

For Sale – 2.7 Acres Kitty Hawk Rd.



Location: Property is located adjacent to the entrance of The Legends at Kitty Hawk Apartments along Kitty Hawk Road.

Size: 2.7 Acres

Zoning: None; Bexar County

Traffic Count: 10,120 VPD on Kitty Hawk Rd

Utilities: Water: SAWS
Sewer: SAWS
Electric: CPS

Prospective buyers should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

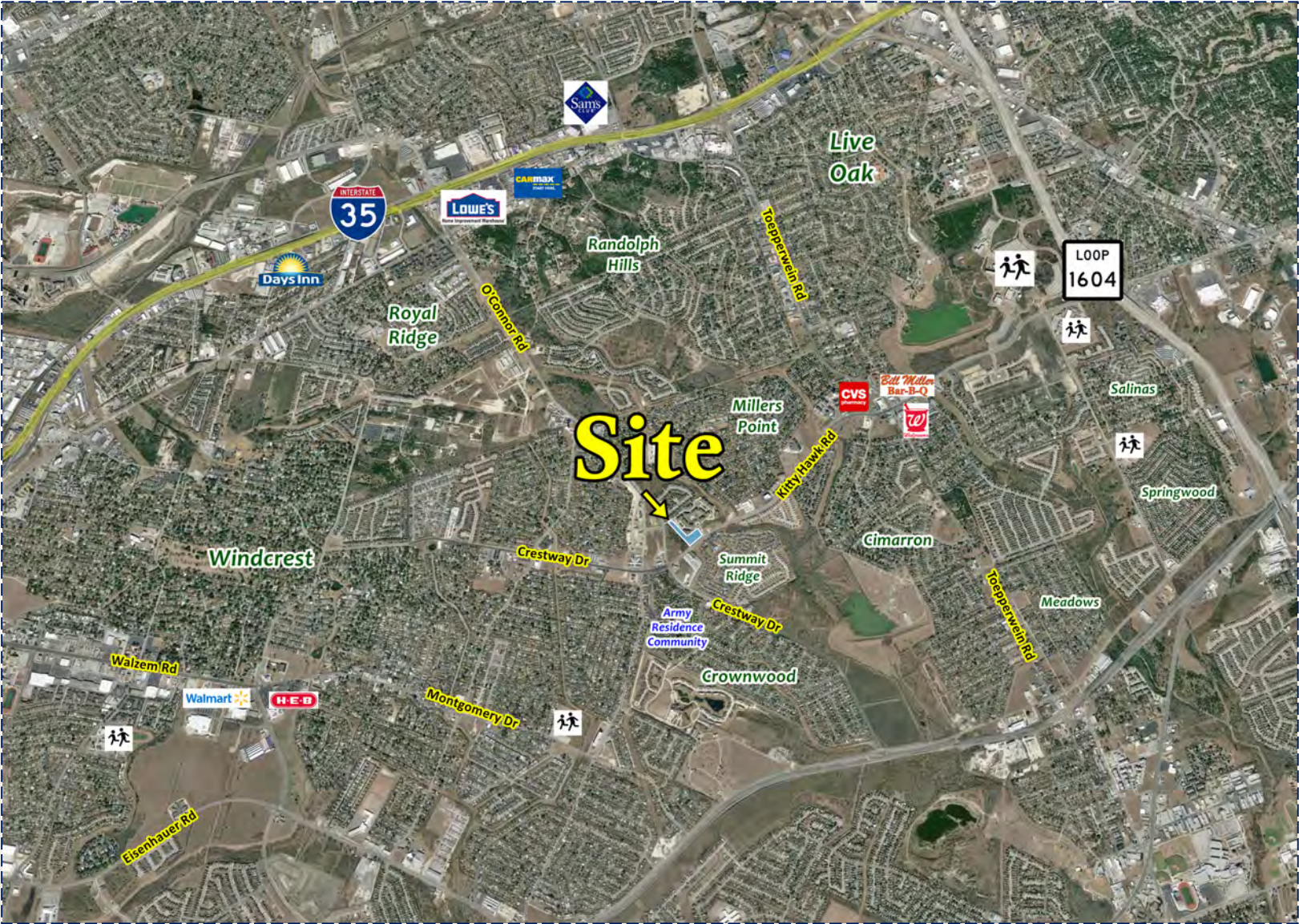
Comments: This site sits directly in front of The Legends at Kitty Hawk apartment complex. With approximately 360 feet of frontage and no zoning, this site is ideal for a myriad of commercial uses.

