



1753 E State Hwy 97

Office/Retail For Sale or Lease

Offered by:  
Charles L. Jeffers

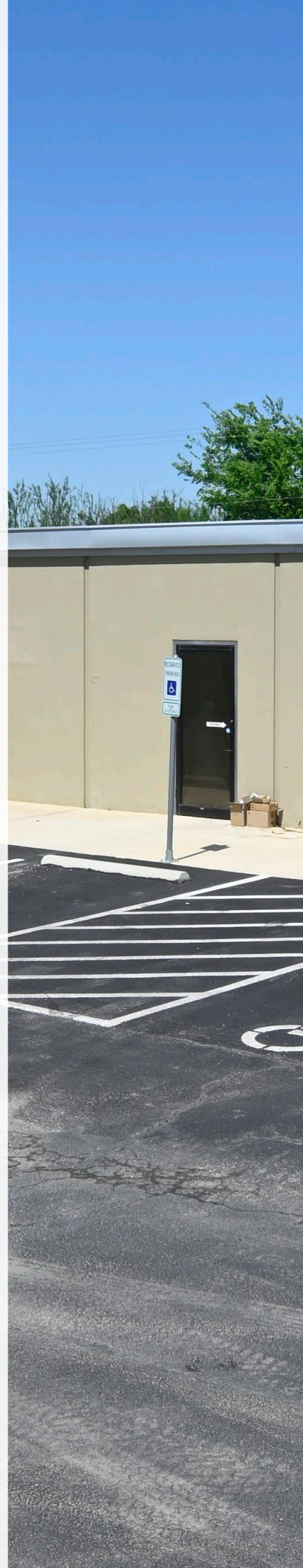


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# Benefits

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## Property Highlights

<b>Address</b>	1753 E State Hwy 97, Jourdanton, TX 78026
<b>Location</b>	G
<b>Property Details</b>	1.23 Acres 7,101 SF
<b>Legal Description</b>	Jourdanton - Lovelace Subdivision #125 Block 3, Lot 2-7, 62-66, Part of Block 23 & Part of Smith St., 1.23 Acres, more or less.
<b>Year Built</b>	1980/2017
<b>Bldg. Class</b>	B
<b># of Floors</b>	One
<b>Road Frontage</b>	±240 feet

