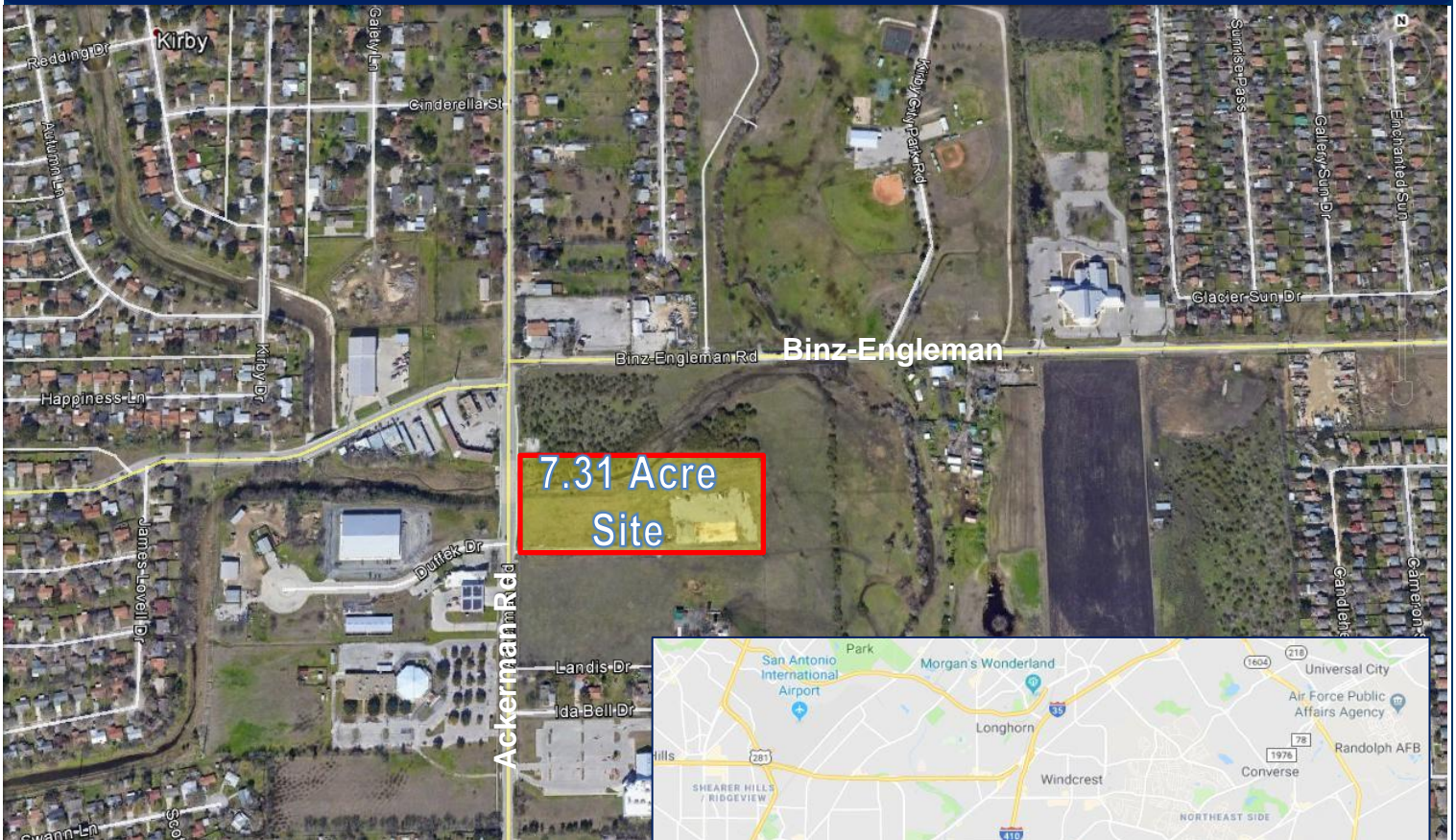


FOR SALE

7.31 ACRE SITE

5863 BINZ-ENGLEMAN, SAN ANTONIO, TX 78219



Size

Approx. 7.31 Acres

Price

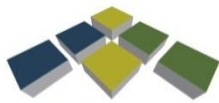
\$5.00 per Sq. Ft.

Demographics

<u>Detail</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Population	16,393	61,230	189,850
Average Hshld Income	\$58,846	\$58,677	\$67,547

Zoning

OCL



rohde ottmers siegel
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Established 1908

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	13,389	37,885	143,375
2010 Population	14,617	52,868	168,859
2018 Population	16,393	61,230	189,850
2023 Population	17,471	66,303	203,337
2000-2010 Annual Rate	0.88%	3.39%	1.65%
2010-2018 Annual Rate	1.40%	1.80%	1.43%
2018-2023 Annual Rate	1.28%	1.60%	1.38%
2018 Male Population	48.1%	47.9%	48.3%
2018 Female Population	51.9%	52.1%	51.7%
2018 Median Age	31.7	31.8	34.2

In the identified area, the current year population is 189,850. In 2010, the Census count in the area was 168,859. The rate of change since 2010 was 1.43% annually. The five-year projection for the population in the area is 203,337 representing a change of 1.38% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 31.7, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	51.4%	47.6%	53.4%
2018 Black Alone	23.5%	27.9%	25.5%
2018 American Indian/Alaska Native Alone	0.8%	1.0%	0.9%
2018 Asian Alone	2.0%	3.0%	2.7%
2018 Pacific Islander Alone	0.3%	0.3%	0.3%
2018 Other Race	17.9%	15.5%	12.8%
2018 Two or More Races	4.1%	4.7%	4.4%
2018 Hispanic Origin (Any Race)	57.1%	52.0%	46.4%

Persons of Hispanic origin represent 46.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	4,211	12,835	51,620
2010 Households	4,629	17,529	58,763
2018 Total Households	5,171	20,056	65,464
2023 Total Households	5,495	21,599	69,880
2000-2010 Annual Rate	0.95%	3.17%	1.30%
2010-2018 Annual Rate	1.35%	1.65%	1.32%
2018-2023 Annual Rate	1.22%	1.49%	1.31%
2018 Average Household Size	3.17	3.04	2.82

The household count in this area has changed from 58,763 in 2010 to 65,464 in the current year, a change of 1.32% annually. The five-year projection of households is 69,880, a change of 1.31% annually from the current year total. Average household size is currently 2.82, compared to 2.78 in the year 2010. The number of families in the current year is 45,289 in the specified area.

Median Household Income

2018 Median Household Income	\$48,260	\$49,536	\$50,714
2023 Median Household Income	\$52,761	\$53,057	\$54,219
2018-2023 Annual Rate	1.80%	1.38%	1.35%

Average Household Income

2018 Average Household Income	\$58,846	\$58,677	\$67,547
2023 Average Household Income	\$65,842	\$65,930	\$75,217
2018-2023 Annual Rate	2.27%	2.36%	2.17%

Per Capita Income

2018 Per Capita Income	\$18,533	\$19,396	\$24,117
2023 Per Capita Income	\$20,668	\$21,645	\$26,622
2018-2023 Annual Rate	2.20%	2.22%	2.00%

Households by Income

Current median household income is \$50,714 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$54,219 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$67,547 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$75,217 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,117 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$26,622 in five years, compared to \$36,530 for all U.S. households



Information About Brokerage Services

11-2-2015

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:
 - 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>ALFRED WILLIAM ROHDE, III</u>	<u>0146682</u>	<u>tomrohde@rohderealty.com</u>	<u>(210) 366-1400</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	_____	_____	<u>(210) 366-1400</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information about

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