

*±9.32 Acres For Sale
All or Part*



Hwy 281 and Encino Rio
San Antonio, TX 78258

For Sale

±9.32 Acres

Hwy 281 & Encino
San Antonio, TX 78258

Lot Size: ±9.32 acres - All or Part

Price: \$14.00 per square foot

Zoning: MF-33 (multi-Family)

Frontage: ±860 feet on 281

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

Highlights:

Highly visible location

Development ready

Impervious Cover - Category 2

Excellent ingress & egress

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

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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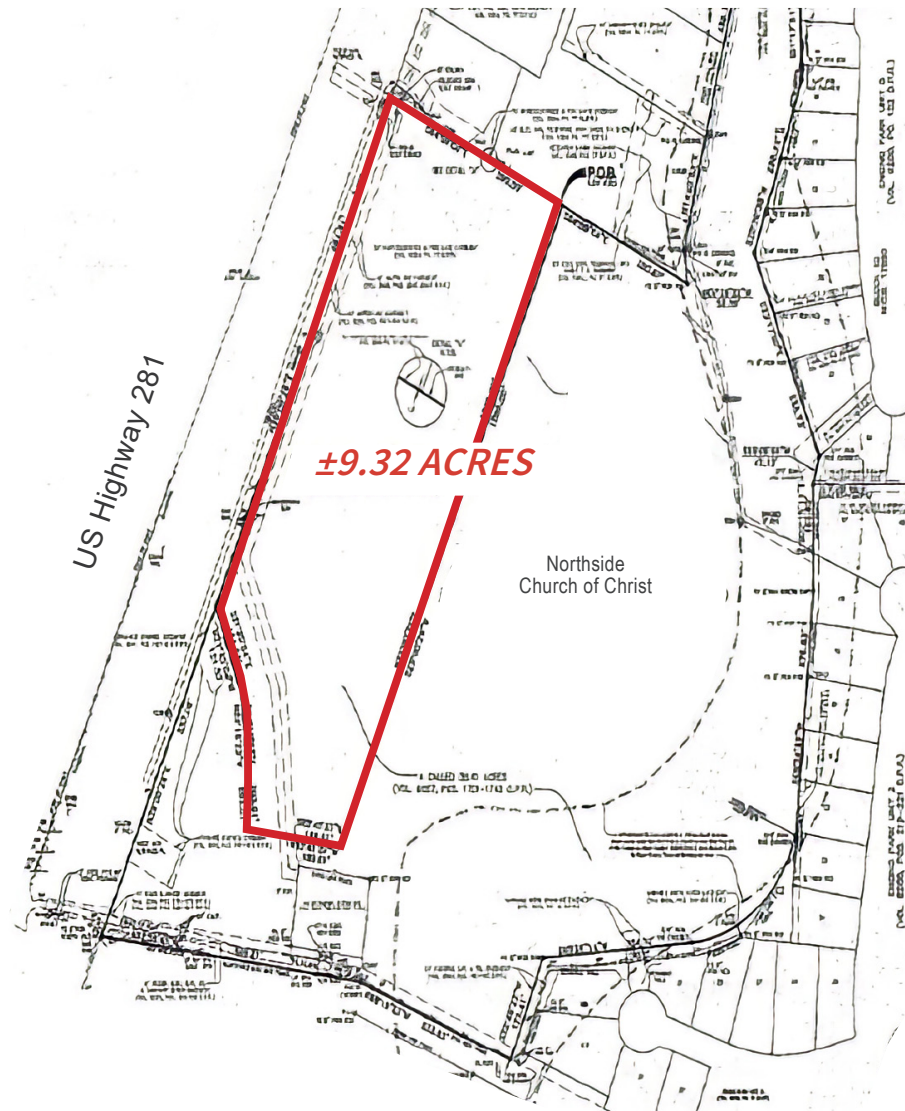


