

LAND FOR SALE

13931 OLD SCENIC LOOP RD

13931 OLD SCENIC LOOP ROAD, HELOTES, TX 78023

KW CITY VIEW
COMMERCIAL
KELLERWILLIAMS. REALTY



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KW COMMERCIAL CITY VIEW

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DISCLAIMER

13931 OLD SCENIC LOOP ROAD



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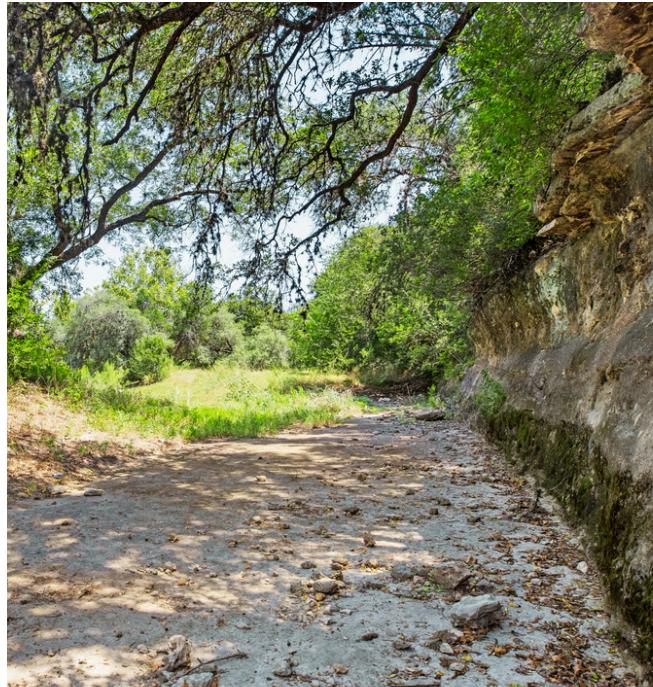
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

13931 OLD SCENIC LOOP ROAD



Development Opportunity

13931 Old Scenic Loop Road offers 17.6 acres of commercial land in one of the fastest-growing corridors of Northwest San Antonio. Strategically positioned just $\frac{1}{4}$ mile from Bandera Road (Hwy 16) and Scenic Loop, this site sits at the heart of Helotes — surrounded by new residential communities, thriving businesses, and top regional attractions..

The property lies adjacent to the new event venue The View at Helotes Creek and directly across from 650+ new homes, creating built-in demand for retail, services, and housing. Utilities and infrastructure are in progress, and the tract benefits from excellent accessibility to UTSA, La Cantera, Fiesta Texas, USAA, Valero HQs, and Old Town Helotes.

Location Highlights

High Traffic Count Location 1/4 Mile from Corner of Hwy 16 (Bandera Rd) and Scenic Loop Rd. New QT Convenience Store on Corner of Bandera/ Scenic Loop (Sewer location) New Subdivisions being built within a 1/2 mile of Property

Property Features

Property Type: Land

Subtype: Commercial

Zoning: C-2 - (B-2) Allows structures occupied or suitable for furnishing retail goods such as groceries, drugs, clothing and such services to satisfy the household)