## Comments

- 7,101 modern concrete building
- Retail or office
- 65 parking spots

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



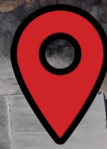
Jiffy Blvd

Lillian Dr

Cancun Mexican

Restaurante Chile Bandera

Taqueria La Perla de Jalisco



Texas Attorney General Child Support Division



Bmt Drive





16  
TEXAS

97  
TEXAS

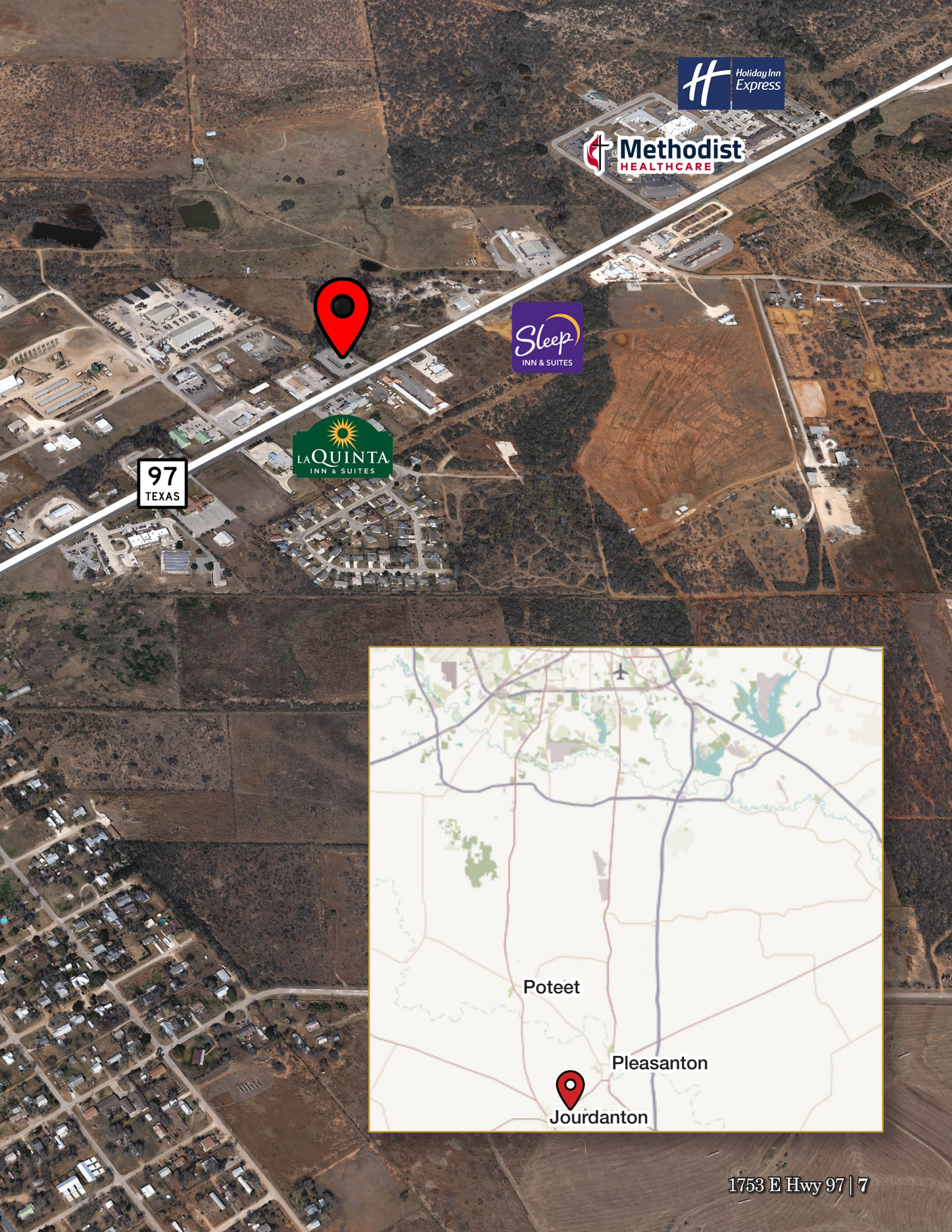
LOWE'S

MOTEL 6

Aerial & Location Map

6 | 1753 E Hwy 97





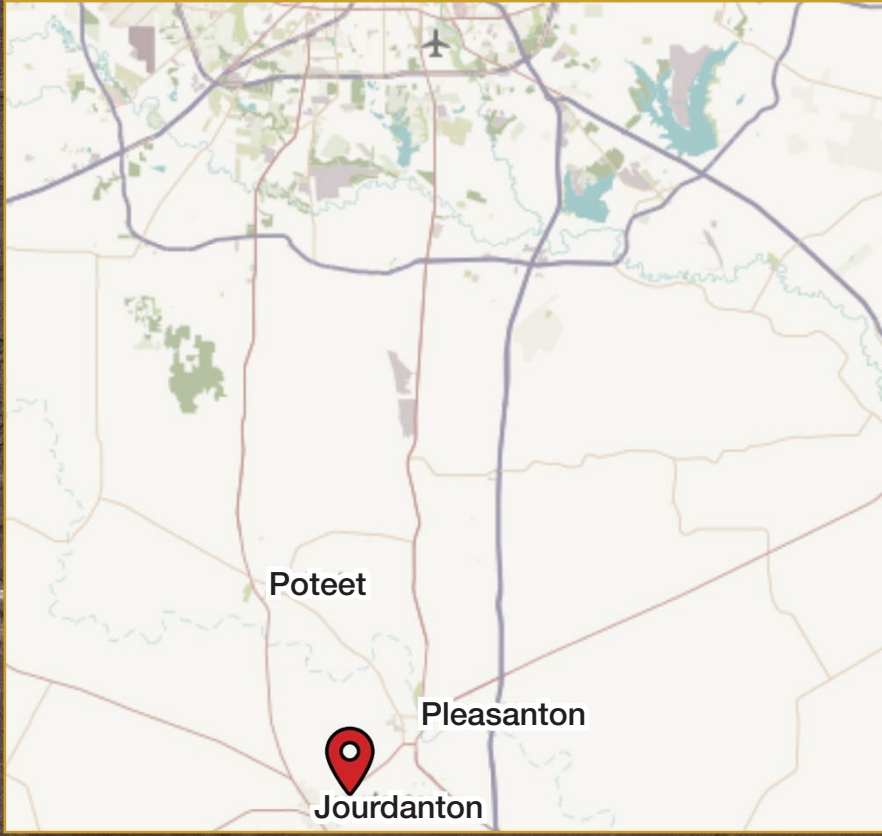
97  
TEXAS

Holiday Inn  
Express

Methodist  
HEALTHCARE

Sleep  
INN & SUITES

LA QUINTA  
INN & SUITES



Poteet

