



New Valley Hi Dr

Ray Ellison Blvd

SITE



Medina Base Rd



Ray Ellison Blvd



Freedom Hills
Ranch Apartments

Ray Ellison Blvd



±3.53 PLATTED ACRES
For Sale - All or Part
SW Loop 410 and Ray Ellison Blvd
San Antonio, TX 78227



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

ERIC LUNDBLAD
210.918.6402 direct
210.273.2946 mobile
elundblad@endurasa.com

JIM LUNDBLAD
210.918.6400 direct
210.602.5401 mobile
jlundblad@endurasa.com

±3.53 Acres - For Sale
All or Part

- Acres: Platted ± 3.53
- Utilities: Water, Sewer, and electricity available to site
- Zoning: C-2 (commercial)

Direct access to SW Loop 410 and to Ray Ellison Blvd for vehicular circulation.

Well-positioned for service-oriented commercial uses (retail, medical, office, restaurants).

Competitive location within the San Antonio market with easy connectivity to surrounding neighborhoods and major thoroughfares.

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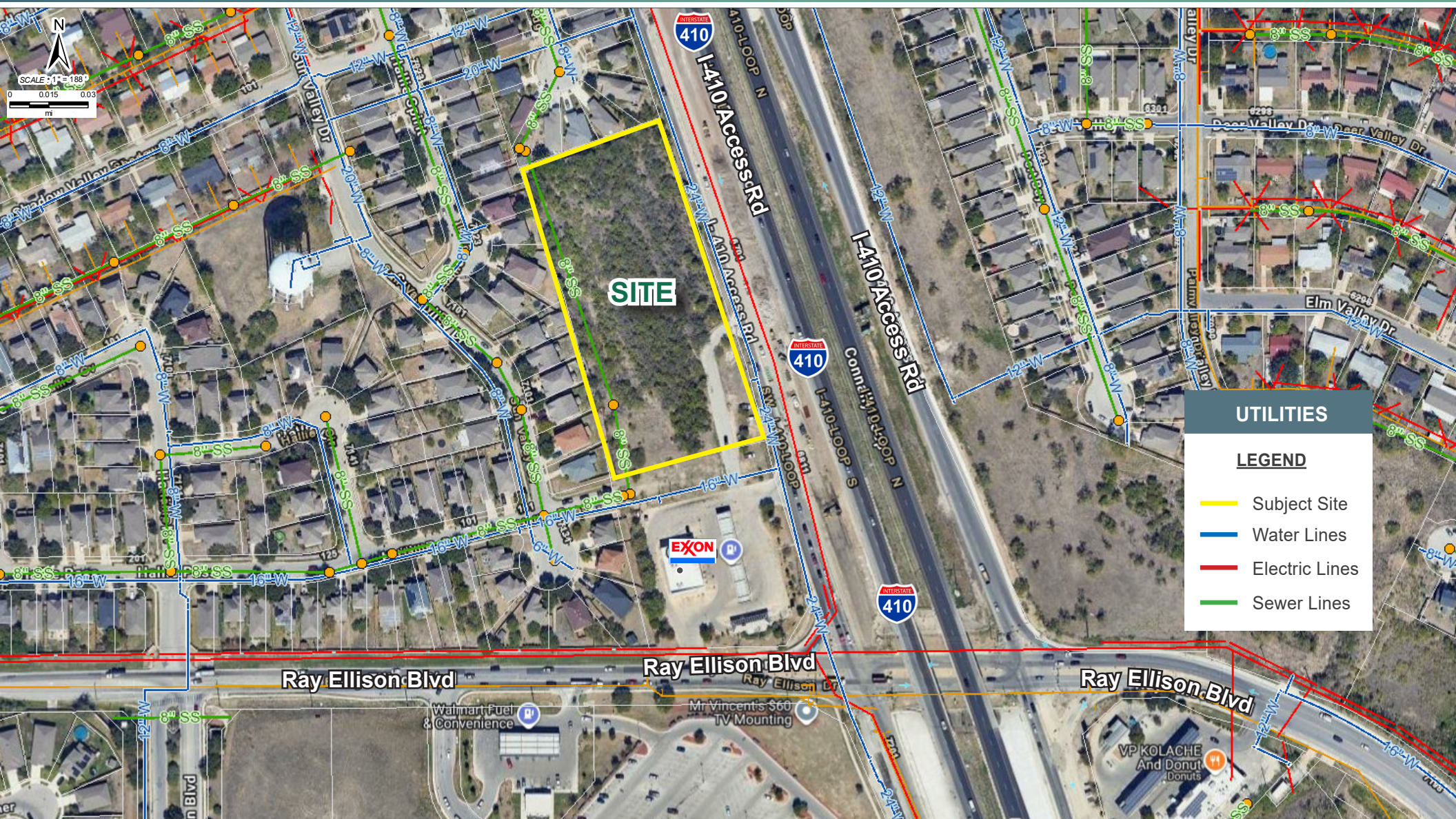
