

COMMERCIAL LAND FOR SALE

Bexar County

19217 and 19111 Applewhite Rd, San Antonio, TX 78264



*Property outline is for visual purposes only and does not reflect the exact property outline. Buyer to verify square footage of buildings.

LIGHT INDUSTRIAL SITE

71.5 ACRES TOTAL
19217 Applewhite Rd - 41.5 AC
19217 Applewhite Rd - 30 AC



KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite
101 San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

RAV SINGH, CCIM

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0560351, Texas

PRESENTED BY:

DONNIE WALKER, BROKER ASSOCIATE

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We obtained the information above from sources we believe to be reliable. 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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30 Acres

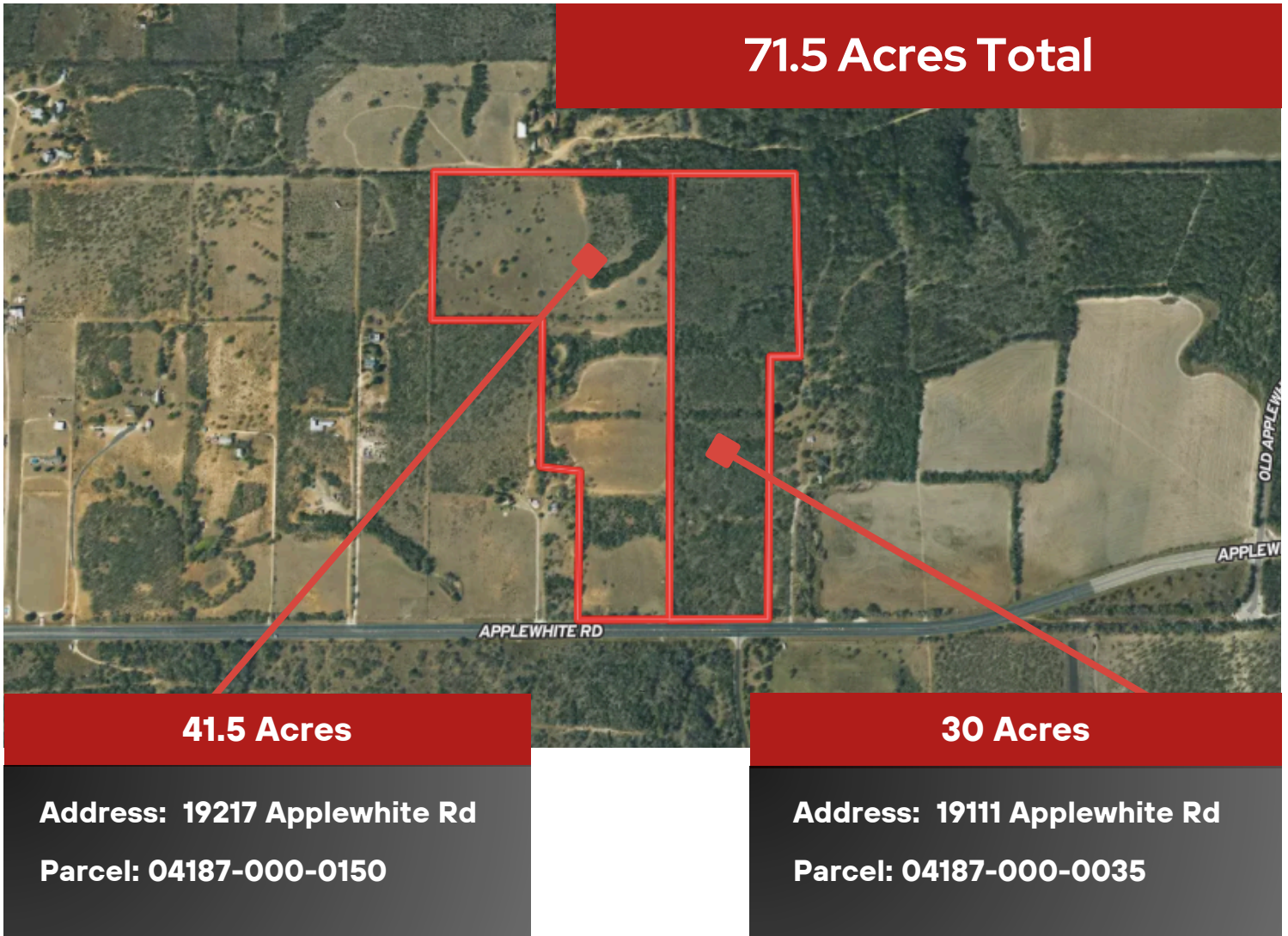


41.5 Acres



EXECUTIVE SUMMARY

19217 and 19111 Applewhite Rd, San Antonio, TX 78264



OFFERING SUMMARY

Price: Call Broker

Zoning: MI-1

Proposed Use: Commercial

Property Subtype: Industrial

Utilities: Verify with Civil Engineer

INVESTMENT HIGHLIGHTS

- Lots can be bought together or separately
- Close proximity to the Toyota Motor Manufacturing Plant
- Easy access to major highways Loop 1604, I-37, 281, I-410

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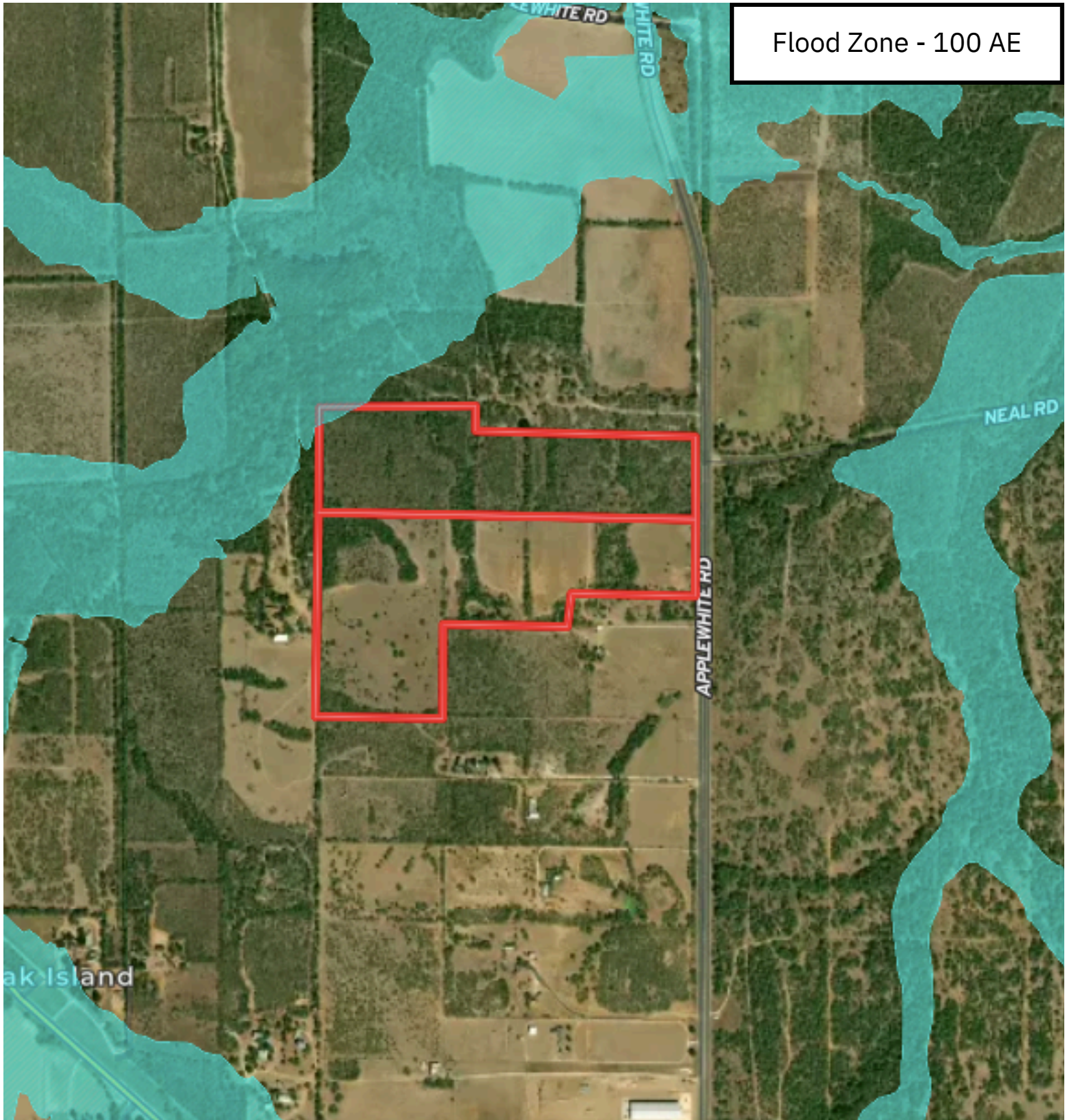
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FEMA Flood Plain Map

