

±1.9 ACRES - FOR SALE or GROUND LEASE

NW of Alamo Ranch Pkwy & Alamo Pkwy, S.A., TX 78253

SUBJECT SITE



±1.9 Acres - For Sale or Ground Lease

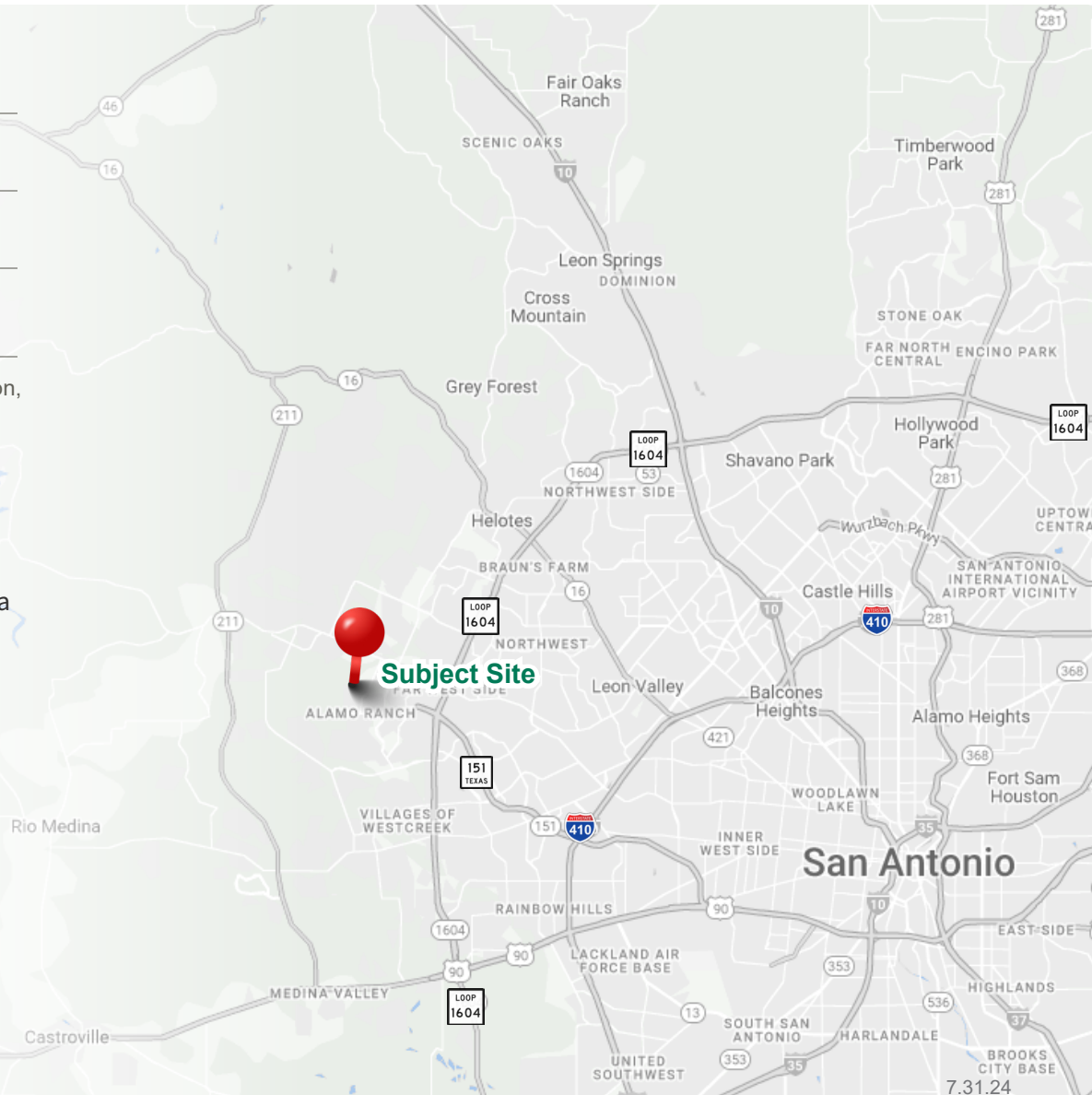
NWC of Alamo Ranch Pkwy & Alamo Pkwy, San Antonio, TX 78253

Overview

TOTAL ACRES:	±1.9
SELLING PRICE:	Call for pricing
ZONING:	OCL
UTILITIES:	All are available

* Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

- Alamo Ranch is in close proximity to Westover Hills, a master planned development and home to some of San Antonio's key employers. Wells Fargo operations center, Northwest Vista College, Sea World of Texas, Hallmark University, The Capital Group, Hyatt Hill Country Resort, Frost Bank, Chase Financial Services and Santikos Casa Blanca movie theatre.
- Adjacent to HEB Grocery
- Fastest growing area of San Antonio; Ranked in the Top 10 of the Top-Selling Master-Planned Communities
- Site wraps CVS Pharmacy
- Area retailers: Super Target, Best Buy, Lowe's, Ross, Dick's Sporting Goods, Office Max, Petsmart, JC Penny and HEB



