

# ±34.11 ACRES

10222 SH 16, S.A, TX 78224

# FOR SALE





# ±34.11 ACRES | Overview

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FOR SALE

Land Size: ±34.11 Acres

Zoning: C-2 (commercial)

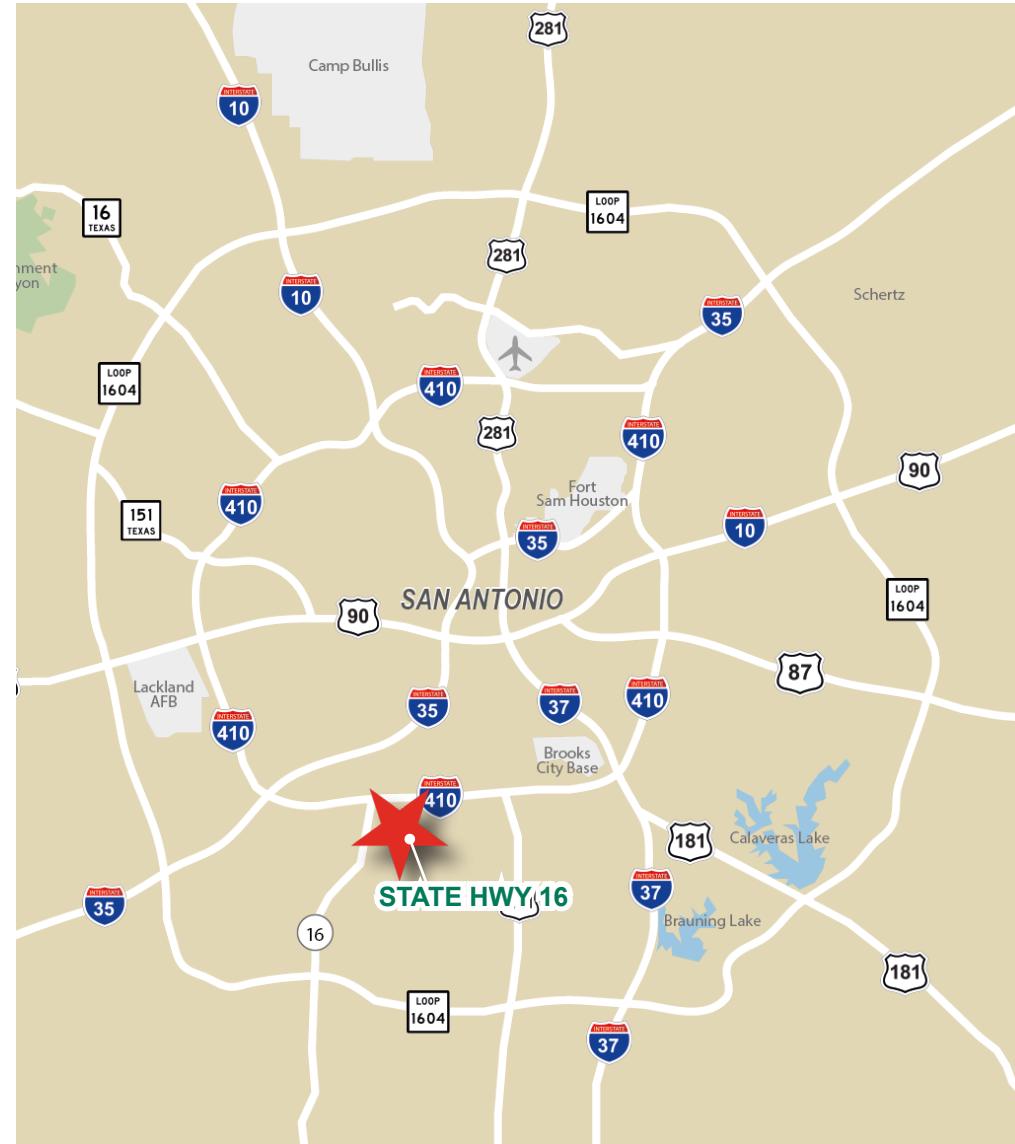
Utilities\*: Available to Site

Asking Price: \$5.00/SF

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

## Highlights

- Located in an Opportunity Zone
- Great for mixed uses or multifamily
- Across from Palo Alto College
- 5 miles from Toyota Motor Manufacturing
- 3 miles from Texas A&M University Campus



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.