Pleasanton

Jourdanton



# Availability & Rates

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<b>Total Available SF</b>	1,772 1,767* 1,784* 1,778* *contiguous = 5,329 SF
<b>Sale Price</b>	\$1,400,000.00 (\$185.19 PSF)
<b>Lease Price</b>	\$16.20 PSF per year (\$1.35 PSF per month)
<b>Triple Net</b>	\$4.17 PSF
<b>Term</b>	Three (3) to five (5) years
<b>Finishout Quote</b>	Negotiable
<b>Financial Information</b>	Required prior to submission of sale document by Seller
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

## Contact

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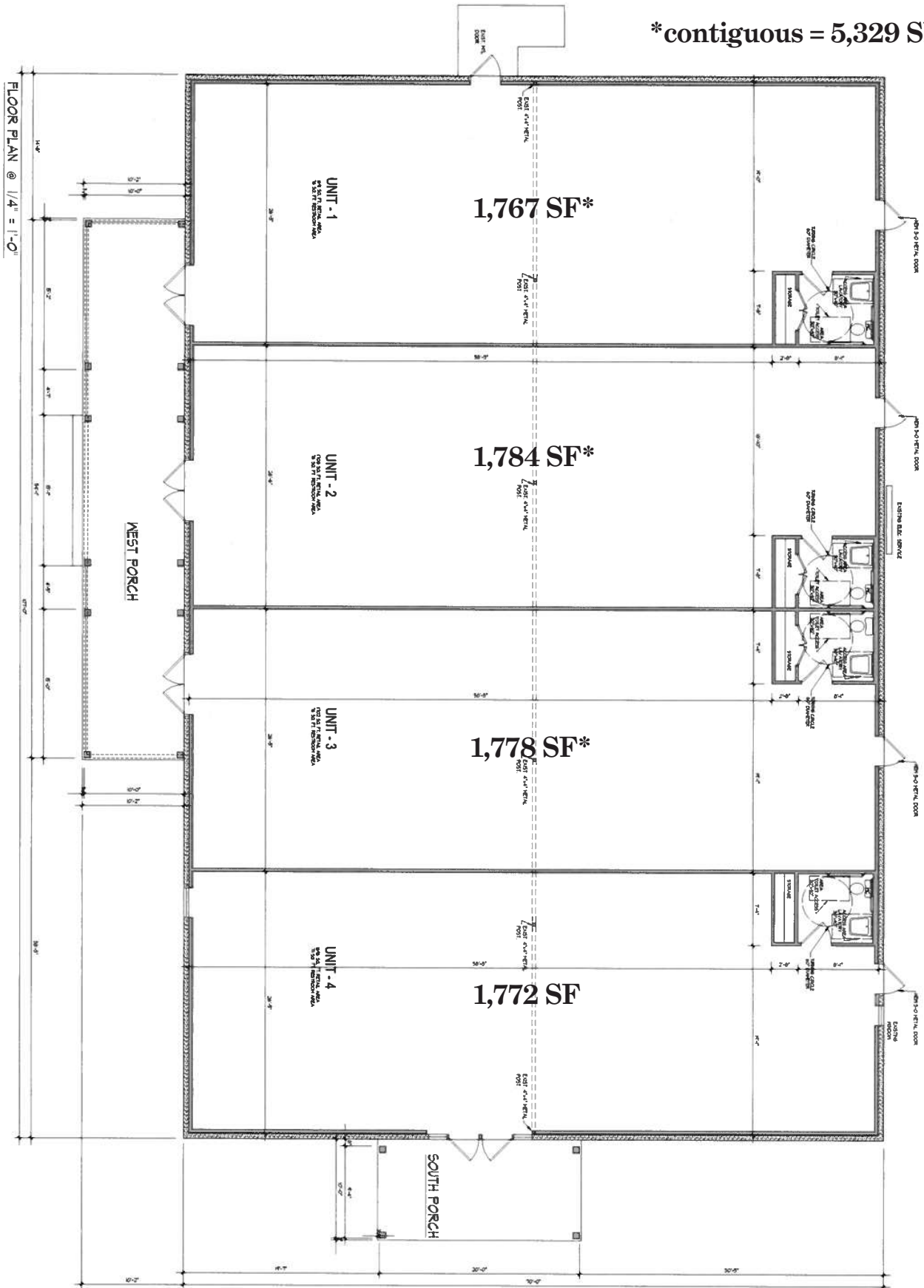


