

FOR SALE

Lytle Commercial Pad Sites

SWC of I-35 & Saddle Ridge Blvd, Lytle, Texas 78052

LOCATION:

6 platted pad sites for sale at the southwest corner of I-35 and Saddle Ridge Blvd, at the main entrance to the new Saddle Ridge Estates Mixed Use Development (under construction). Only 8.5 miles to Loop 1604.

AVAILABLE:

Lot 2: 1.245 AC
Lot 3: 1.243 AC
Lot 4: 1.244 AC
Lot 5: 2.251 AC
Lot 6: 2.001 AC

ZONING:

Lytle ETJ

SALE PRICE:

\$5.50 PSF

AREA OVERVIEW:

Located in the fast growing city of Lytle, just south of San Antonio, these commercial lots are strategically located to accommodate the market's growing commercial demand. Platted and ready for development, the available commercial lots are part of the Saddle Ridge Estates Master Planned Subdivision with 375 residential lots.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2022 Population	6,806	15,340	25,207
Daytime Population	6,360	12,536	19,562
Average HH Income	\$86,421	\$88,734	\$91,986

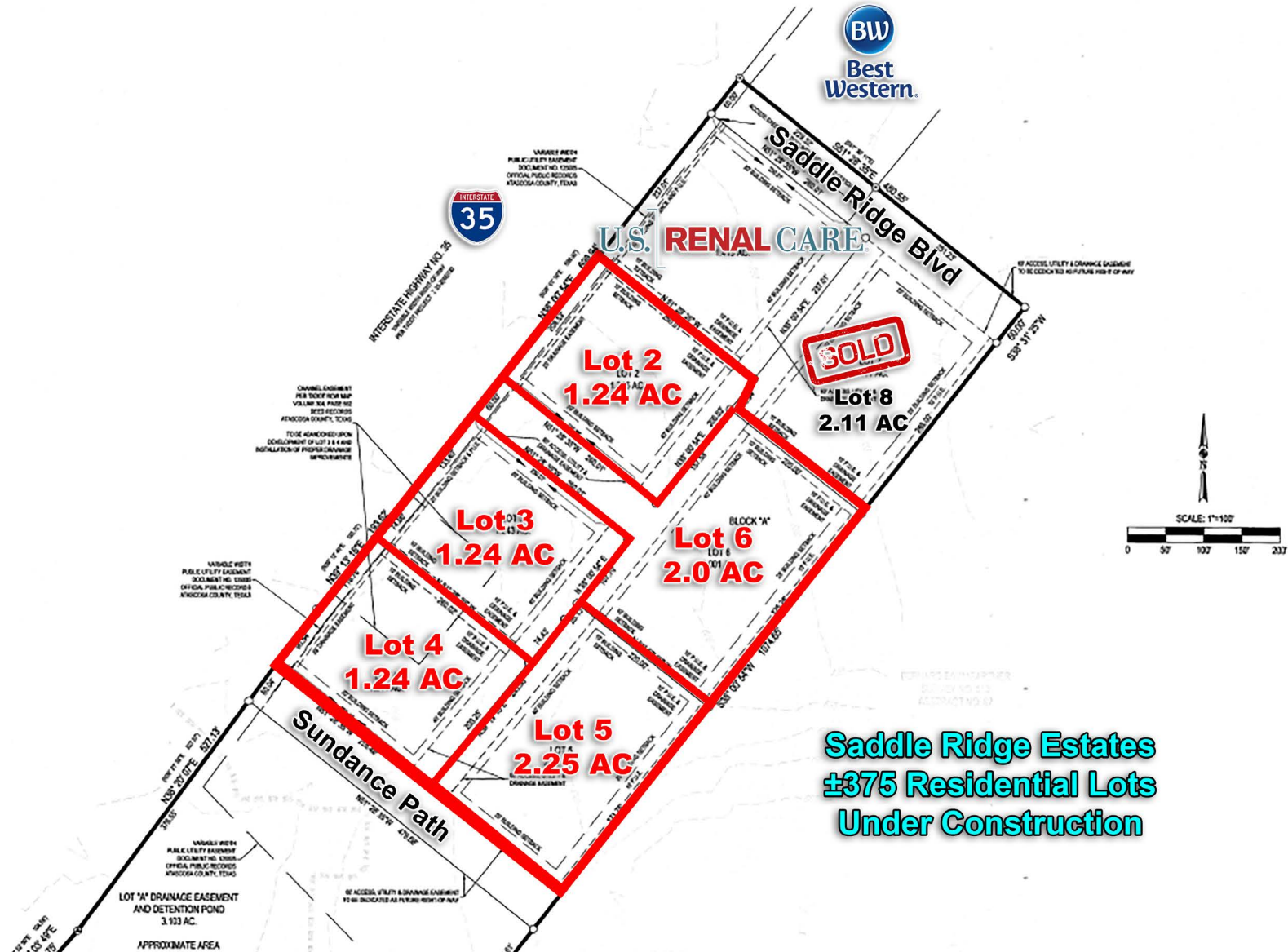


COMMERCIAL PROPERTY GROUP

For more information, please contact **Christian Garcia** or **Skip Lietz**
(o) 210-496-7775 | cgarcia@dirdealers.com or (o) 210-496-7775 | slietz@dirdealers.com

(o) 210-496-7775 | 334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.



COMMERCIAL PROPERTY GROUP

For more information, please contact **Christian Garcia** or **Skip Lietz**
(o) 210-496-7775 | cgarcia@dirdealers.com or (o) 210-496-7775 | slietz@dirdealers.com

(o) 210-496-7775 | 334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

Site Aerial

Lytle Commercial Pad Sites

SWC of I-35 & Saddle Ridge Blvd, Lytle, Texas 78052



COMMERCIAL PROPERTY GROUP

For more information, please contact **Christian Garcia** or **Skip Lietz**
(o) 210-496-7775 | cgarcia@dirdealers.com or (o) 210-496-7775 | slietz@dirdealers.com

(o) 210-496-7775 | 334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Wide Aerial

Lytle Commercial Pad Sites

SWC of I-35 & Saddle Ridge Blvd, Lytle, Texas 78052



COMMERCIAL PROPERTY GROUP

For more information, please contact **Christian Garcia** or **Skip Lietz**
(o) 210-496-7775 | cgarcia@dirdealers.com or (o) 210-496-7775 | slietz@dirdealers.com

(o) 210-496-7775 | 334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

WHY LYTLE?

Lytle Commercial Pad Sites

SWC of I-35 & Saddle Ridge Blvd, Lytle, Texas 78052