Price: \$3.50 PSF

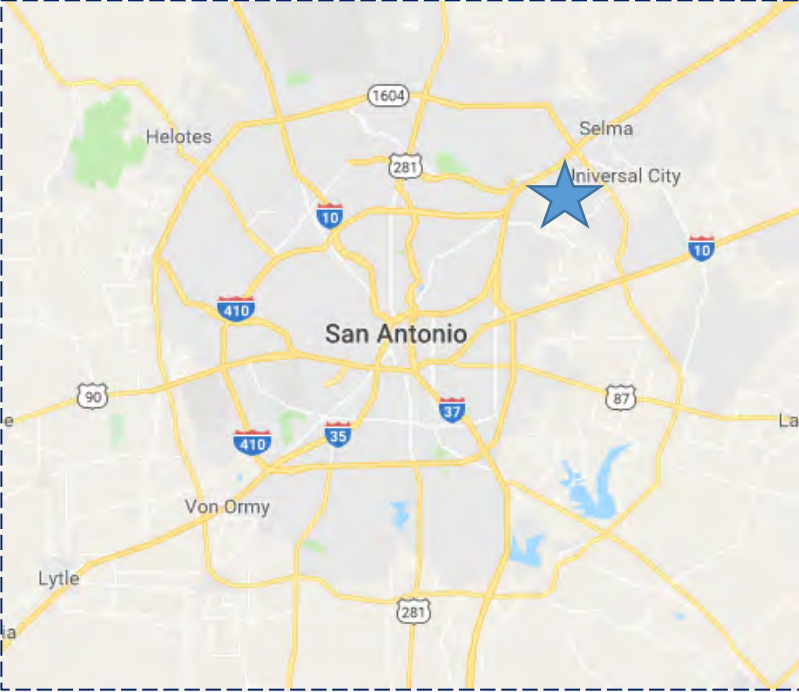
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Aerial