1753 E Hwy 97 | 9



# Floor Plan

\*contiguous = 5,329 SF





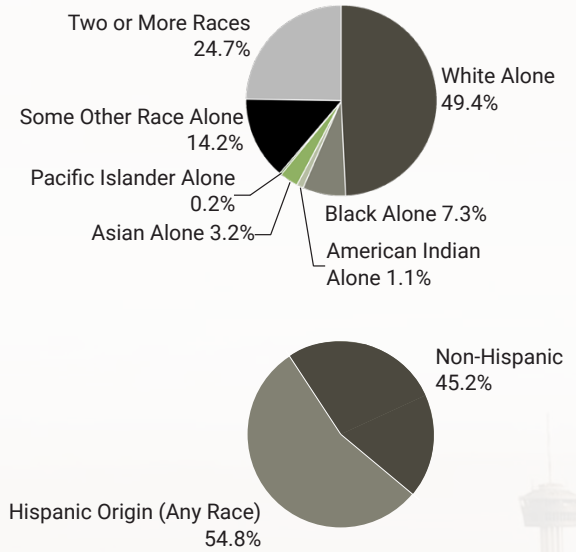
# San Antonio Market Overview

## Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio
- 8 San Diego
- 9 Dallas
- 10 San Jose

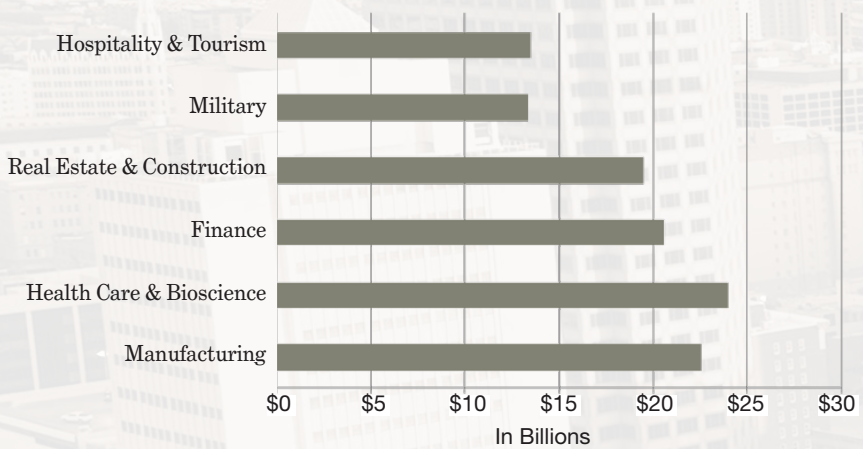


## Ethnicity 2023 Forecast



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Major Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	—	—	—
2020 Census	2,558,143	36.0	925,609	—	—	—
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175



# Demographics: 1-mile



## Demographic and Income Profile

1753 Highway 97 E, Jourdanton, Texas, 78026  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 28.92782  
 Longitude: -98.53217