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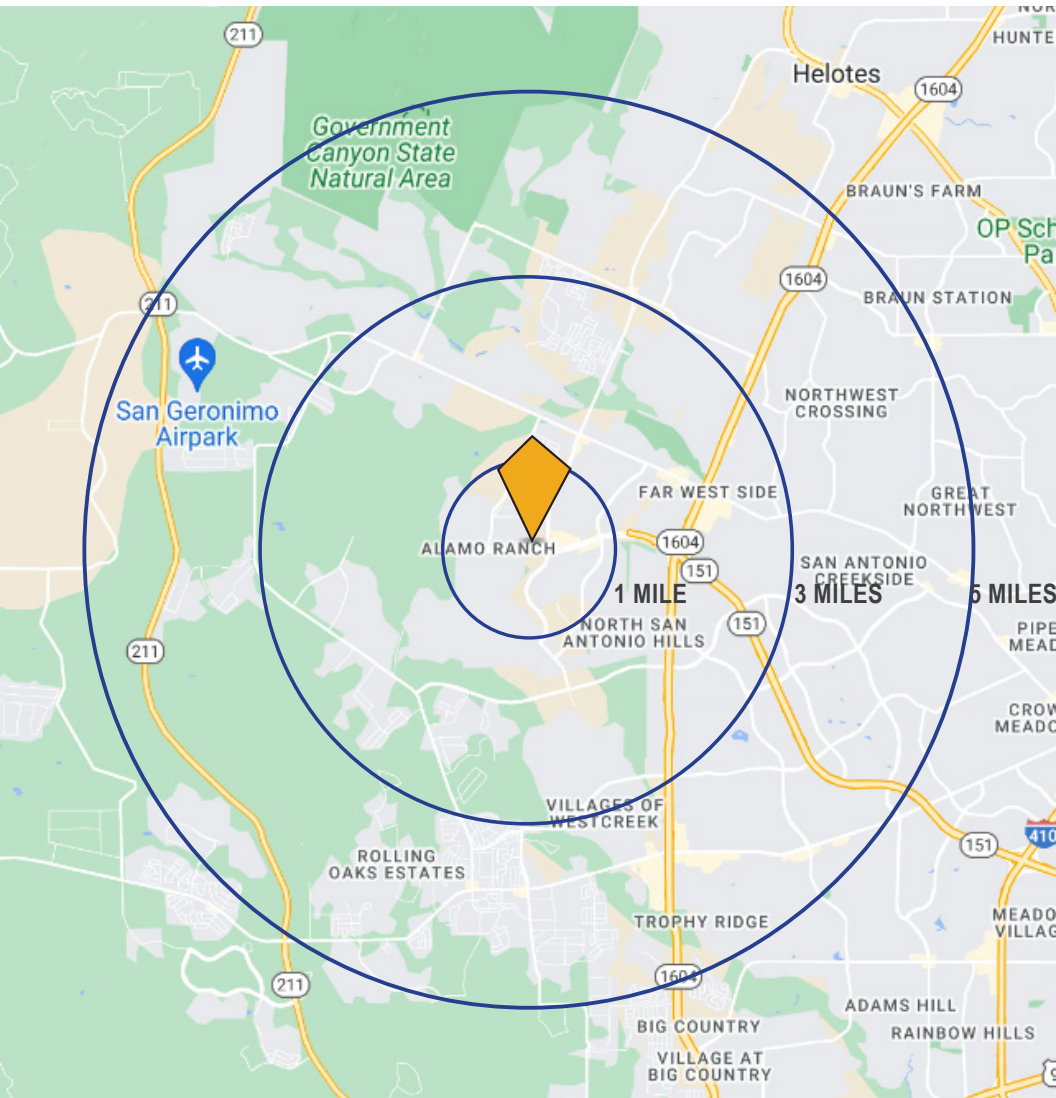
Aerial View



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Demographics



	1 Mile	3 Mile	5 Mile
Population			
2023 Total Population:	13,631	71,974	212,616
2028 Population Projection:	15,144	78,147	223,093
Annual Growth 2023-2028:	2.2%	1.7%	1.0%
Median Age:	36.1	34.1	34.5
Households			
Total Households:	4,940	25,149	72,526
Annual Growth 2023-2028:	2.3%	1.8%	1.1%
Median Household Income:	\$107,293	\$99,008	\$91,150
Average Household Size:	2.8	2.9	2.9
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$298,328	\$264,304	\$228,357
Median Year Built:	2011	2010	2007
Daytime Employment			
Total Businesses:	146	1,452	3,642
Total Employees:	829	10,665	33,435
Vehicle Traffic			
Loop 1604 @ SH 151:	22,261 vpd		
Alamo Ranch Pkwy @ Lonestar Pkwy	5,796 vpd		

Source: Costar

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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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.

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:
 - 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:

- 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.

Endura Advisory Group, GP, LLC 581037 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Designated Broker of Firm Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Licensed Supervisor of Sales Agent/ Associate Email

Eric Lundblad 584796 License No. elundblad@endurasa.com (210) 366-2222 Phone
 Sales Agent/Associate's Name Email

Buyer/Tenant/Seller/Landlord Initials _____
Date



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