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Survey

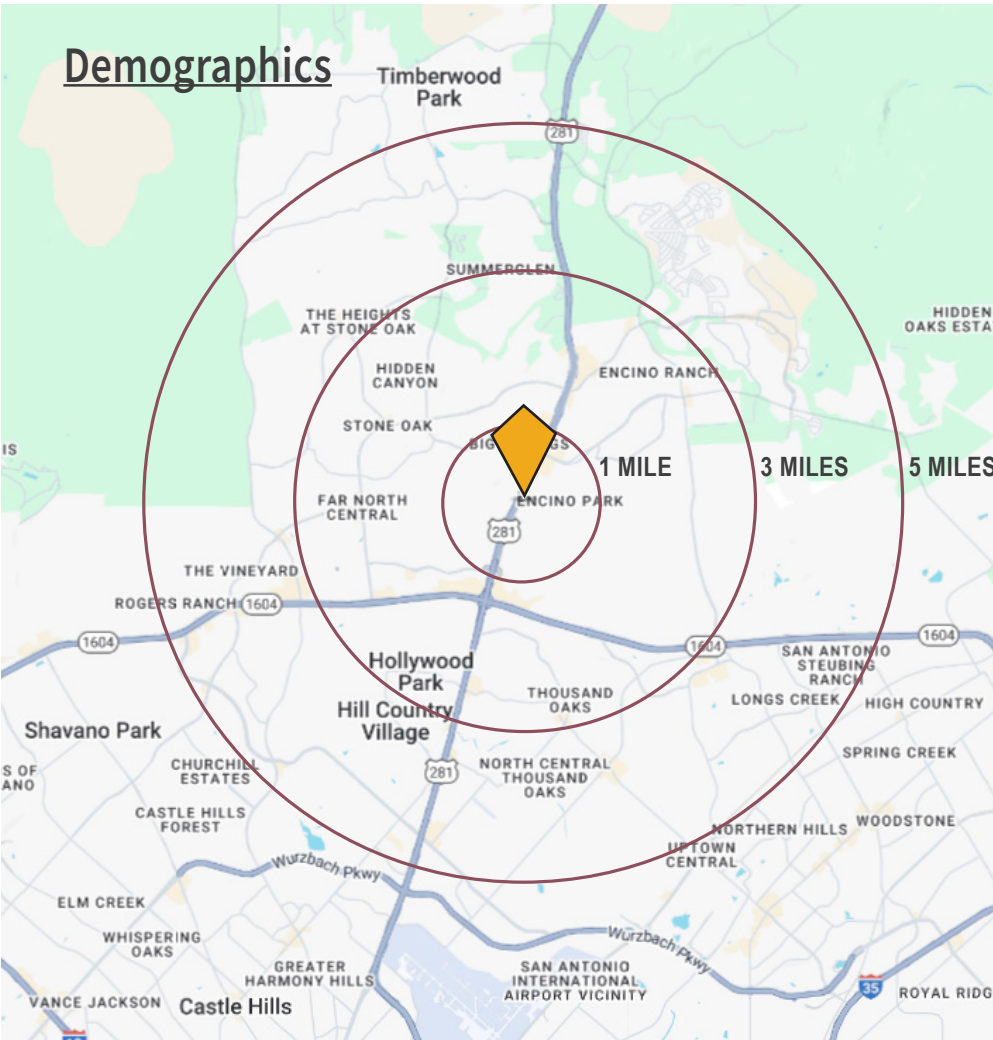


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Demographics



	1 Mile	3 Mile	5 Mile
Population			
2024 Total Population:	6,485	88,570	211,710
2029 Population Projection:	6,916	94,672	225,528
Annual Growth 2024-2029:	1.3%	1.4%	1.3%
Median Age:	35.9	38.1	38.7
Households			
2024 Total Households:	2,488	34,057	79,935
Annual Growth 2024-2029:	1.4%	1.4%	1.3%
Median Household Income:	\$94,277	\$94,159	\$95,899
Average Household Size:	2.6	2.5	2.6
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$311,776	\$338,620	\$325,583
Median Year Built:	2001	2002	1999
Daytime Employment			
Total Businesses:	521	5,958	10,299
Total Employees:	4,673	45,824	83,796
Vehicle Traffic			
Hwy 281 @ Redland:	90,650 vpd		
Hwy 281 @ Encino Rio:	72,734 vpd		
Encino Rio @ Hwy 281:	14,424 vpd		

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Source: Costar



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. **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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____