Proposed Use: Commercial

Total Lot Size: 17.60 Acres

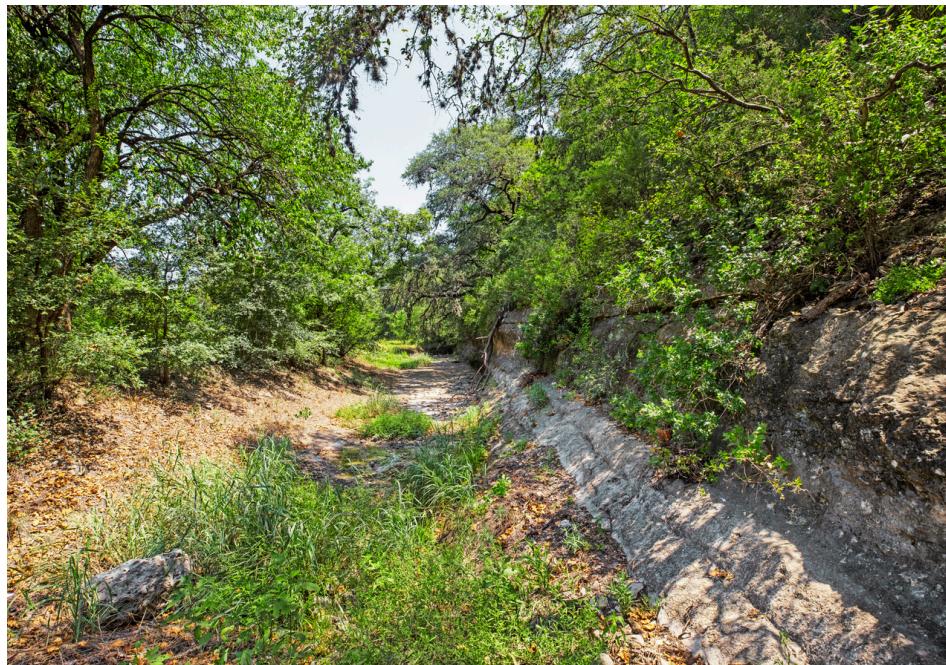
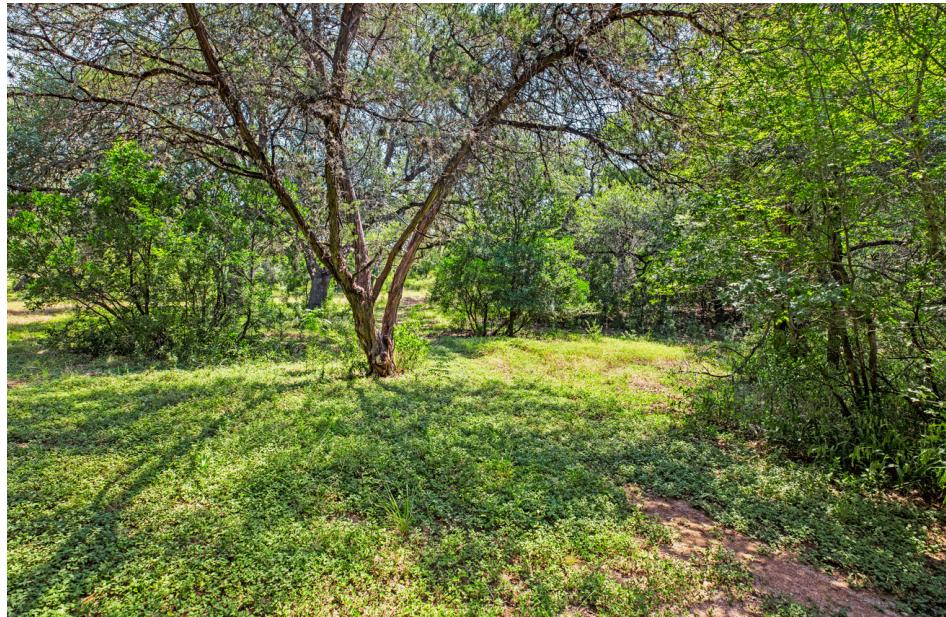
PROPERTY PHOTOS

