



SALE

4.56 Acres FM 3009 & FM 2252

FM 2252 & FM 3009

Garden Ridge, TX 78266

PRESENTED BY:

STEVE RODGERS CPM®, CCIM

O: 830.500.3787

steve.rodgers@svn.com

TX #0510821

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5.20 / SF
LOT SIZE:	4.56 Acres
PRICE / ACRE:	\$226,512
ZONING:	Future Zoning - Light Retail
APN:	74471 & 74473

PROPERTY OVERVIEW

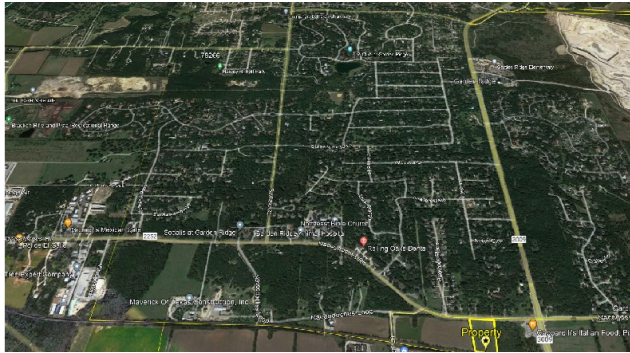
SVN | Traditions is pleased to offer the market this 4.56 acre land tract for sale. This parcel fronts FM 2252 (Nacogdoches Road) near the intersection of FM 3009. The tract is included in the City's future land plan's special planning area #3 slated for Light Retail development due to it's size and location.

PROPERTY HIGHLIGHTS

- Light Retail Future Zoning
- Easy Access to IH-35
- Flat/Regular Shape

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ADDITIONAL PHOTOS



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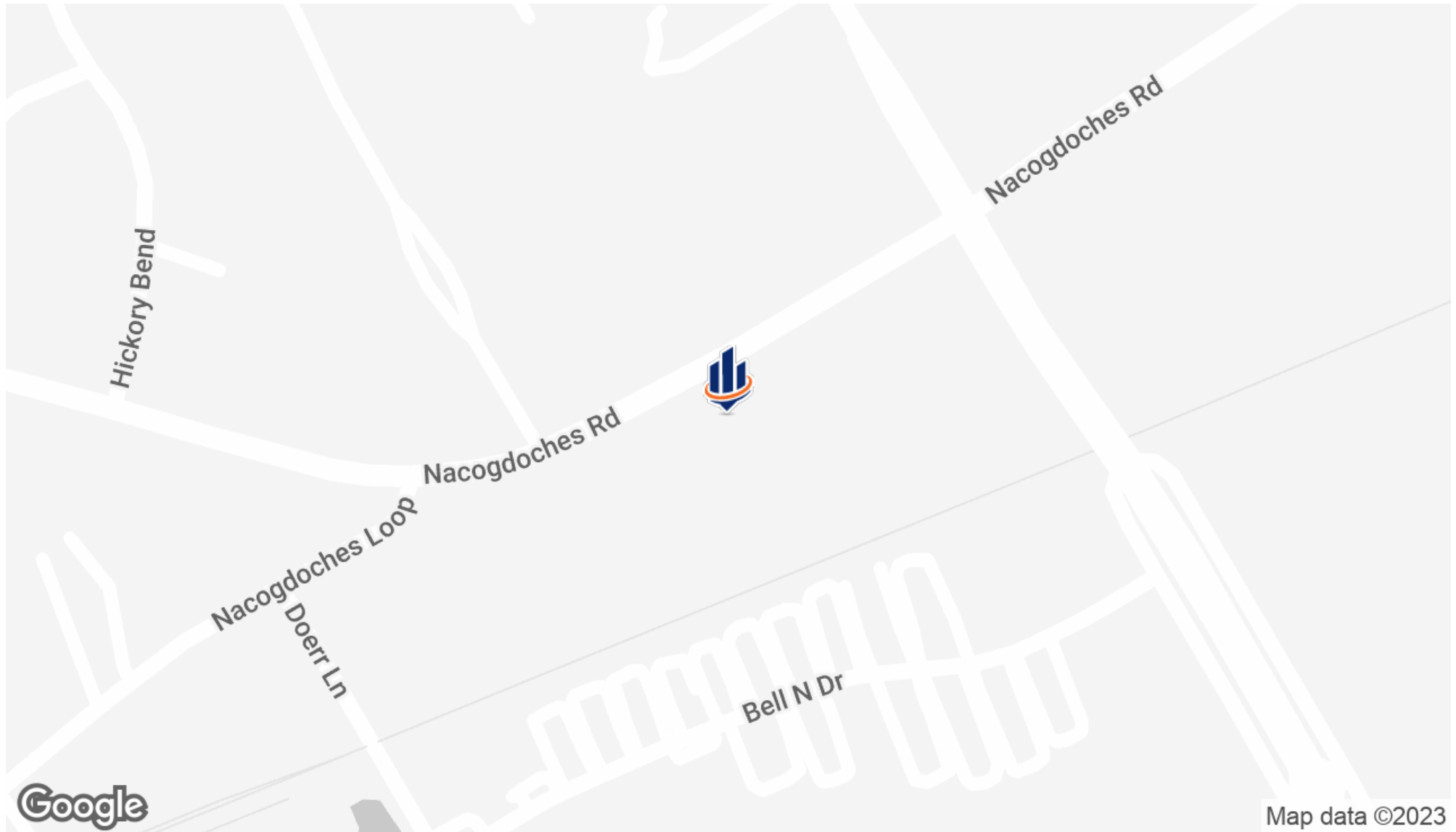
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SVN | TRADITIONS 3

