

PAD SITES FOR SALE

±4.05 ACRES (3 PAD SITES)

21891 N US Hwy 281, San Antonio, TX 78258



**SUBJECT
SITE**



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

ALBERT MCNEEL, SIOR
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JIM LUNDBLAD
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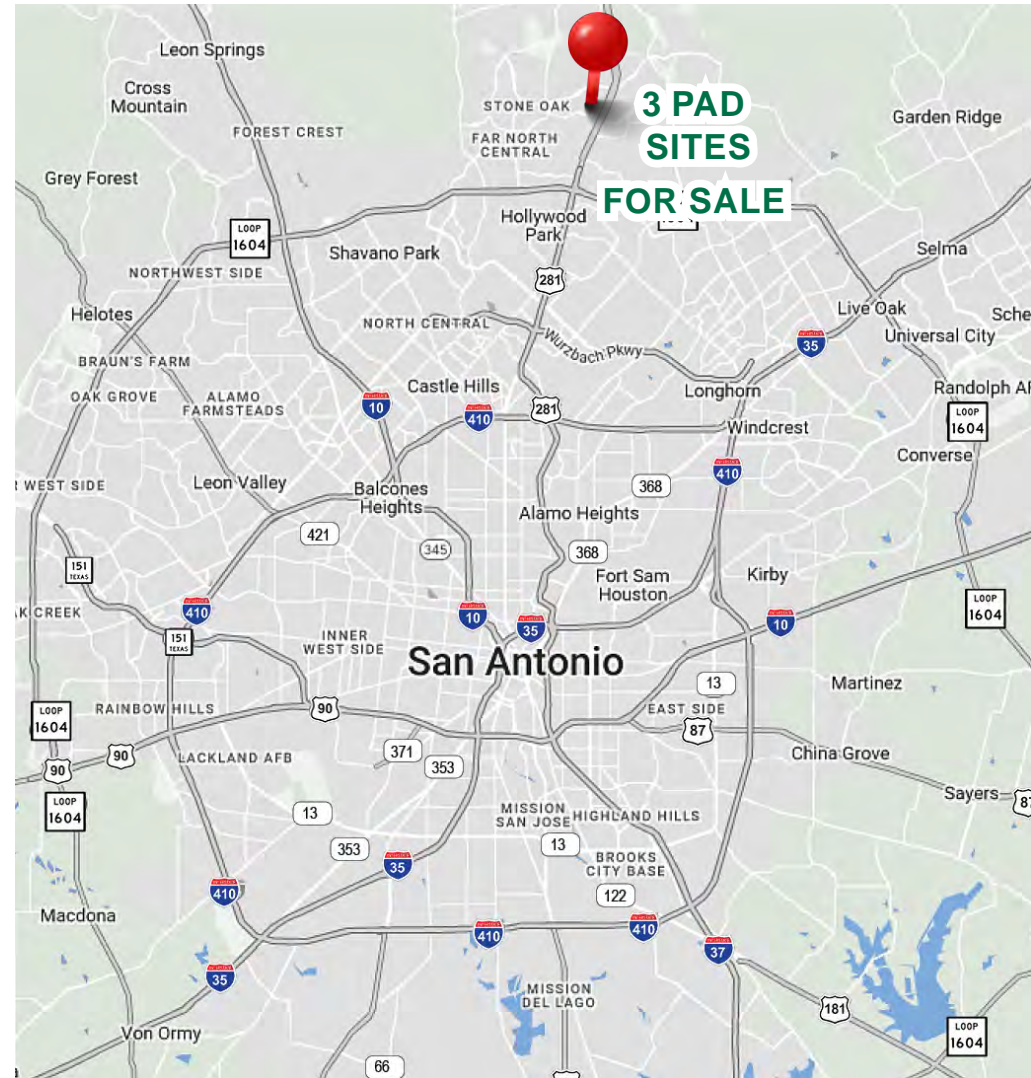
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Overview / Utility Map

LOCATION:	West of Hwy 281 Between Evans Rd & Stone Oak Pkwy
EACH LOT SIZE:	±1.35 Acres (±58,750 SF)
ASKING PRICE:	Call for pricing
ZONING:	C-3 (Commercial) EZRD (Edwards Recharge Zone District)
UTILITIES*:	Water & Sewer - SAWS Electric & Gas - CPS