Summary	Census 2010	Census 2020	2023	2028				
Population	1,470	1,594	1,703	1,705				
Households	517	560	586	594				
Families	361	384	396	401				
Average Household Size	2.78	2.77	2.83	2.79				
Owner Occupied Housing Units	352	363	385	390				
Renter Occupied Housing Units	165	197	201	204				
Median Age	38.0	38.6	39.1	40.4				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.02%	0.97%	0.30%					
Households	0.27%	1.15%	0.49%					
Families	0.25%	1.16%	0.44%					
Owner HHs	0.26%	1.38%	0.66%					
Median Household Income	1.77%	2.56%	2.57%					
Households by Income			2023	2028				
		Number	Percent	Number	Percent			
<\$15,000		41	7.0%	39	6.6%			
\$15,000 - \$24,999		38	6.5%	32	5.4%			
\$25,000 - \$34,999		141	24.1%	131	22.1%			
\$35,000 - \$49,999		53	9.0%	66	11.1%			
\$50,000 - \$74,999		44	7.5%	42	7.1%			
\$75,000 - \$99,999		138	23.5%	131	22.1%			
\$100,000 - \$149,999		52	8.9%	54	9.1%			
\$150,000 - \$199,999		20	3.4%	28	4.7%			
\$200,000+		60	10.2%	70	11.8%			
Median Household Income		\$59,940		\$65,428				
Average Household Income		\$93,742		\$104,465				
Per Capita Income		\$34,404		\$38,802				
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	106	7.2%	96	6.0%	108	6.3%	105	6.2%
5 - 9	107	7.3%	130	8.2%	114	6.7%	114	6.7%
10 - 14	123	8.4%	130	8.2%	115	6.8%	119	7.0%
15 - 19	90	6.1%	112	7.0%	106	6.2%	109	6.4%
20 - 24	77	5.2%	80	5.0%	108	6.3%	90	5.3%
25 - 34	179	12.2%	179	11.2%	206	12.1%	199	11.7%
35 - 44	175	11.9%	187	11.7%	226	13.3%	226	13.3%
45 - 54	194	13.2%	193	12.1%	190	11.2%	209	12.3%
55 - 64	180	12.2%	211	13.2%	210	12.3%	188	11.0%
65 - 74	112	7.6%	147	9.2%	186	10.9%	191	11.2%
75 - 84	87	5.9%	82	5.1%	93	5.5%	112	6.6%
85+	41	2.8%	45	2.8%	41	2.4%	43	2.5%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,268	86.3%	1,044	65.5%	1,096	64.3%	1,058	62.1%
Black Alone	7	0.5%	16	1.0%	18	1.1%	20	1.2%
American Indian Alone	10	0.7%	10	0.6%	10	0.6%	11	0.6%
Asian Alone	3	0.2%	6	0.4%	7	0.4%	8	0.5%
Pacific Islander Alone	0	0.0%	1	0.1%	1	0.1%	1	0.1%
Some Other Race Alone	147	10.0%	186	11.7%	205	12.0%	221	13.0%
Two or More Races	35	2.4%	333	20.9%	367	21.5%	386	22.6%
Hispanic Origin (Any Race)	762	51.8%	863	54.1%	945	55.5%	966	56.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 11, 2024



# Demographics: 3-mile



## Demographic and Income Profile

1753 Highway 97 E, Jourdanton, Texas, 78026  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 28.92782  
 Longitude: -98.53217

Summary	Census 2010	Census 2020	2023	2028				
Population	6,399	7,087	7,125	6,997				
Households	2,297	2,556	2,594	2,578				
Families	1,645	1,814	1,799	1,786				
Average Household Size	2.72	2.71	2.68	2.65				
Owner Occupied Housing Units	1,646	1,744	1,864	1,851				
Renter Occupied Housing Units	652	812	730	726				
Median Age	37.8	38.1	39.5	40.8				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.36%	0.97%	0.30%					
Households	-0.12%	1.15%	0.49%					
Families	-0.14%	1.16%	0.44%					
Owner HHs	-0.14%	1.38%	0.66%					
Median Household Income	1.60%	2.56%	2.57%					
Households by Income			2023	2028				
		Number	Percent	Number	Percent			
<\$15,000		187	7.2%	172	6.7%			
\$15,000 - \$24,999		163	6.3%	133	5.2%			
\$25,000 - \$34,999		370	14.3%	344	13.3%			
\$35,000 - \$49,999		307	11.8%	318	12.3%			
\$50,000 - \$74,999		320	12.3%	302	11.7%			
\$75,000 - \$99,999		522	20.1%	498	19.3%			
\$100,000 - \$149,999		429	16.5%	450	17.5%			
\$150,000 - \$199,999		126	4.9%	162	6.3%			
\$200,000+		169	6.5%	198	7.7%			
Median Household Income		\$69,896		\$75,679				
Average Household Income		\$90,272		\$100,274				
Per Capita Income		\$33,005		\$37,105				
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	457	7.1%	443	6.3%	447	6.3%	424	6.1%
5 - 9	480	7.5%	534	7.5%	488	6.8%	466	6.7%
10 - 14	524	8.2%	550	7.8%	495	6.9%	507	7.2%
15 - 19	415	6.5%	521	7.4%	446	6.3%	453	6.5%
20 - 24	333	5.2%	387	5.5%	412	5.8%	349	5.0%
25 - 34	759	11.9%	841	11.9%	866	12.2%	774	11.1%
35 - 44	819	12.8%	861	12.1%	938	13.2%	914	13.1%
45 - 54	830	13.0%	856	12.1%	848	11.9%	901	12.9%
55 - 64	764	11.9%	878	12.4%	851	11.9%	798	11.4%
65 - 74	505	7.9%	689	9.7%	771	10.8%	743	10.6%
75 - 84	348	5.4%	359	5.1%	396	5.6%	488	7.0%
85+	165	2.6%	167	2.4%	167	2.3%	179	2.6%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,704	89.1%	4,744	66.9%	4,697	65.9%	4,453	63.6%
Black Alone	33	0.5%	54	0.8%	57	0.8%	63	0.9%
American Indian Alone	38	0.6%	47	0.7%	47	0.7%	50	0.7%
Asian Alone	31	0.5%	30	0.4%	33	0.5%	38	0.5%
Pacific Islander Alone	2	0.0%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	461	7.2%	745	10.5%	770	10.8%	819	11.7%
Two or More Races	130	2.0%	1,466	20.7%	1,518	21.3%	1,573	22.5%
Hispanic Origin (Any Race)	3,073	48.0%	3,533	49.9%	3,641	51.1%	3,663	52.4%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 11, 2024



