

LAND FOR SALE

ELLISON RD COMMERCIAL LOT

N Ellison Dr, San Antonio, TX 78251



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	2.9 Acres
ZONING:	C-2NA
MARKET:	San Antonio
SUBMARKET:	Northwest

PROPERTY OVERVIEW

Prime developable lot, platted with all utility in place - shovel ready site. It consists of 2 separate 1.46 acre sites (total 2.92 acres). The lot is situated on N Ellison Dr, stone throw's away from Sea World. This tract is located in between 2 office buildings in a densely populated area. Owner financing possibility.

PROPERTY HIGHLIGHTS

- Two separate platted lots for sale together or individually
- Shovel ready with all Utilities in place
- Site offers access directly from N Ellison Dr
- Densely populated area with strong demand and median income over \$72,000 (3 mile)
- Close proximity to Sea World and Santa Rosa Hospital, easily accessible from 1604 and Hwy 151; construction ready site

SAN ANTONIO, TX
210.696.9996
10999 IH-10 West,
Ste. 175
San Antonio, TX 78230

RAV SINGH, CCIM
Broker Associate
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C: 210.849.2175
rav@kwcommercial.com
TX #0560351

SINGH COMMERCIAL GROUP
In association with KW Commercial

We obtained all acreage, frontage, utility, zoning and flood plain information from a variety of sources including the property's owner, city officials and utility surveyors. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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HWY 151

