



Oldham  
Goodwin

# COMMERCIAL LAND | FOR SALE 1.7 AC ON NACOGDOCHES ROAD

3330 Nacogdoches Rd | San Antonio, TX 78217

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## PROPERTY HIGHLIGHTS

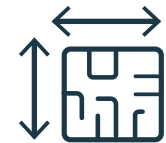
- 1.7 AC located in NE San Antonio on Nacogdoches Road.
- Convenient and easy access to Loop 410, US Highway 281, I-35, and I-10.
- Less than 3 miles to San Antonio International airport.
- Vibrant daytime employment hub.
- Close to a variety of well-established corporate headquarters, business parks, regional office complexes, and distribution centers.
- Site is ready for development with all utilities nearby.



**SALES PRICE**  
**\$1,025,620**

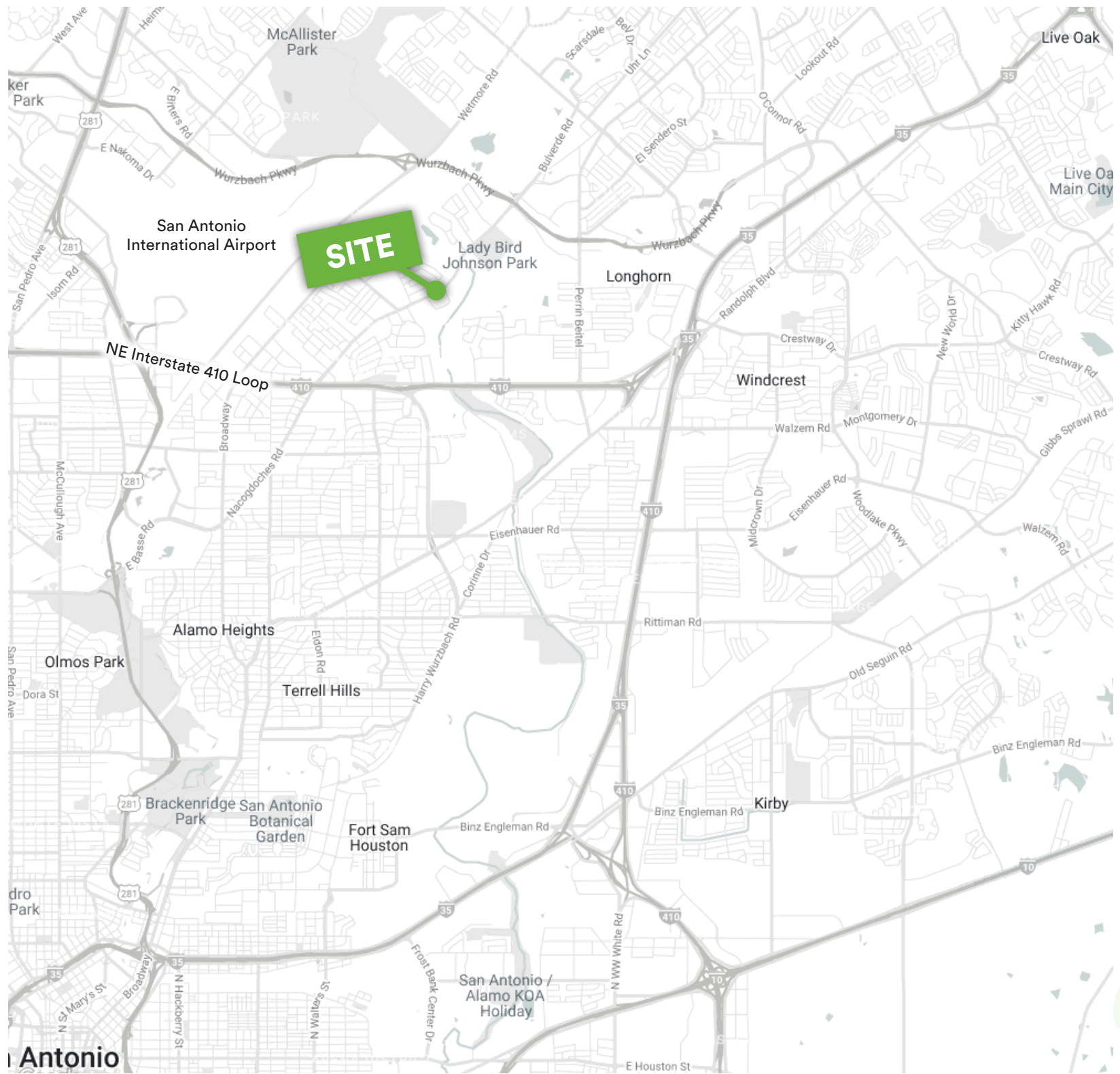


**FRONTAGE**  
**235' on Nacogdoches**



**LAND SIZE**  
**1.7 AC**





San Antonio





San Antonio  
International Airport

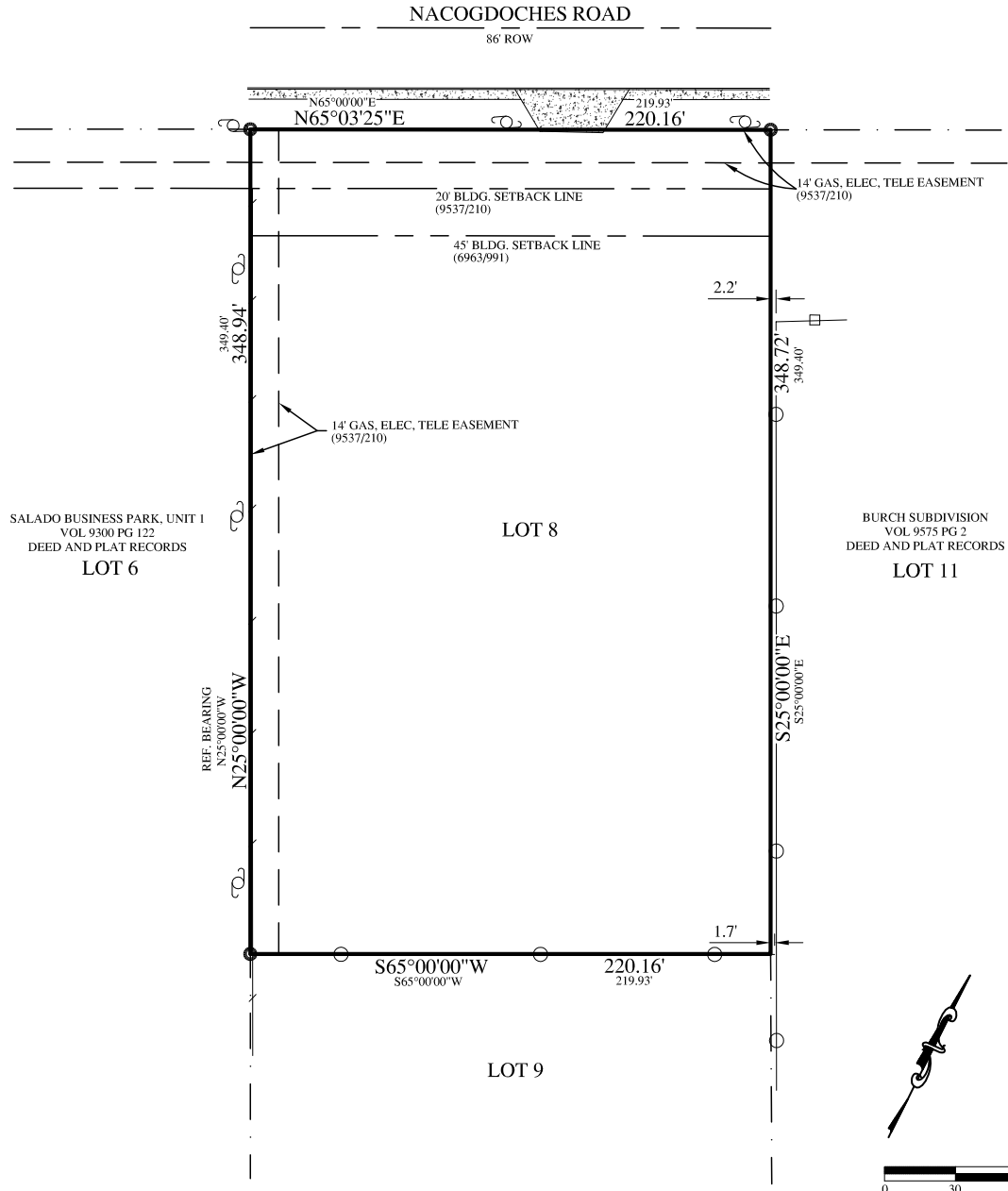


Nacogdoches Road

Generations Family Care



# PROPERTY SURVEY



## PROPERTY INFORMATION

Size	1.7 AC
Legal Description	NCB 13749 BLK 2 LOT 8 (SALADO CREEK BUSINESS PARK UT-3)
ID Number	Take out
Access	Access Nacogdoches Road approximately 400 feet west of the Salado Cliff Road intersection
Frontage	235' on Nacogdoches Road
Zoning	C-3 / C-3 NA (General Comercial District)
Flood Plain	None
Utilities	On Site