13931 OLD SCENIC LOOP ROAD



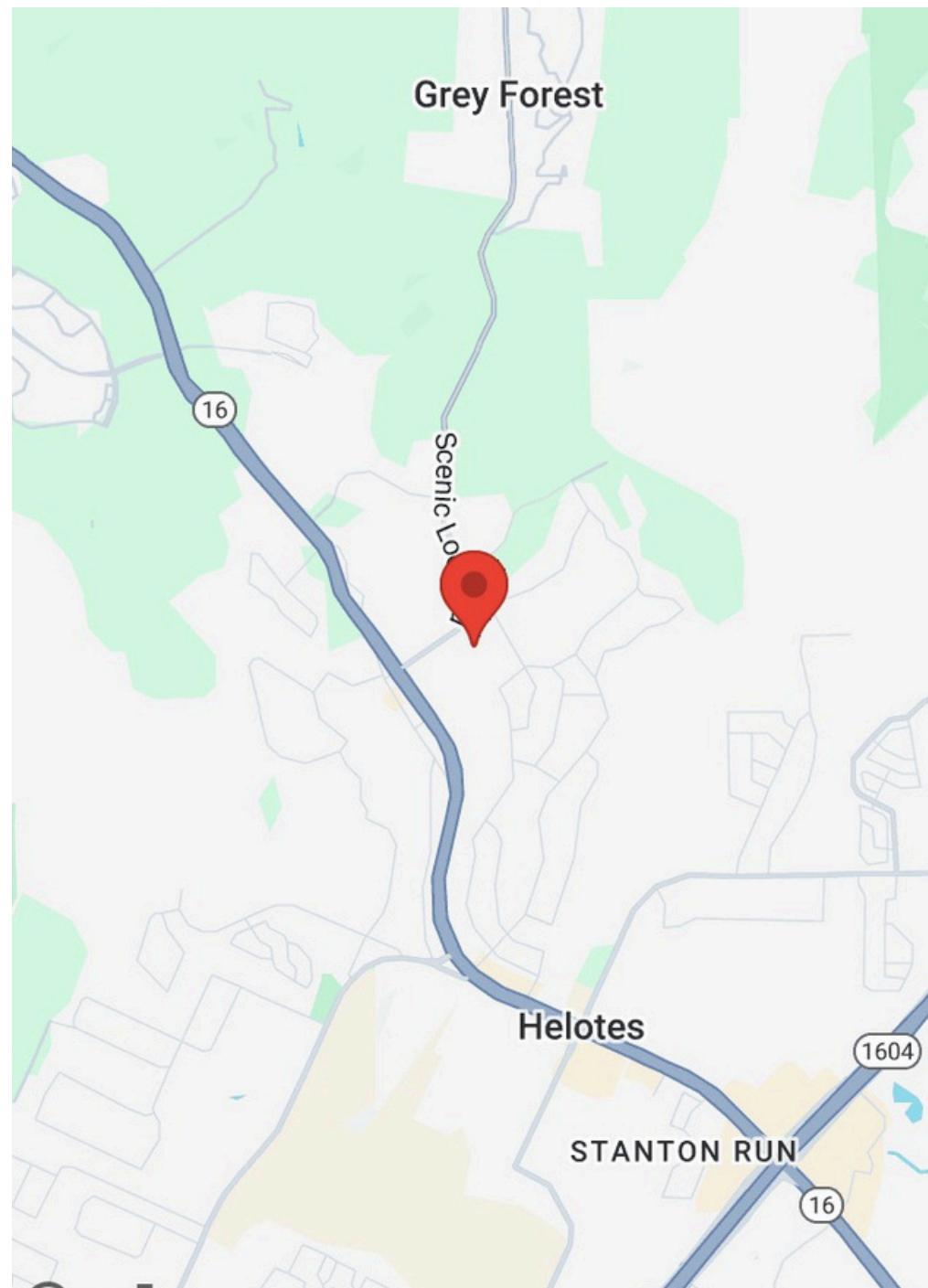