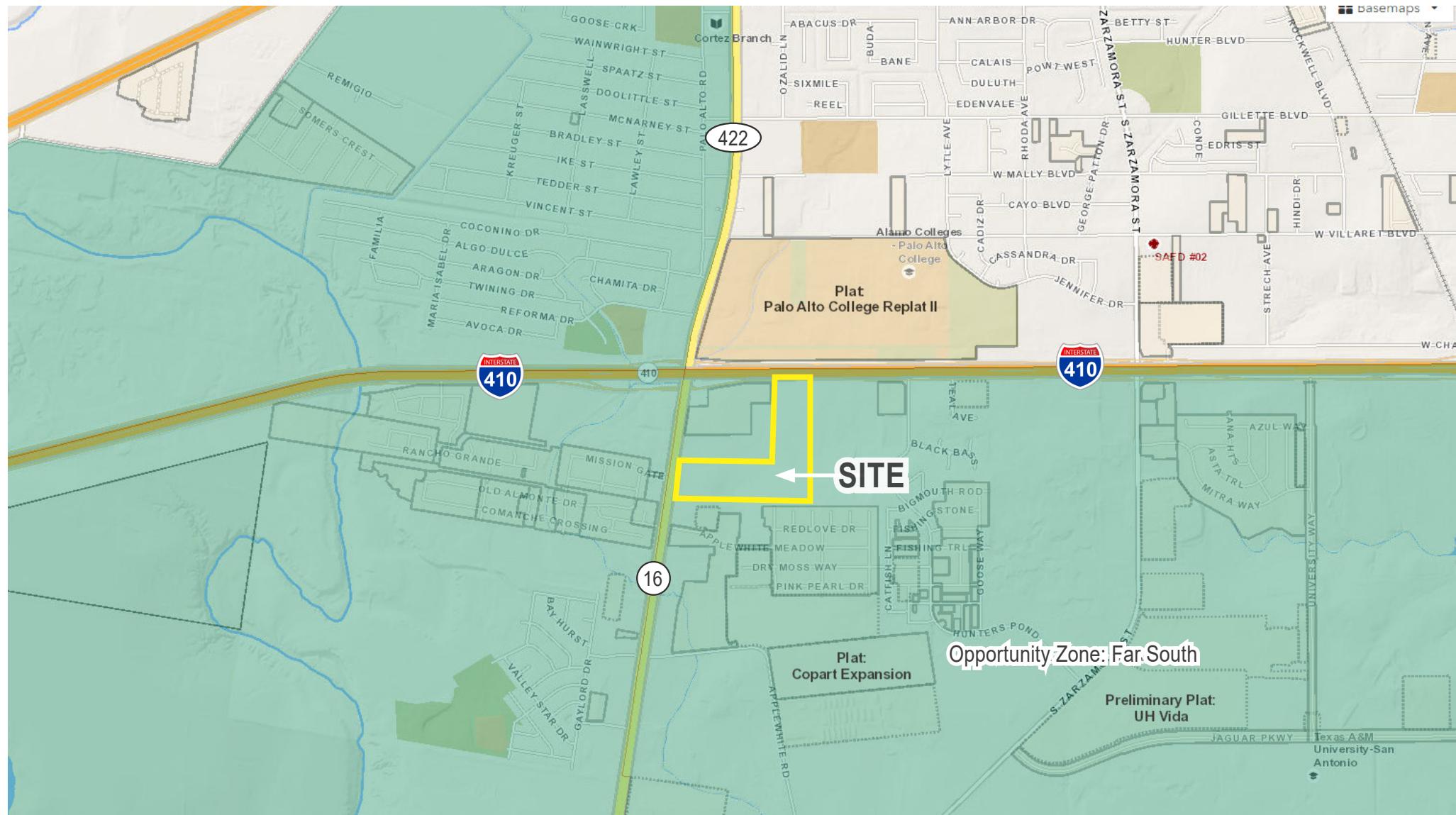


# ±34.11 ACRES | *Opportunity Zone*

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# *Opportunity Zone*