LOCATION MAP



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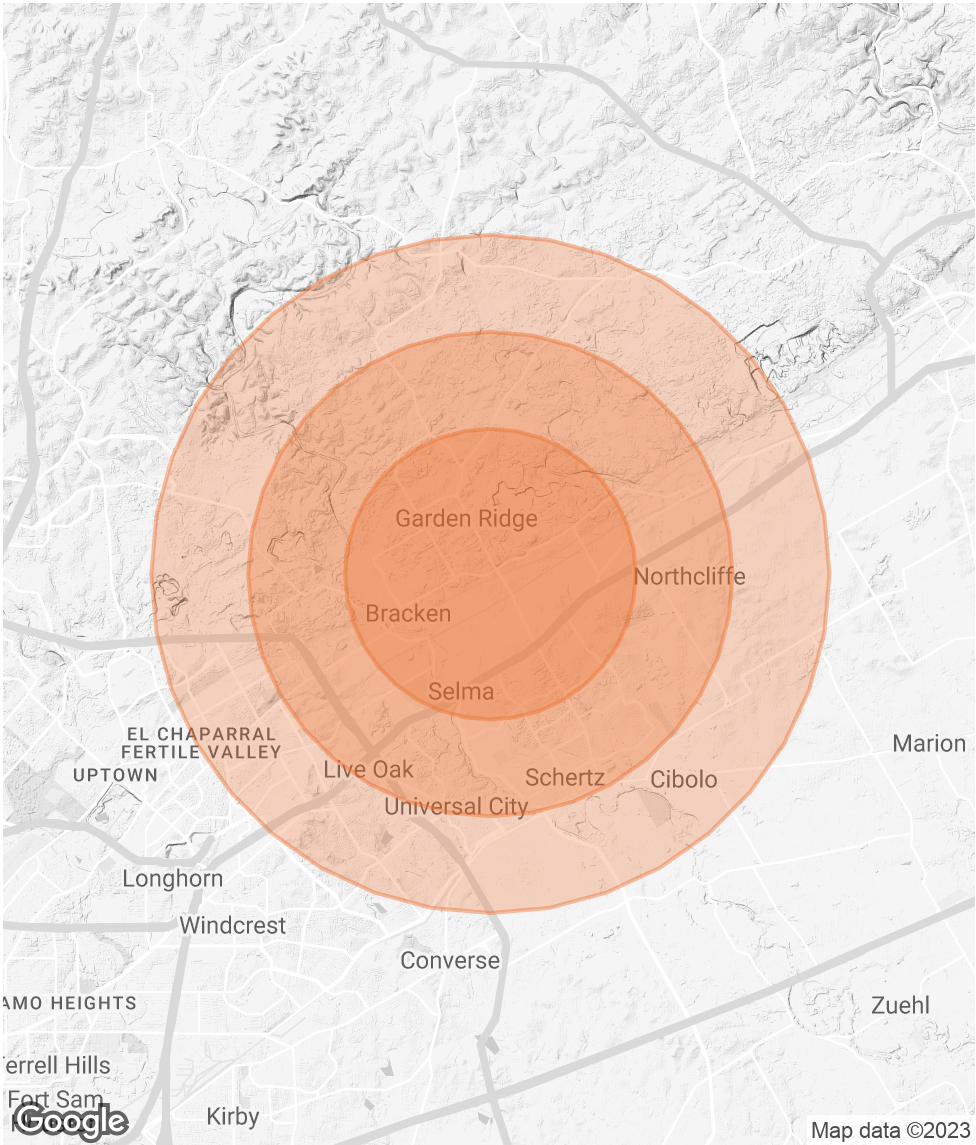
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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	22,059	96,817	186,083
AVERAGE AGE	38.5	37.5	36.6
AVERAGE AGE (MALE)	36.4	35.2	34.9
AVERAGE AGE (FEMALE)	40.3	39.3	38.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	7,955	34,374	66,081
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$111,632	\$100,190	\$90,530
AVERAGE HOUSE VALUE	\$272,456	\$234,381	\$216,937

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



STEVE RODGERS CPM®, CCIM

Managing Director

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Direct: 830.500.3787 | Cell: 214.914.1357

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PROFESSIONAL BACKGROUND

Steve Rodgers is an active Commercial Real Estate Broker licensed by the Texas Real Estate Commission. Mr. Rodgers is Co-Managing Director of SVN | Traditions, which he co-founded in 2022 to offer both Brokerage and Property Management Services to clients in the San Antonio and surrounding markets. Steve began his career in the construction industry in Dallas, Texas where he served as a Project Manager and Senior Estimator. He soon moved to the Owner’s side of Real Estate and performed the duties of Leasing Agent, Sales Agent, Asset Manager and Property Manager in the Dallas market totaling 16 years.

Steve moved to the San Antonio area in 2012 with his wife and family where he continued to work in Commercial Real Estate as a Senior Advisor with Sperry Van Ness, a national Brokerage and Property Management Company. In addition to forming Rodgers Commercial Realty in 2015, Steve was appointed to the Board of Directors for the San Antonio Chapter of the Institute of Real Estate Management (IREM) where he served as President in 2018 and 2019.

EDUCATION

Texas A&M University, Bachelors of Science, Construction Science
Certified Commercial Investment Member (CCIM)
Certified Property Manager (CPM®)

MEMBERSHIPS

Texas A&M Association of Former Students
National Association of Realtors
Texas Association of Realtors
CCIM Institute
Institute of Real Estate Management (IREM), Board President - 2018, 2019
The Rotary Club of New Braunfels

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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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date