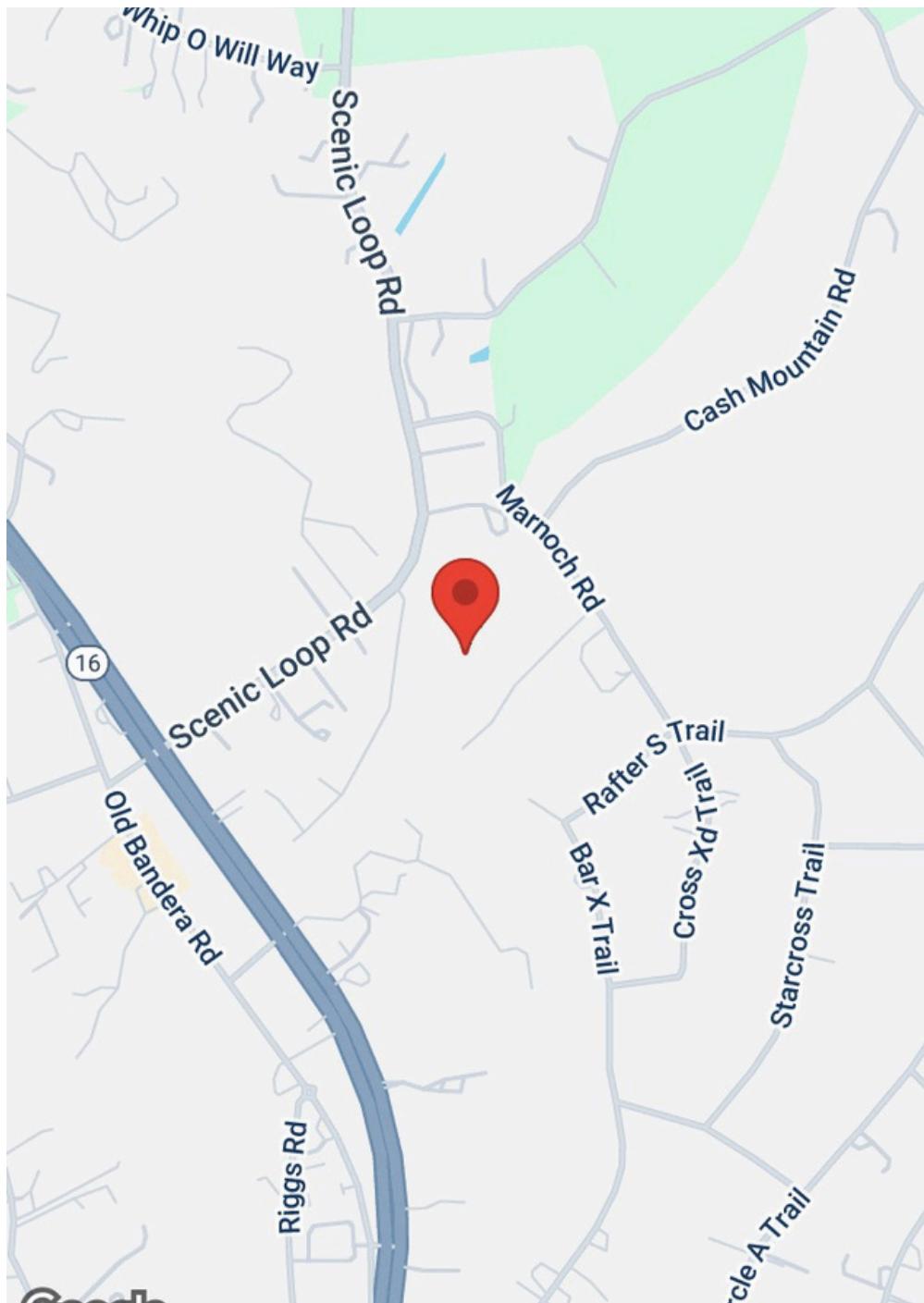
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