WOMENS CENTER
AT WESTOVER HILLS

SITE 2.92 AC
C-2NA ZONING
ALL UTILITIES TO SITE

N ELLISON DR

UNITED KIDZ
ACADEMY SCHOOL

OWNER FINANCE POSSIBILITY

2.92 ACRES | C-2NA ZONING
SHOVEL READY SITE
OFFICE, RETAIL

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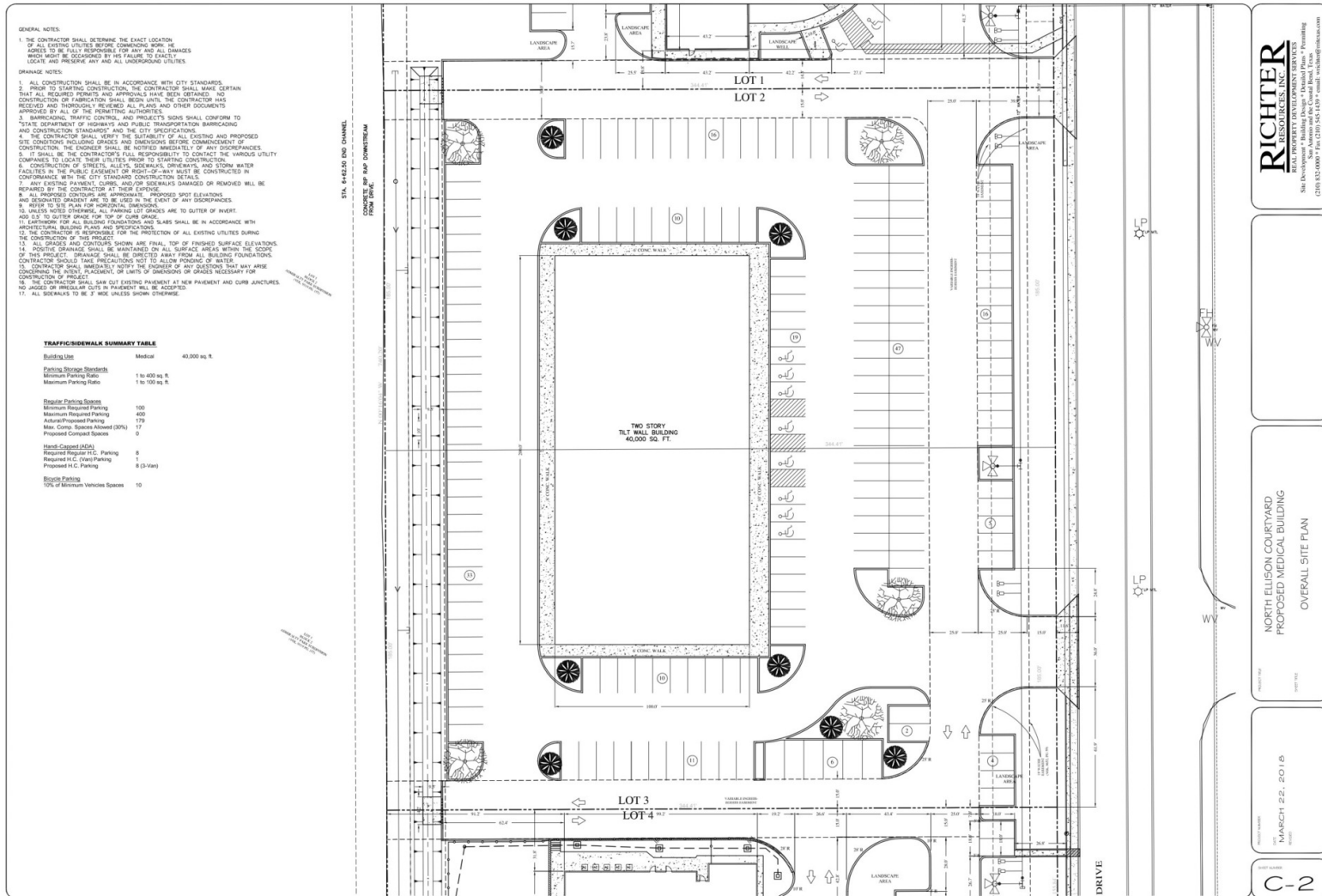
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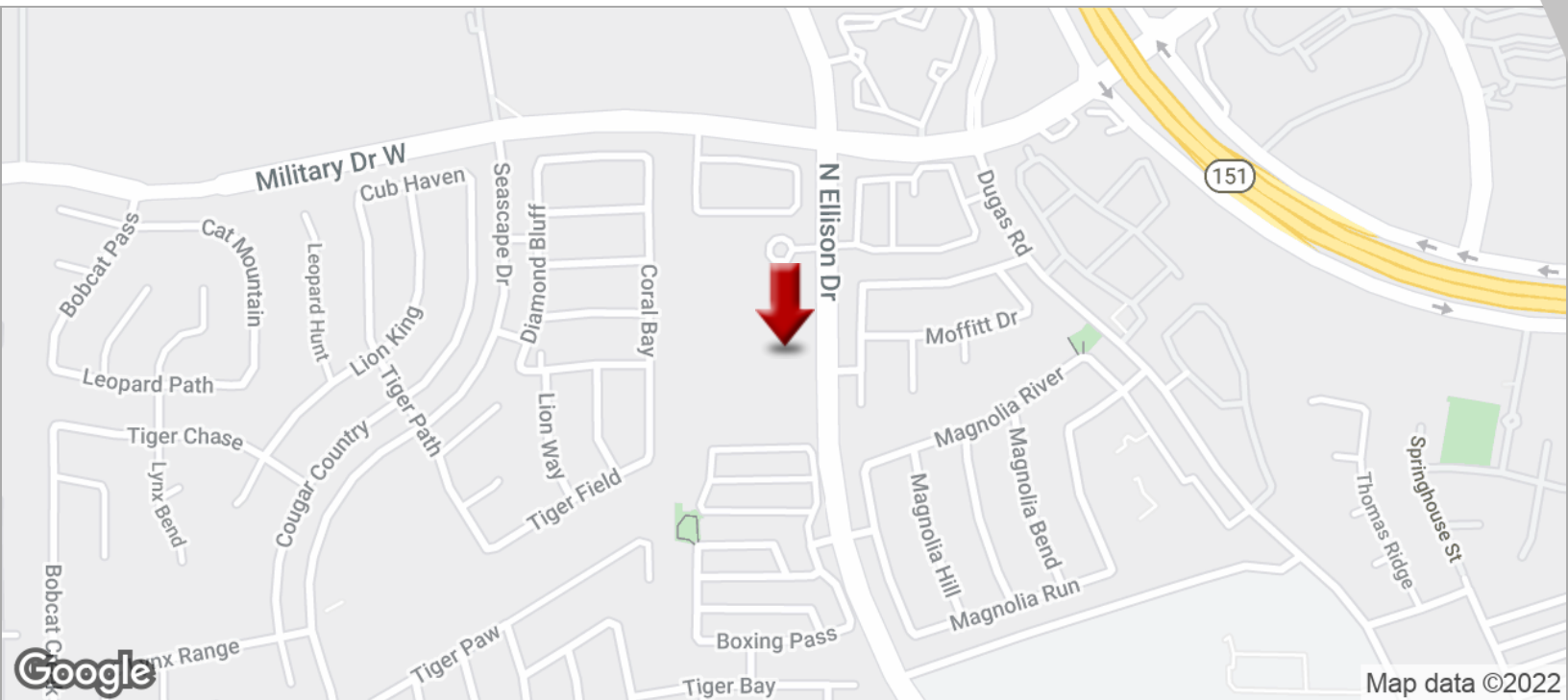
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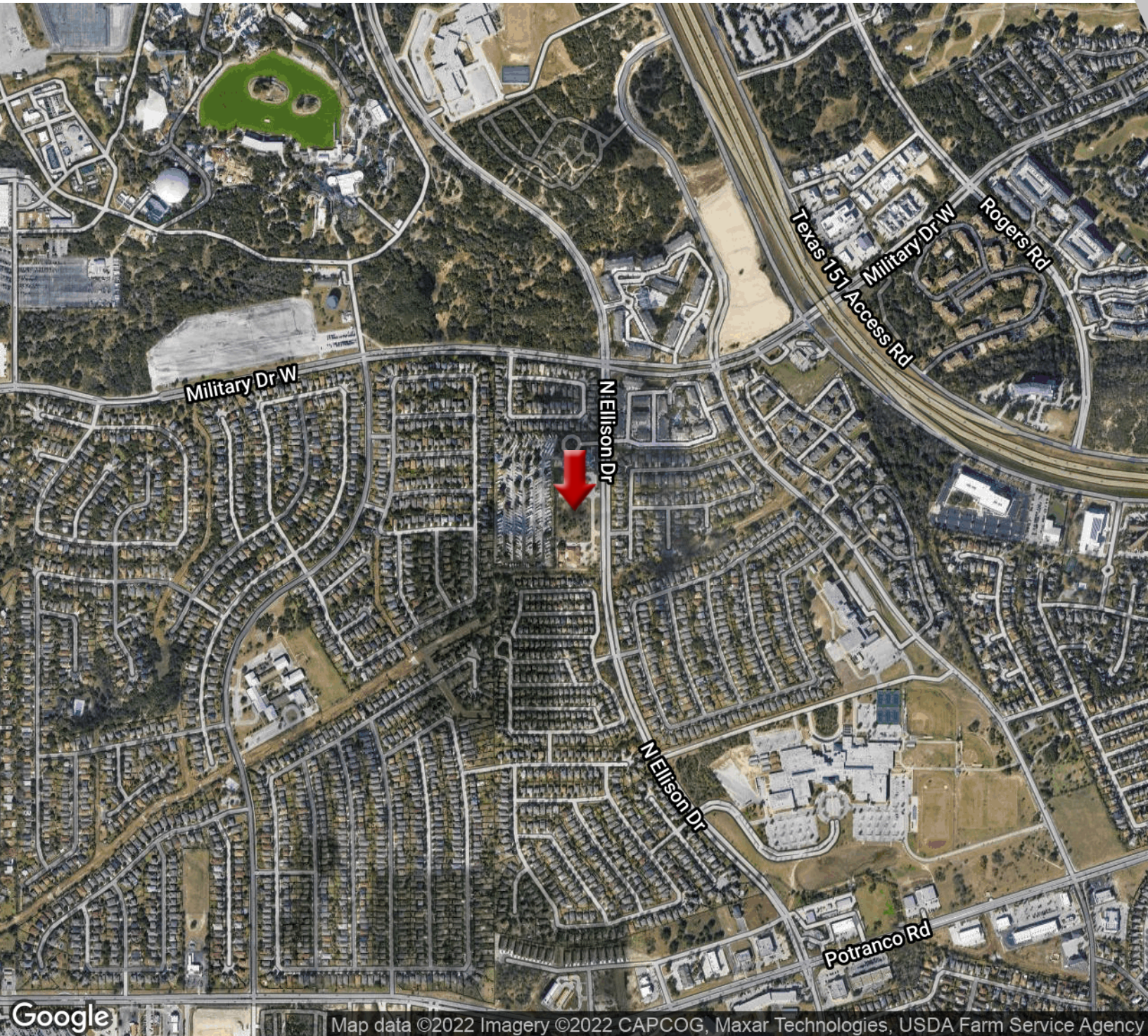