## FOR SALE



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

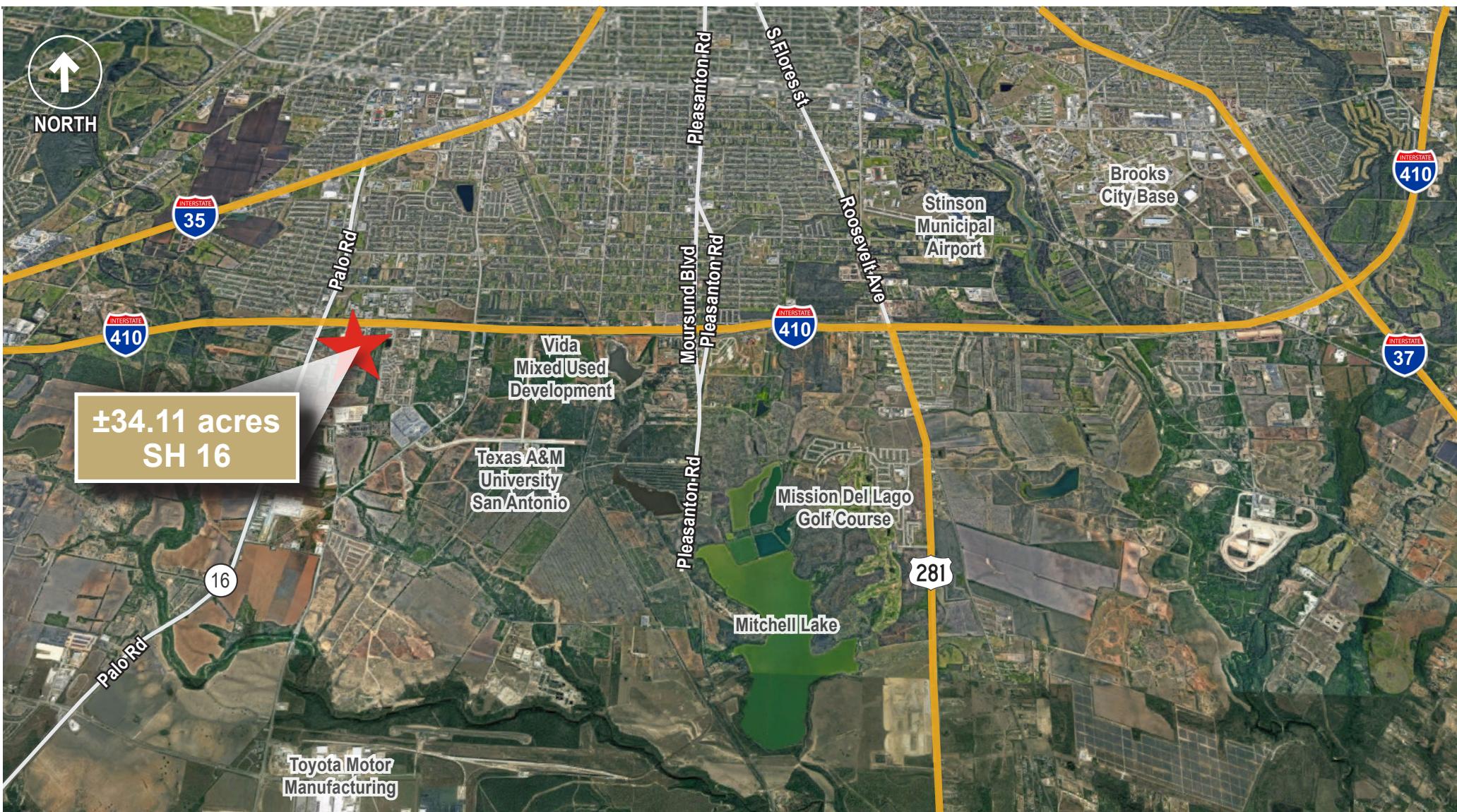
**KIT CORBIN**  
210.918.6390 direct  
210.218.0949 mobile  
kcorbin@endurasa.com



