

±13.62 ACRES

14520 W FM 471, SAN ANTONIO, TX 78245

COMMERCIAL TRACTS AND PADS FOR SALE



9311 San Pedro Ave., Ste. 850
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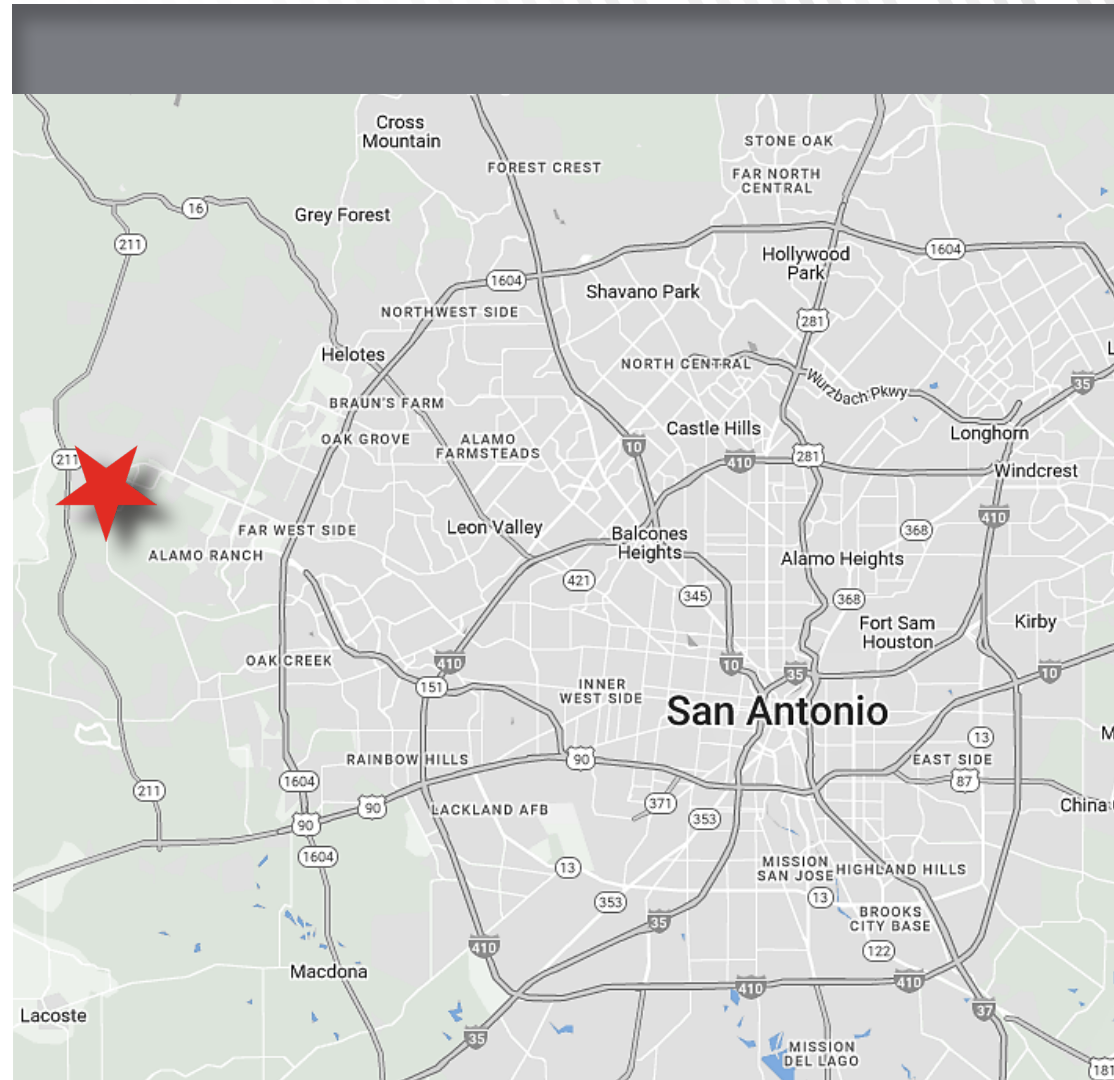
Overview

Size: ±13.62 acres (divisible)

Utilities*: Available to site

Zoning: OCL - Medina County

- Located across from John Marshall Harlan High School with Henderson Elementary also nearby totaling 3,800 students within a mile
- Commercial frontage for a new single family subdivision with 1,000 proposed lots
- Situated less than 5 miles from Loop 1604