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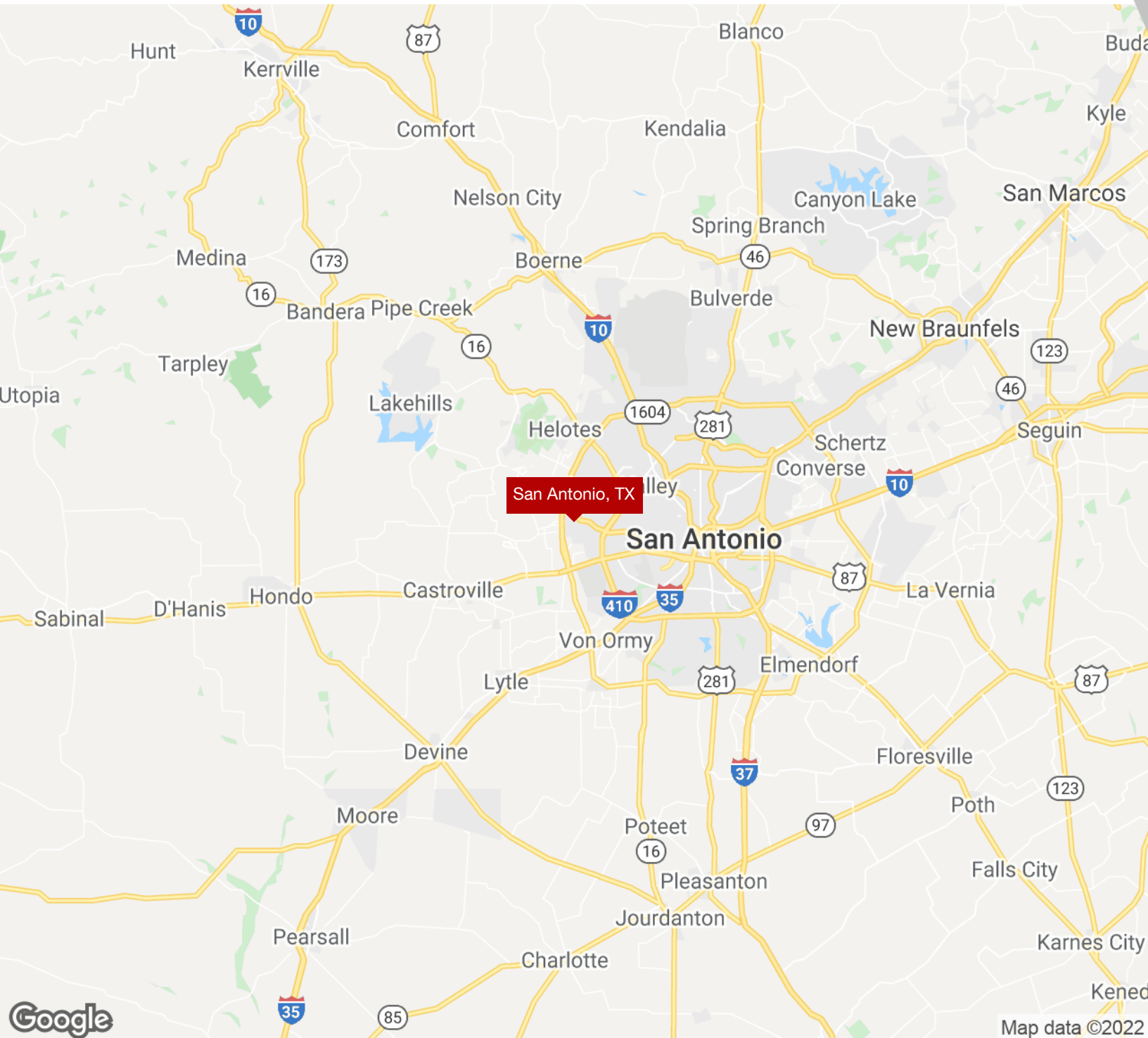
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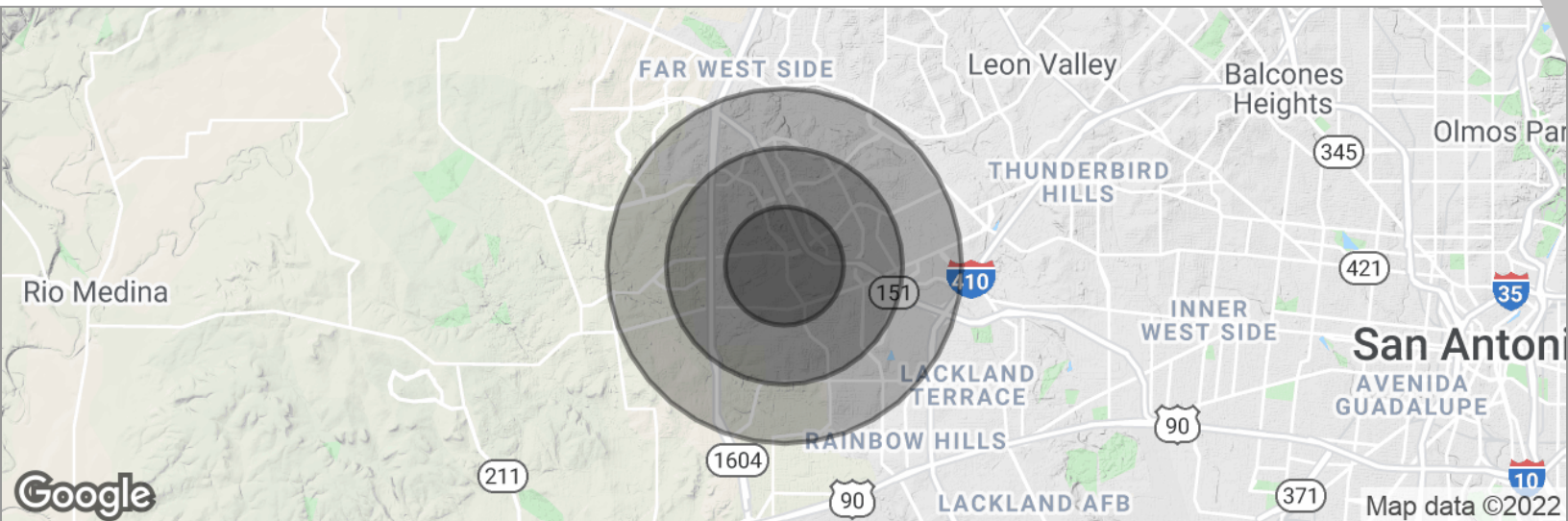
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	11,281	41,526	84,367
Median age	30.4	30.3	30.1
Median age (male)	30.8	30.3	29.9
Median age (Female)	30.3	30.6	30.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,661	13,554	27,857
# of persons per HH	3.1	3.1	3.0
Average HH income	\$75,059	\$71,115	\$67,134
Average house value	\$138,286	\$130,568	\$133,776

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel, land and investment specialist focused on midscale and select service hotels in the chain scale.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award as the top sales broker in the market. He serves as a Commercial Director in the Keller Williams City View office and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

BFA in Graphic Design with Minor in Advertising
CCIM - Certified Commercial Investment Member

MEMBERSHIPS

CCIM - Certified Commercial Investment Member
CIPS - Certified International Property Specialist
NAR - National Association of Realtors
TAR - Texas Association of Realtors

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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.

11-2-2015



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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ravpreet Singh	560351	Rav@KWCommercial.com	210-849-2175
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date