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



11.12.24

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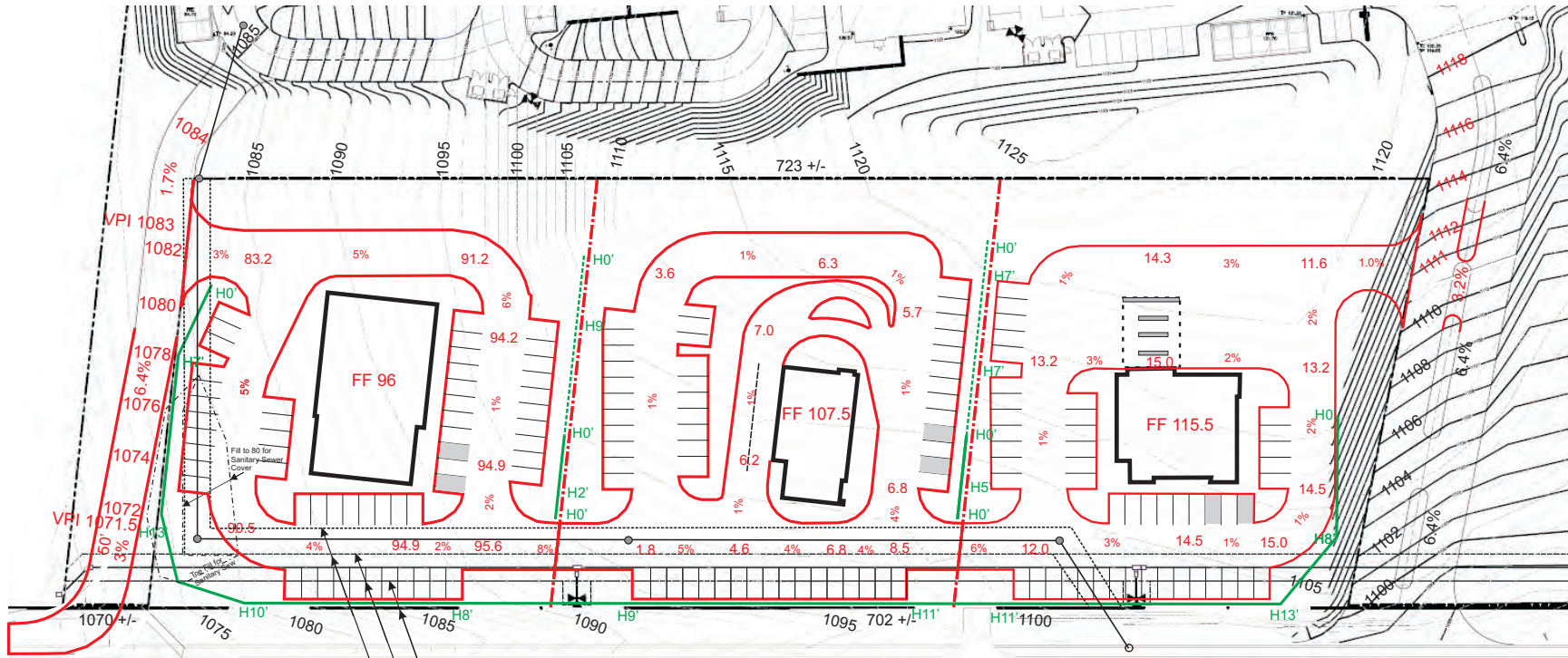
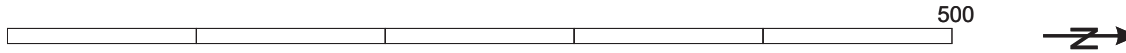
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Survey



Retaining Wall Legend
 — Proposed Retaining Wall
 - - - - - Cut Face in Limestone

Prop Gas, Elec, Tele & Cable Esmt.
 Prop Waterline Esmt.
 Prop Sanitary Sewer Esmt.