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Flood Zone - 100 AE

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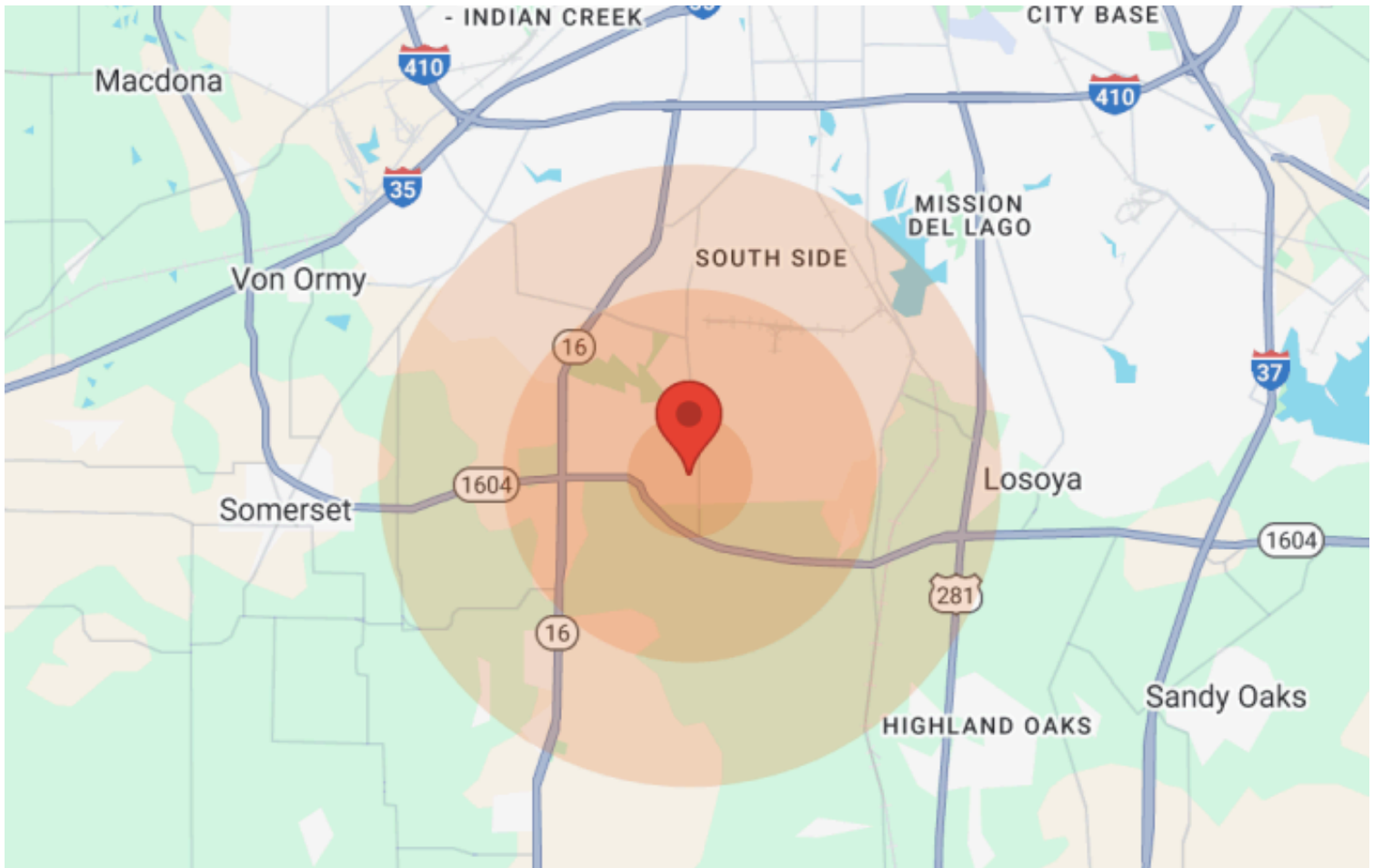
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Demographics