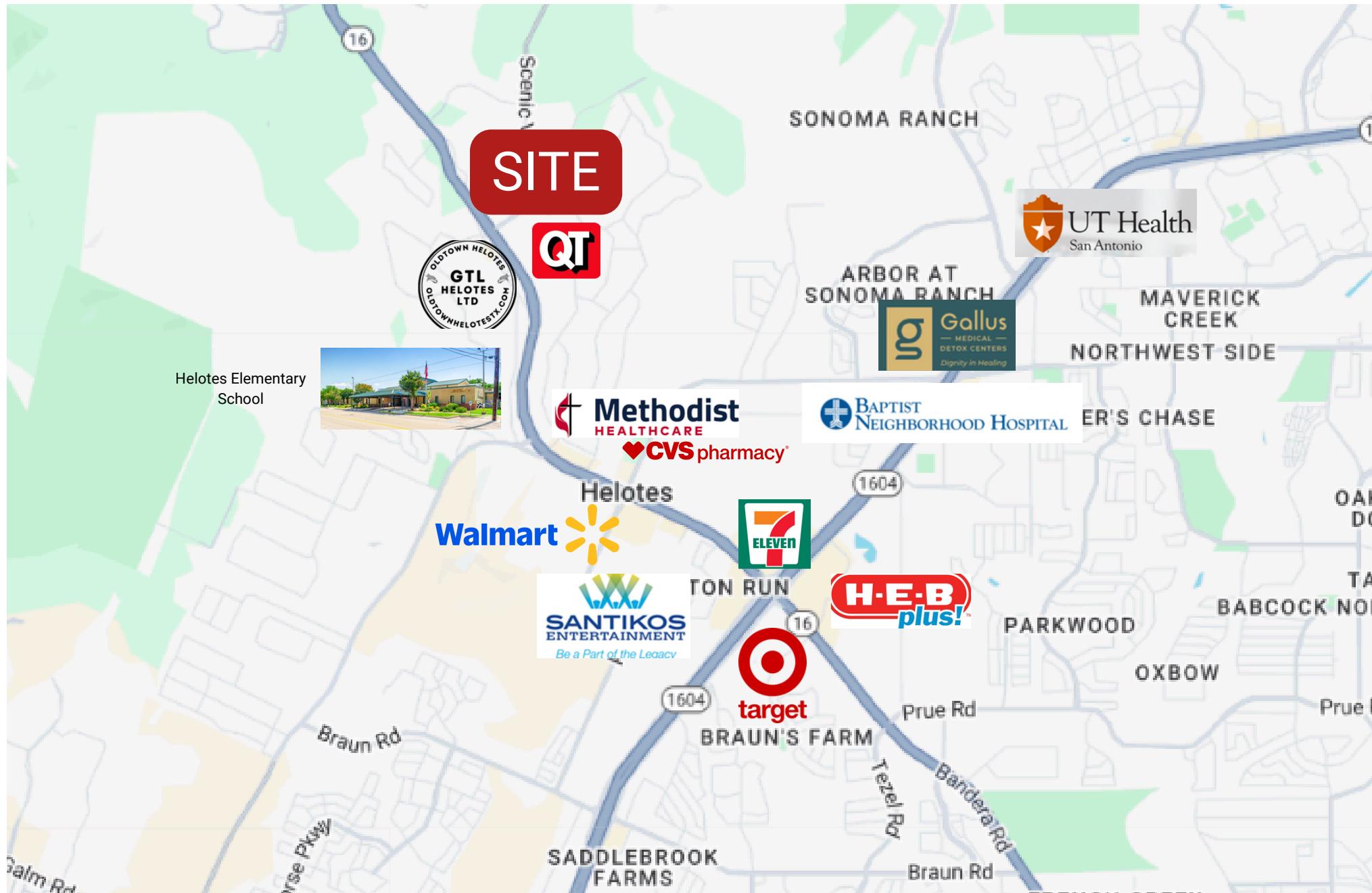
LOCATION MAPS