HWY 281

PRELIM SITE PLAN 281 SITE
 west side of Hwy 281 between Evans Rd & Stone Oak Pkwy
 3 Pads - each approx 235' wide x 250' deep

**WITH PRELIM GRADING
 & RETAINING WALLS**

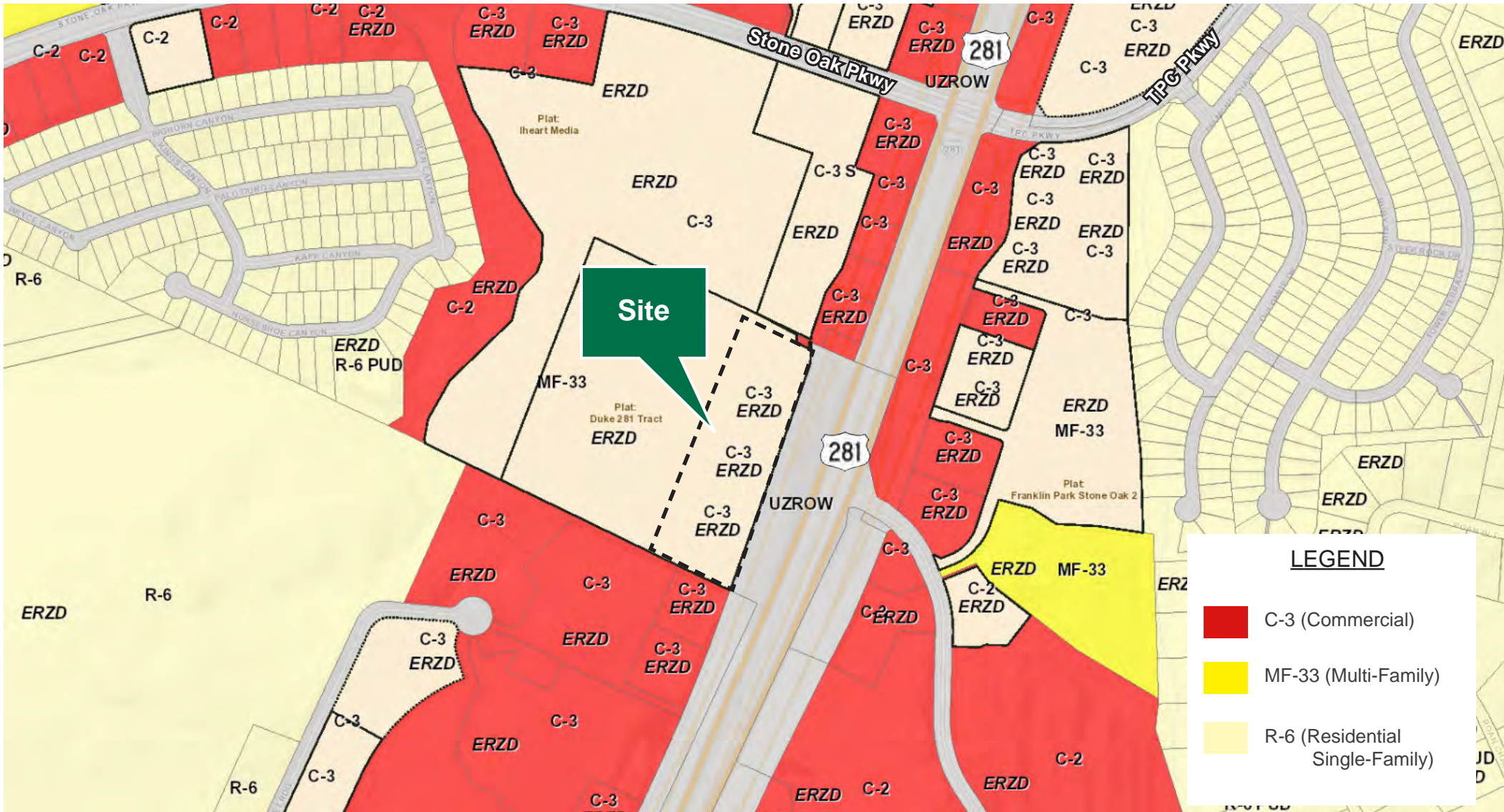
**Rev 2/13/20 for 65%
 Impervious Cover**

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Zoning Map



LEGEND

-  C-3 (Commercial)
-  MF-33 (Multi-Family)
-  R-6 (Residential Single-Family)