19217 and 19111 Appplewhite Rd, San Antonio, TX 78264



Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,445	7,182
Female	N/A	1,366	7,196
Total Population	N/A	2,811	14,378

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	671	3,949
Ages 15-24	N/A	432	2,409
Ages 25-54	N/A	1,067	5,192
Ages 55-64	N/A	300	1,295
Ages 65+	N/A	341	1,533

Race	1 Mile	3 Miles	5 Miles
White	N/A	2,394	11,545
Black	N/A	15	143
Am In/AK Nat	N/A	N/A	49
Hawaiian	N/A	5	5
Hispanic	N/A	2,162	11,594
Multi-Racial	N/A	638	5,112

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$59,441	\$45,268
< \$15,000	N/A	96	652
\$15,000-\$24,999	N/A	96	501
\$25,000-\$34,999	N/A	102	615
\$35,000-\$49,999	N/A	35	773
\$50,000-\$74,999	N/A	261	739
\$75,000-\$99,999	N/A	83	448
\$100,000-\$149,999	N/A	150	372
\$150,000-\$199,999	N/A	N/A	45
> \$200,000	N/A	N/A	18

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	995	4,692
Occupied	N/A	899	4,090
Owner Occupied	N/A	736	2,956
Renter Occupied	N/A	163	1,134
Vacant	N/A	96	602

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REGIONAL MAP

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PROFESSIONAL BIO

19217 and 19111 Applewhite Rd, San Antonio, TX 78264



RAV SINGH

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PROFESSIONAL BACKGROUND

Mr. Singh is a hotel and investment specialist focused on midscale and select-service hotels on the chain scale. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality and commercial land investments 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 PowerBroker 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.

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 United States.

EDUCATION

Iowa State University

AFFILIATIONS

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



DONNIE WALKER

Broker Associate
(210) 378-0878
donnie@walkertexasre.com
0697847, Texas

PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 75M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

EDUCATION

BBA in Finance from Texas A&M Mays Business School

AFFILIATIONS

RLI - Realtors Land Institute
NAR - National Association of Realtors
TAR - Texas Association of Realtors

KW Commercial City View
15510 Vance Jackson Suite 101
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210.696.9996



11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Keller Willis San Antonio, INC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	547594 License No.	legal@kwcityview.com Email	(210)696-9996 Phone
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Tony Zamora Jr. Licensed Supervisor of Sales Agent/ Associate	537135 License No.	Legal@kwcityview.com Email	(210)696-9996 Phone
Ravpreet Singh / Donnie Walker Sales Agent/Associate's Name	560351/697847 License No.	donnie@walkertexasre.com Email	(210)378-0878 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

**Information available at www.trec.texas.gov
IABS 1-0 Date**