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

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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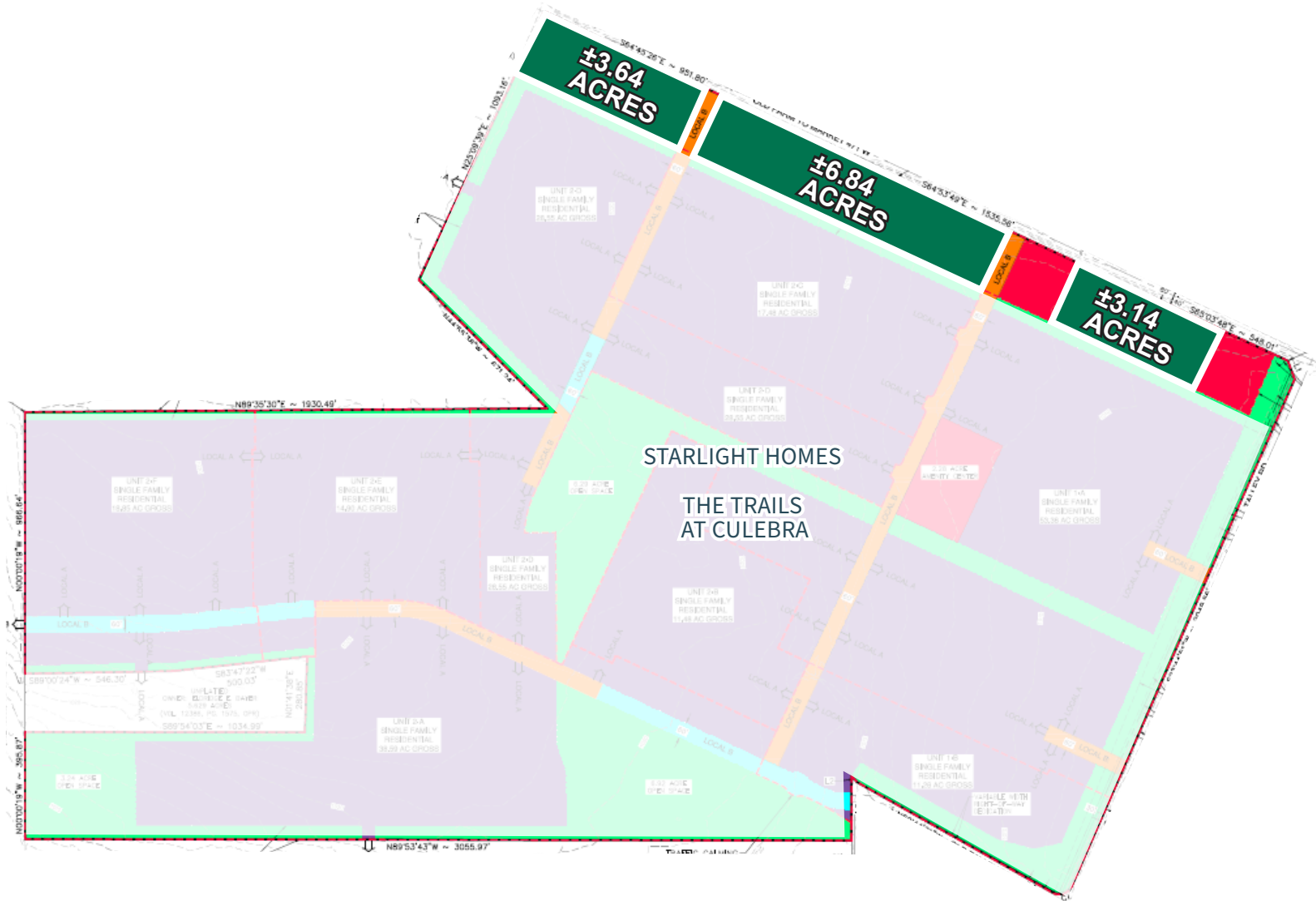
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Site Plan