- Businesses consistently perform in the top 25% of their national or state-wide market
- Central Point for Nine Communities
- 36,000 surrounding communities residents use Lytle for consumer needs - 864,000 individuals within 30 minute drive to Lytle
- 30 minute commute from downtown San Antonio
- Located right on I-35 corridor
- 38,000-43,000 Vehicles daily
- Several large commercial tracts located on IH-35 with convenient access to on and off ramps to IH-35 with all available utilities. Smaller tracts located in higher traffic areas
- High Traffic due to HEB Plus Store (118,000 square foot super store) - No. 1 stopping point in the region (included San Antonio Westside and Southside residents) who want to access the HEB Plus Store
- A rare market opportunity to take advantage of a location where there is low or no market competition

TARGETED OPPORTUNITIES

- Manufacturing
- Distribution Centers
- Regional Medical Centers
- Bar and Grill Restaurant
- Truck/Travel Center
- Home and Apartment Projects

CITY HIGHLIGHTS

LOW CRIME RATE

- 24/7 local police protection
- 63% of officers are already Master Trained Police Officers
- Active Citizen's Patrol Unit

BEST FIRE DEPARTMENT IN REGION

- Rating of ISO4
- State of the art equipment
- 10 story tall ladder truck
- All certified and trained volunteers

BEST PROPERTY TAX RATE FOR THE AREA

- City of Lytle: \$0.4475 per \$100
- City of Devine: \$0.5298 per \$100
- City of Castroville: \$0.5077 per \$100
- City of Somerset: \$0.6719 per \$100
- City of Natalia: \$0.8980 per \$100
- Regionally recognized Animal Care and Control Program
- State agency recognized Community Library
- Local Veteran Organization Rated All-American & All-State
- Recognized as a Purple Heart City by Veterans



COMMERCIAL PROPERTY GROUP

For more information, please contact **Christian Garcia** or **Skip Lietz**
(o) 210-496-7775 | cgarcia@dirdealers.com or (o) 210-496-7775 | slietz@dirdealers.com

(o) 210-496-7775 | 334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.



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

Dirt Dealers V LLC	562388	cscott@dirdealers.com	210.496.7775
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
First American Property Group	562388	cscott@dirdealers.com	210.496.7775
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0