**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



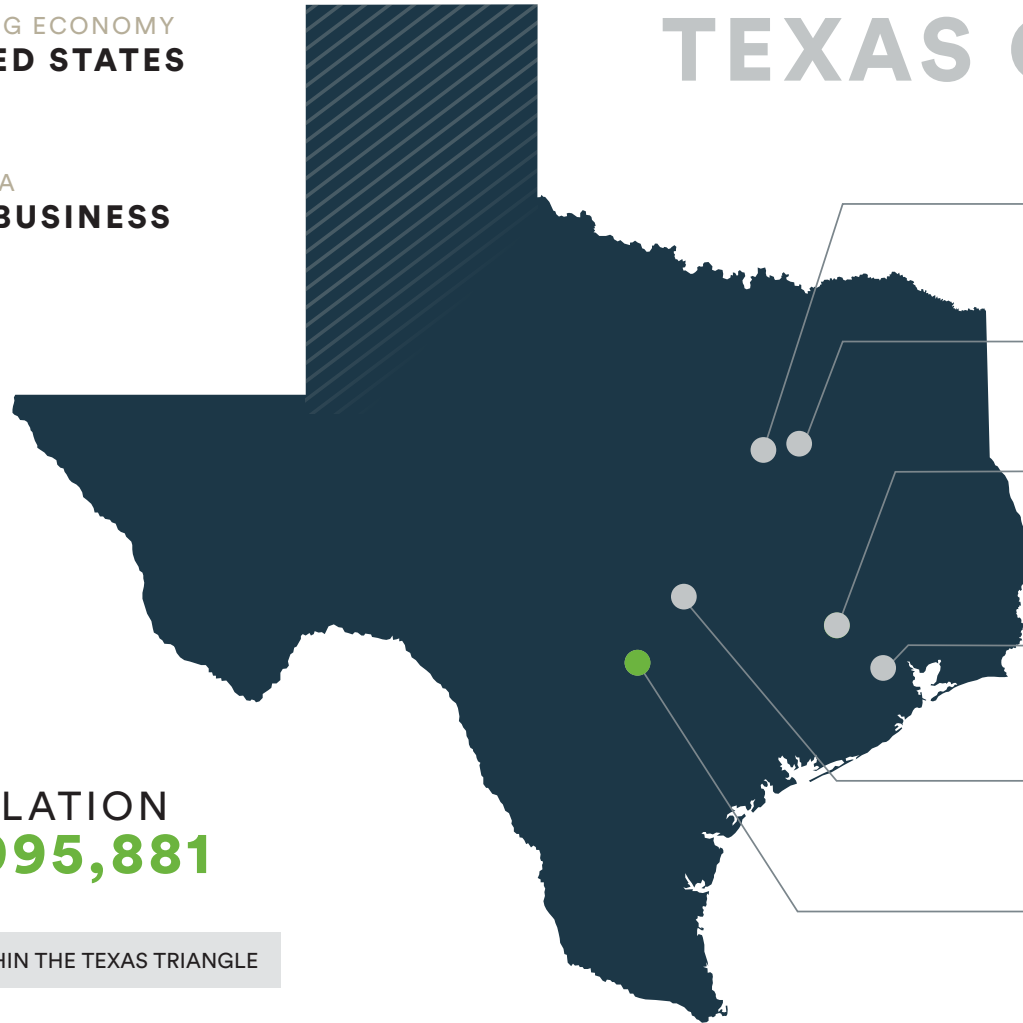
POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

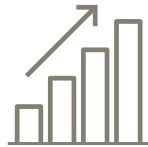
**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION  
IN THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION



**TOP STATE**  
FOR JOB GROWTH



**BEST STATE**  
FOR BUSINESS



**NO STATE**  
INCOME TAX



# SAN ANTONIO, TEXAS

HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY



METRO AREA POPULATION  
**2,600,000**

**4** FORTUNE 500  
COMPANIES BASED  
IN SAN ANTONIO

**#1** MOST VISITED  
CITY IN TEXAS



**HOME OF THE ALAMO**  
#1 MOST VISITED CITY IN TEXAS

37 MILLION VISITORS PER YEAR



**31 INSTITUTIONS OF HIGHER LEARNING**

HOME TO OVER 120,000 COLLEGE STUDENTS

UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT  
OVER 35,000 STUDENTS



**MILITARY CITY, USA**

JOINT BASE SAN ANTONIO  
ENCOMPASSES FOUR  
MILITARY INSTALLATIONS

ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION

**HOME TO H-E-B**

THE 6TH LARGEST  
PRIVATE COMPANY IN  
THE UNITED STATES

**7TH**  
LARGEST CITY  
IN THE UNITED STATES



**SAN ANTONIO INTERNATIONAL AIRPORT**

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000



# DEMOGRAPHICS

1 MILE

2023 EST.  
POPULATION

11.4K

2028 EST.  
POPULATION

12K

HOUSEHOLD  
INCOME

\$65K

3 MILE

2023 EST.  
POPULATION

95K

2028 EST.  
POPULATION

102K

HOUSEHOLD  
INCOME

76K

5 MILE

2023 EST.  
POPULATION

280K

2028 EST.  
POPULATION

301K

HOUSEHOLD  
INCOME

82K



# 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:
  - » 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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
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**OLDHAMGOODWIN.COM**