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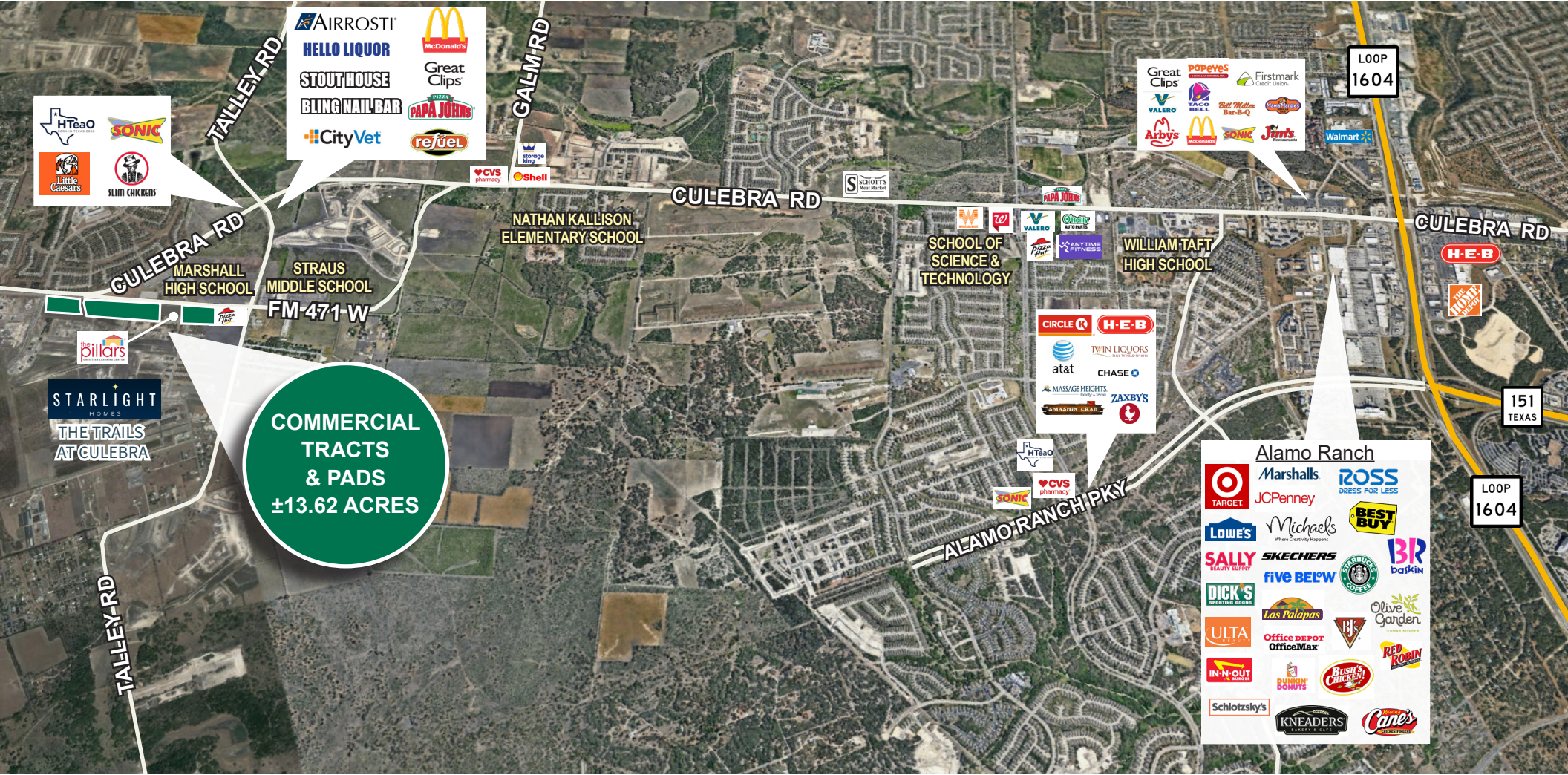
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Aerial View