**±34.11 ACRES**  
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Aerial View

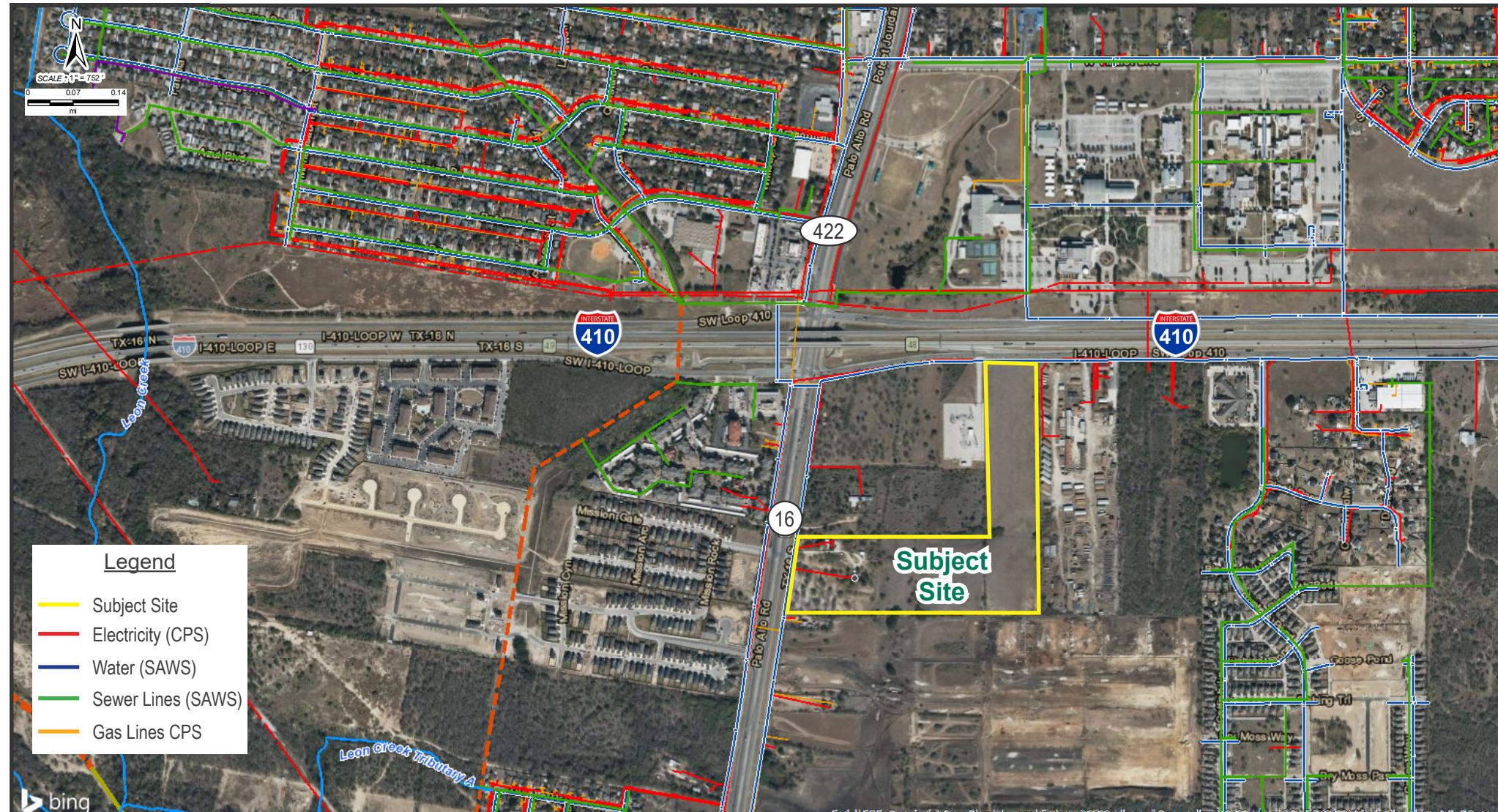
FOR SALE





**±34.11 ACRES** | **Utilities**  
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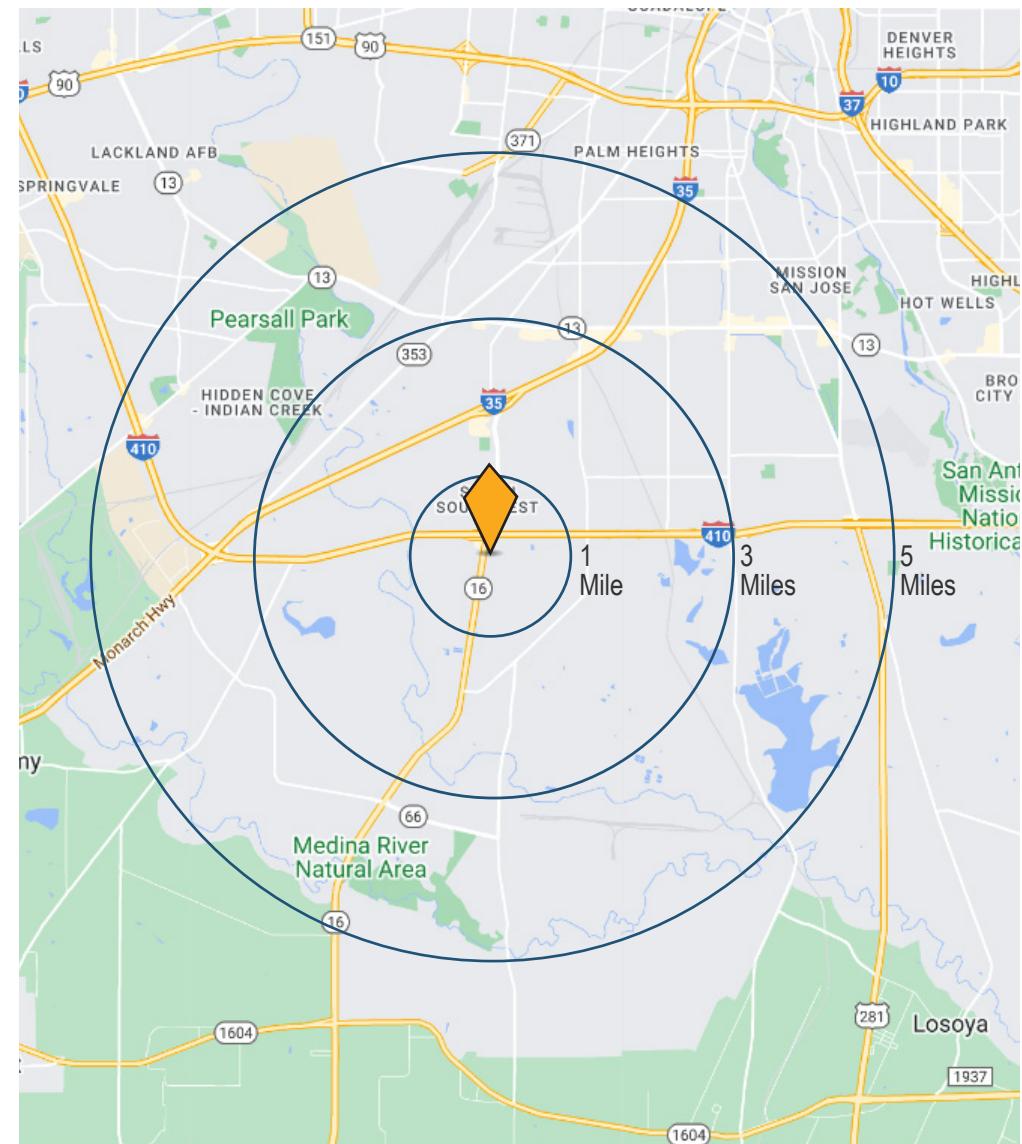


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## Demographics

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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Total Population:	9,029	42,424	139,023
2027 Population Projection:	10,011	45,882	149,343
Population Growth 2022-2027:	2.2%	1.6%	1.5%
Average Age:	29.6	31.9	32.7
<b>Households</b>			
2022 Total Households:	2,445	12,088	40,865
Household Growth 2022-2027:	2.1%	1.5%	1.4%
Median Household Income:	\$45,784	\$44,401	\$43,080
Average Household Size:	3.6	3.4	3.3
Average Household Vehicles:	2	2	2
<b>Housing</b>			
Median Home Value:	\$102,945	\$97,610	\$86,584
Median Year Built:	2003	1979	1971
<b>Daytime Employment</b>			
Total Businesses:	118	1,106	3,184
Total Employees:	1,604	9,959	32,758
<b>Vehicle Traffic</b>			
Loop 410 @ Hunters Rd:	48,206 vpd		
Palo Alto Rd @ Mission Gate:	23,771 vpd		

**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 seller or seller'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:
  - 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>James G. Lundblad</b>	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
<b>James G. Lundblad</b>	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Kit Corbin</b>	223197	kcorbin@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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 Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_