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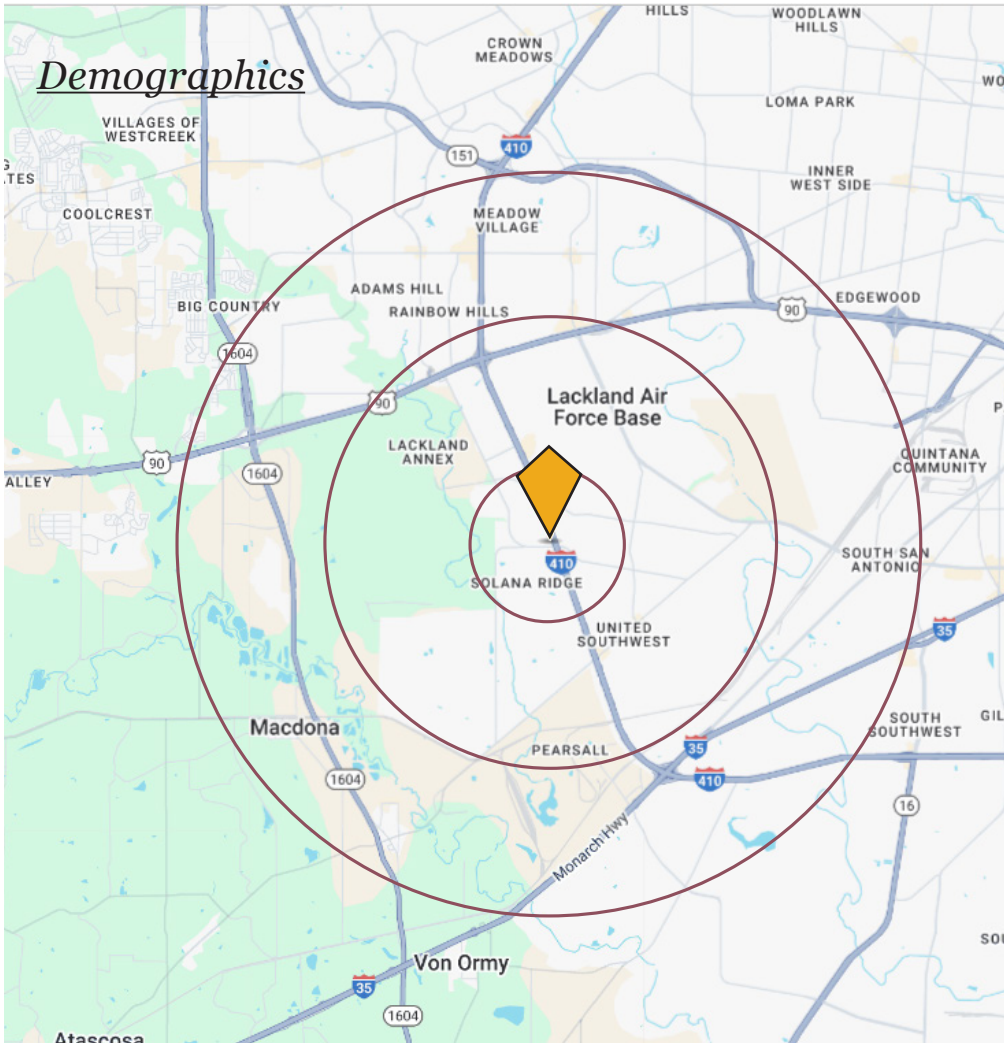
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Demographics



	1 Mile	3 Mile	5 Mile
Population			
2024 Total Population:	16,393	67,719	160,843
2029 Population Projection:	17,583	72,126	171,525
Annual Growth 2024-2029:	1.7%	1.1%	1.0%
Median Age:	30.1	28.4	30.6
Households			
2024 Total Households:	4,786	18,114	48,001
Annual Growth 2024-2029:	1.5%	1.4%	1.4%
Median Household Income:	\$45,381	\$44,177	\$49,298
Average Household Size:	3.4	3.2	3.1
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$156,728	\$138,487	\$145,512
Median Year Built:	2001	1979	1985
Daytime Employment			
Total Businesses:	91	2,342	3,962
Total Employees:	610	11,270	30,986
Vehicle Traffic			
SW Loop 410 @ Ray Ellison Blvd:	62,737 vpd		

Source: 2024 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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210)366-2222
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