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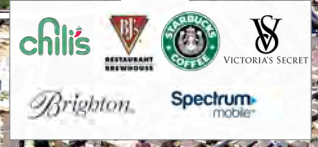
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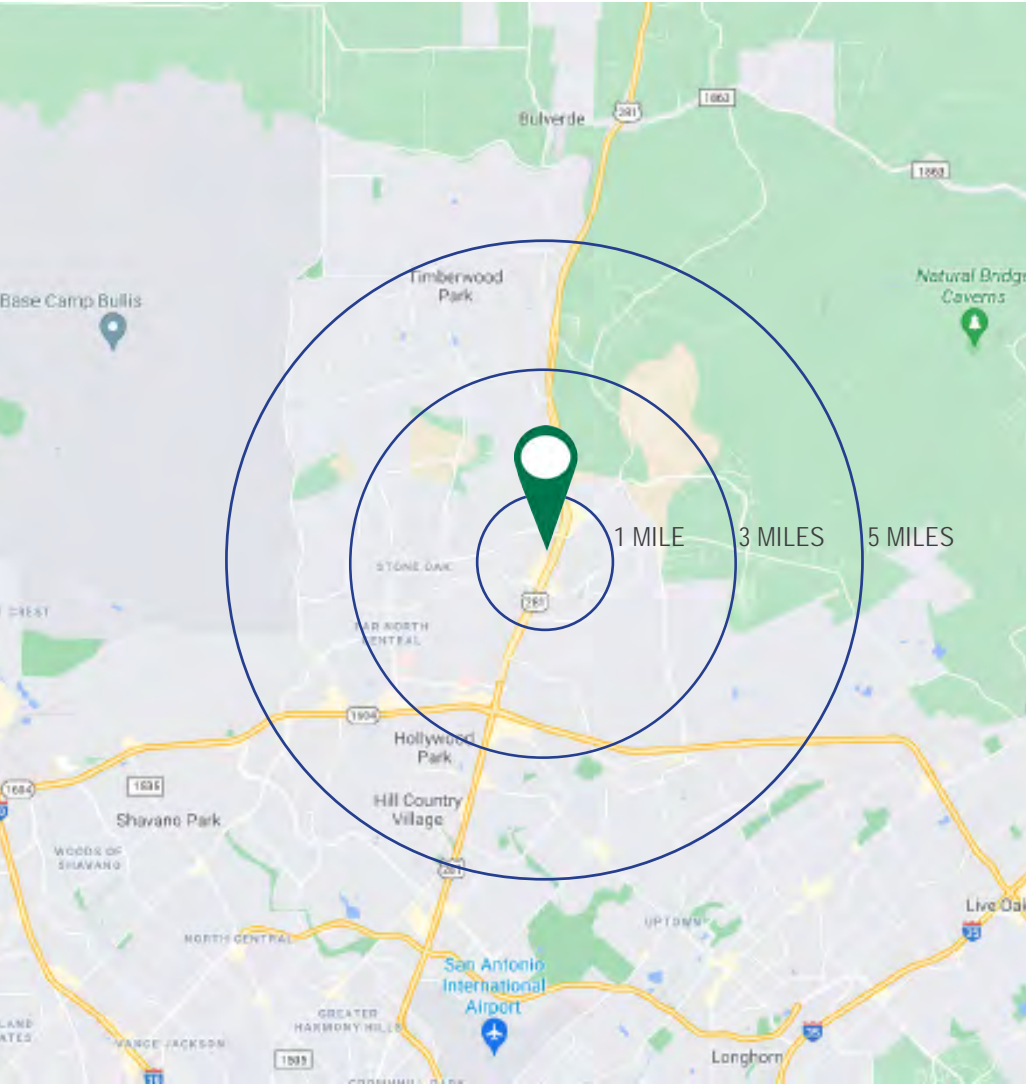
Aerial View



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Demographics



	1 Mile	3 Mile	5 Mile
Population			
2023 Total Population:	10,875	83,329	176,520
2028 Population Projection:	11,365	86,895	182,489
Annual Growth 2023-2028:	0.9%	0.9%	0.7%
Median Age:	35.6	36	37.3
Households			
Total Households:	4,011	29,880	64,813
Annual Growth 2023-2028:	1.0%	0.9%	0.7%
Median Household Income:	\$105,825	\$96,398	\$93,031
Average Household Size:	2.7	2.8	2.7
2021 Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$323,992	\$325,941	\$301,813
Median Year Built:	2007	2006	2004
Daytime Employment			
Total Businesses:	573	3,668	7,390
Total Employees:	5,372	31,150	60,774
Vehicle Traffic			
Hwy 281 @ Stone Oakky Pkwy:	65,782 vpd		
Hwy 281 @ Evans Rd:	53,754 vpd		

Source: Costar

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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.

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:
 - 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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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