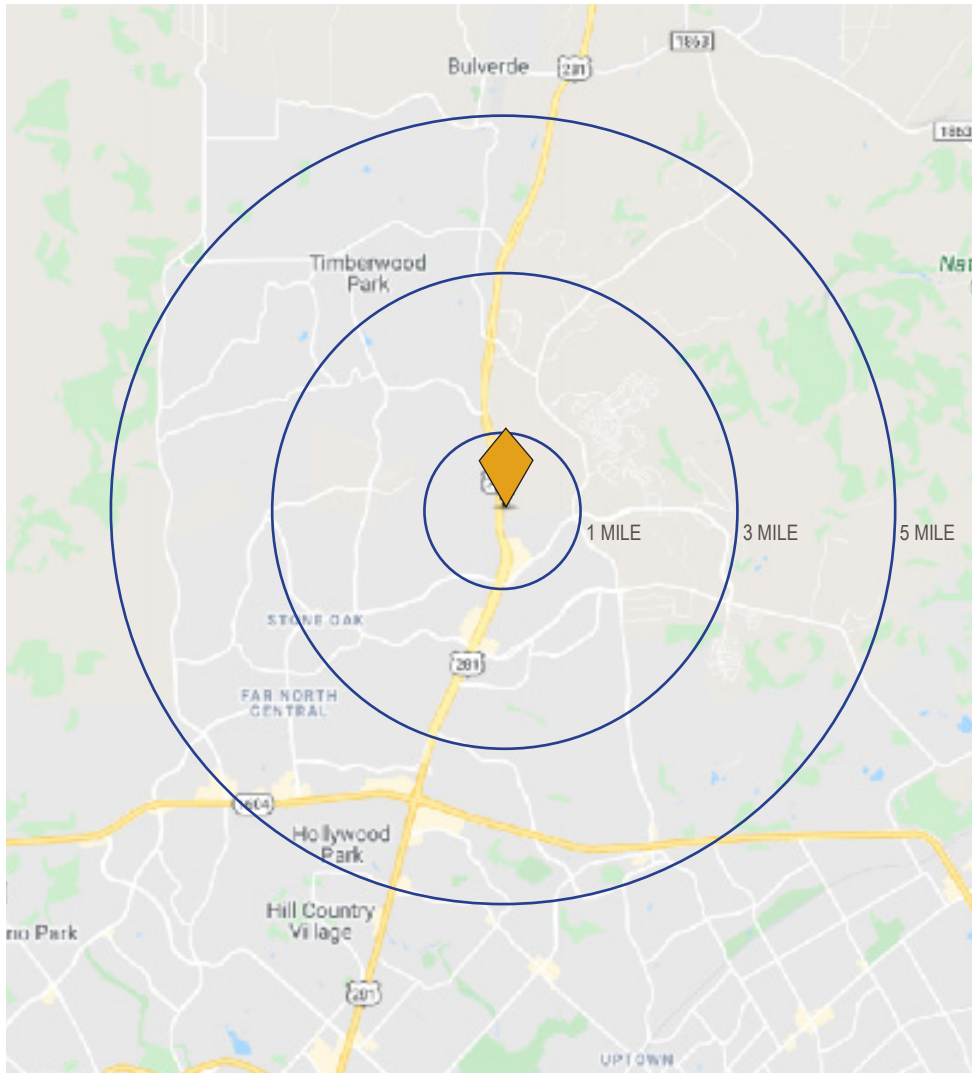


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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Total Population:	6,329	74,066	149,615
2028 Population Projection:	6,70	77,535	156,188
Population Growth 2023-2028:	1.2%	0.9%	0.9%
Median Age:	34.8	35.7	37
<b>Households</b>			
2023 Total Households:	2,330	26,146	53,846
Household Growth 2023-2028:	1.4%	1.0%	0.9%
Median Household Income:	\$91,162	\$100,097	\$97,256
Average Household Size:	2.7	2.8	2.8
Average Household Vehicles:	2	2	2
<b>Housing</b>			
Median Home Value:	\$369,099	\$333,776	\$329,139
Median Year Built:	2009	2007	2006
<b>Daytime Employment</b>			
Total Businesses:	242	1,558	5,393
Total Employees:	2,662	13,113	48,368
<b>Vehicle Traffic</b>			
US Hwy 281 @ Stone Oak Pkwy:	65,782 vpd		
US Hwy 281 @ Mountain Lodge:	51,838 vpd		
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Source: 2023 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.

<u>Endura Advisory Group, GP, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>581037</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>James G. Lundblad</u> Designated Broker of Firm	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>James G. Lundblad</u> Licensed Supervisor of Sales Agent/ Associate	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>Eric Lundblad</u> Sales Agent/Associate's Name	<u>584796</u> License No.	<u>elundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone

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

\_\_\_\_\_  
Date



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Josh Reneau Sales Agent/Associate's Name	581341 License No.	jreneau@endurasa.com Email	(210) 366-2222 Phone

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