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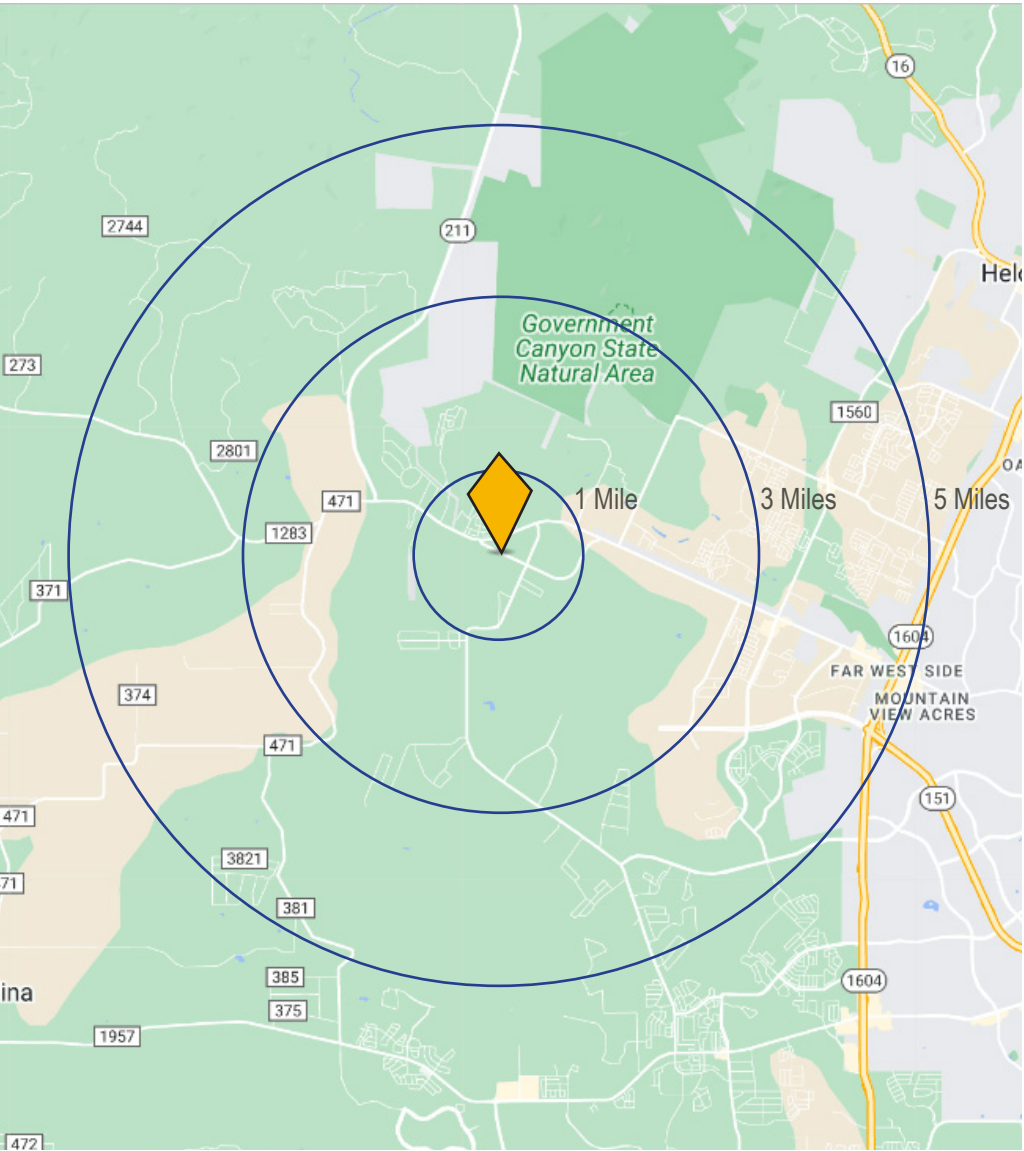
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Demographics



	1 Mile	3 Mile	5 Mile
Population			
2023 Total Population:	6,046	27,972	88,166
2028 Population Projection:	6,813	31,206	96,332
Population Growth 2023-2028:	2.5%	2.3%	1.9%
Median Age:	40	36.8	34.8
Households			
2023 Total Households:	2,048	9,793	30,766
Household Growth 2023-2028:	2.5%	2.3%	1.9%
Median Household Income:	\$110,130	\$112,760	\$103,340
Average Household Size:	3	2.9	2.9
Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$317,830	\$297,559	\$274,833
Median Year Built:	2011	2011	2010
Daytime Employment			
Total Businesses:	37	139	1,202
Total Employees:	278	856	9,701
Vehicle Traffic			
Culebra Rd @ Kallison Rd:	10,962 vpd		
Old FM 471 W @ Talley Rd:	5,573 vpd		

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Source: Costar



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Information About Brokerage Services

11-2-2015

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 Licensed Broker/Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Eric Lundblad Sales Agent/Associate's Name	584796 License No.	elundblad@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kayla Harms	706286	kharms@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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