13931 OLD SCENIC LOOP ROAD



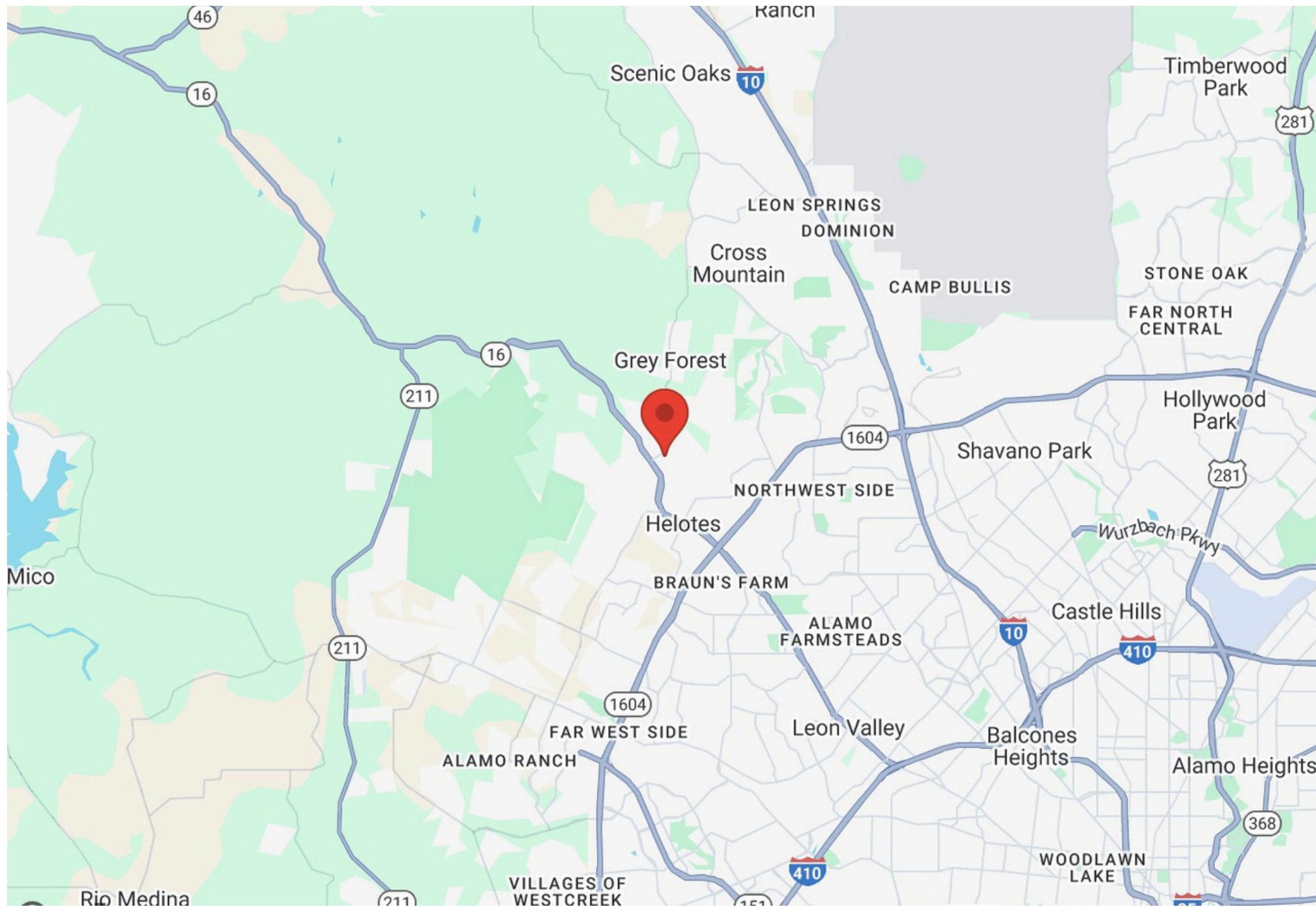
BUSINESS MAP

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REGIONAL MAP

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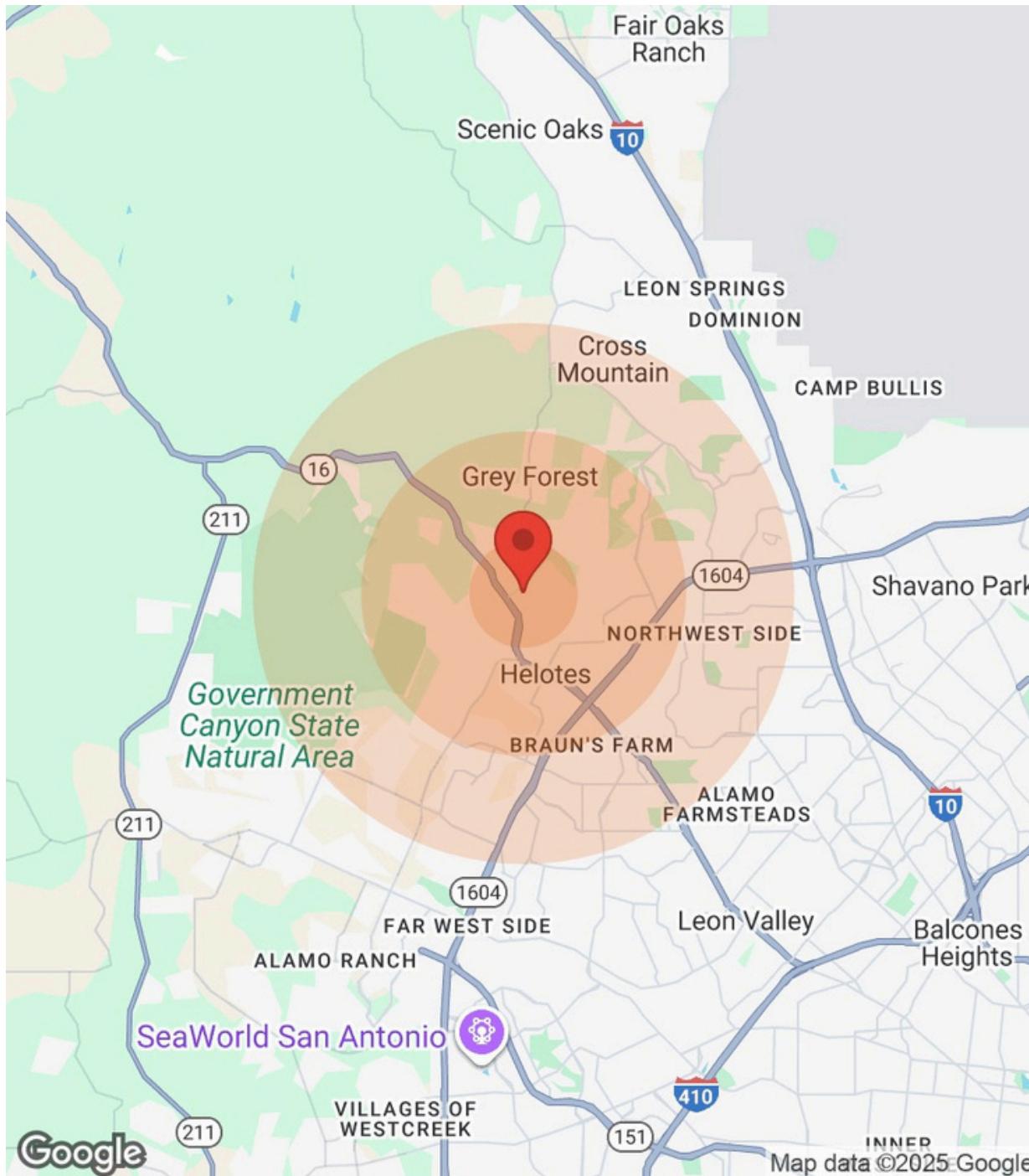
AERIAL MAP

13931OLDSCENICLOOP ROAD



DEMOCRAPHICS

13931 OLD SCENIC LOOP ROAD



Population	1 Mile	3 Miles	5 Miles
Male	533	20,231	70,385
Female	517	18,550	70,390
Total Population	1,050	38,781	140,775

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	157	8,742	30,846
Ages 15-24	128	5,352	19,980
Ages 25-54	287	16,308	59,425
Ages 55-64	175	4,172	15,735
Ages 65+	303	4,207	14,789

Race	1 Mile	3 Miles	5 Miles
White	1,040	31,476	109,506
Black	N/A	1,147	6,174
Am In/AK Nat	N/A	30	273
Hawaiian	N/A	2	67
Hispanic	203	14,978	64,824
Multi-Racial	12	7,420	36,014

Income	1 Mile	3 Miles	5 Miles
Median	\$113,282	\$89,973	\$73,274
< \$15,000	N/A	810	3,866
\$15,000-\$24,999	36	517	2,573
\$25,000-\$34,999	9	259	3,242
\$35,000-\$49,999	43	1,153	5,633
\$50,000-\$74,999	71	2,658	9,516
\$75,000-\$99,999	30	2,604	8,737
\$100,000-\$149,999	112	3,139	9,516
\$150,000-\$199,999	76	1,097	2,655
> \$200,000	21	1,088	2,397

Housing	1 Mile	3 Miles	5 Miles
Total Units	396	13,207	48,895
Occupied	382	12,640	46,620
Owner Occupied	363	10,039	34,473
Renter Occupied	19	2,601	12,147
Vacant	14	567	2,275

For more information about this property, contact:

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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 work 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 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.

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Adriana Rodriguez	703275	adrianardz@kw.com	(210)388-2263
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date