# Demographics: 5-mile



## Demographic and Income Profile

1753 Highway 97 E, Jourdanton, Texas, 78026  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.92782  
 Longitude: -98.53217

Summary	Census 2010	Census 2020	2023	2028				
Population	14,477	15,859	15,711	15,290				
Households	5,188	5,651	5,674	5,589				
Families	3,732	4,000	3,963	3,900				
Average Household Size	2.74	2.76	2.72	2.69				
Owner Occupied Housing Units	3,579	3,766	3,890	3,840				
Renter Occupied Housing Units	1,609	1,885	1,784	1,749				
Median Age	37.0	37.2	38.7	40.0				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.54%	0.97%	0.30%					
Households	-0.30%	1.15%	0.49%					
Families	-0.32%	1.16%	0.44%					
Owner HHs	-0.26%	1.38%	0.66%					
Median Household Income	1.97%	2.56%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	507	8.9%	461	8.2%				
\$15,000 - \$24,999	418	7.4%	341	6.1%				
\$25,000 - \$34,999	707	12.5%	634	11.3%				
\$35,000 - \$49,999	500	8.8%	495	8.9%				
\$50,000 - \$74,999	876	15.4%	827	14.8%				
\$75,000 - \$99,999	981	17.3%	953	17.1%				
\$100,000 - \$149,999	1,124	19.8%	1,203	21.5%				
\$150,000 - \$199,999	247	4.4%	309	5.5%				
\$200,000+	314	5.5%	364	6.5%				
Median Household Income	\$68,633		\$75,666					
Average Household Income	\$87,650		\$97,611					
Per Capita Income	\$31,885		\$35,931					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,067	7.4%	1,067	6.7%	1,012	6.4%	971	6.3%
5 - 9	1,107	7.6%	1,204	7.6%	1,101	7.0%	1,032	6.7%
10 - 14	1,180	8.2%	1,231	7.8%	1,127	7.2%	1,122	7.3%
15 - 19	1,024	7.1%	1,165	7.3%	991	6.3%	1,015	6.6%
20 - 24	799	5.5%	913	5.8%	901	5.7%	773	5.1%
25 - 34	1,689	11.7%	1,924	12.1%	1,979	12.6%	1,736	11.4%
35 - 44	1,815	12.5%	1,918	12.1%	1,993	12.7%	1,976	12.9%
45 - 54	1,867	12.9%	1,856	11.7%	1,811	11.5%	1,875	12.3%
55 - 64	1,772	12.2%	1,938	12.2%	1,862	11.9%	1,698	11.1%
65 - 74	1,100	7.6%	1,547	9.8%	1,752	11.2%	1,650	10.8%
75 - 84	733	5.1%	787	5.0%	846	5.4%	1,081	7.1%
85+	322	2.2%	307	1.9%	334	2.1%	363	2.4%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	12,898	89.1%	10,264	64.7%	10,034	63.9%	9,418	61.6%
Black Alone	88	0.6%	128	0.8%	132	0.8%	140	0.9%
American Indian Alone	91	0.6%	119	0.8%	119	0.8%	123	0.8%
Asian Alone	75	0.5%	73	0.5%	80	0.5%	90	0.6%
Pacific Islander Alone	7	0.0%	4	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	1,026	7.1%	1,917	12.1%	1,932	12.3%	2,022	13.2%
Two or More Races	291	2.0%	3,354	21.1%	3,410	21.7%	3,492	22.8%
Hispanic Origin (Any Race)	7,452	51.5%	8,358	52.7%	8,439	53.7%	8,384	54.8%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 11, 2024









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