Locator Map





Demographic and Income Profile

7309-7315 Kitty Hawk Rd, Converse, Texas, 78109
 Ring: 1 mile radius

Prepared by Esri

County: 29,0117

City: 46,3447

Summary	Census 2010	2017	2022
Population	13,914	16,100	17,634
Households	4,412	5,093	5,600
Families	3,370	3,857	4,221
Average Household Size	2.97	3.00	3.00
Owner Occupied Housing Units	3,335	3,689	4,043
Renter Occupied Housing Units	1,077	1,404	1,557
Median Age	37.0	38.3	38.8
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.84%	1.67%	0.83%
Households	1.92%	1.63%	0.79%
Families	1.82%	1.58%	0.71%
Owner HHs	1.85%	1.58%	0.72%
Median Household Income	1.54%	2.23%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	252	4.9%	285	5.1%
\$15,000 - \$24,999	313	6.1%	330	5.9%
\$25,000 - \$34,999	466	9.1%	455	8.1%
\$35,000 - \$49,999	645	12.7%	638	11.4%
\$50,000 - \$74,999	1,333	26.2%	1,336	23.9%
\$75,000 - \$99,999	1,013	19.9%	1,161	20.7%
\$100,000 - \$149,999	806	15.8%	1,042	18.6%
\$150,000 - \$199,999	182	3.6%	244	4.4%
\$200,000+	82	1.6%	109	1.9%
Median Household Income	\$63,622		\$68,688	
Average Household Income	\$73,513		\$81,406	
Per Capita Income	\$25,612		\$28,057	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	919	6.6%	1,009	6.3%	1,100	6.2%
5 - 9	1,003	7.2%	1,019	6.3%	1,092	6.2%
10 - 14	1,021	7.3%	1,079	6.7%	1,163	6.6%
15 - 19	1,062	7.6%	998	6.2%	1,093	6.2%
20 - 24	801	5.8%	997	6.2%	922	5.2%
25 - 34	1,794	12.9%	2,277	14.1%	2,552	14.5%
35 - 44	1,761	12.7%	1,972	12.2%	2,291	13.0%
45 - 54	1,953	14.0%	1,968	12.2%	1,987	11.3%
55 - 64	1,620	11.6%	2,012	12.5%	2,112	12.0%
65 - 74	905	6.5%	1,457	9.0%	1,759	10.0%
75 - 84	615	4.4%	803	5.0%	1,023	5.8%
85+	460	3.3%	509	3.2%	541	3.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,025	64.9%	10,072	62.6%	10,808	61.3%
Black Alone	2,440	17.5%	2,941	18.3%	3,309	18.8%
American Indian Alone	107	0.8%	122	0.8%	133	0.8%
Asian Alone	402	2.9%	543	3.4%	676	3.8%
Pacific Islander Alone	43	0.3%	59	0.4%	70	0.4%
Some Other Race Alone	1,279	9.2%	1,570	9.8%	1,717	9.7%
Two or More Races	618	4.4%	794	4.9%	920	5.2%
Hispanic Origin (Any Race)	5,576	40.1%	6,795	42.2%	7,706	43.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

7309-7315 Kitty Hawk Rd, Converse, Texas, 78109
 Ring: 3 mile radius

Prepared by Esri

Latitude: 29.52293

Longitude: -98.34407

Summary	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
Population	100,118		112,753		122,340	
Households	35,506		39,367		42,574	
Families	25,577		28,145		30,309	
Average Household Size	2.78		2.83		2.84	
Owner Occupied Housing Units	23,552		24,788		26,654	
Renter Occupied Housing Units	11,954		14,579		15,920	
Median Age	34.2		35.4		35.6	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.65%		1.67%		0.83%	
Households	1.58%		1.63%		0.79%	
Families	1.49%		1.58%		0.71%	
Owner HHs	1.46%		1.58%		0.72%	
Median Household Income	1.34%		2.23%		2.12%	
			2017		2022	
Households by Income			Number	Percent	Number	Percent
<\$15,000			2,967	7.5%	3,261	7.7%
\$15,000 - \$24,999			2,892	7.3%	2,955	6.9%
\$25,000 - \$34,999			3,651	9.3%	3,532	8.3%
\$35,000 - \$49,999			5,965	15.2%	5,781	13.6%
\$50,000 - \$74,999			9,669	24.6%	9,710	22.8%
\$75,000 - \$99,999			6,298	16.0%	7,172	16.8%
\$100,000 - \$149,999			5,606	14.2%	7,153	16.8%
\$150,000 - \$199,999			1,416	3.6%	1,849	4.3%
\$200,000+			903	2.3%	1,161	2.7%
Median Household Income			\$58,177		\$62,195	
Average Household Income			\$71,335		\$79,371	
Per Capita Income			\$25,407		\$28,082	
			2017		2022	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,663	7.7%	8,128	7.2%	8,841	7.2%
5 - 9	7,692	7.7%	8,005	7.1%	8,564	7.0%
10 - 14	7,751	7.7%	7,990	7.1%	8,723	7.1%
15 - 19	7,255	7.2%	7,330	6.5%	7,905	6.5%
20 - 24	6,393	6.4%	7,324	6.5%	7,164	5.9%
25 - 34	14,502	14.5%	17,032	15.1%	18,824	15.4%
35 - 44	13,291	13.3%	14,728	13.1%	16,906	13.8%
45 - 54	13,579	13.6%	13,629	12.1%	13,647	11.2%
55 - 64	10,897	10.9%	13,090	11.6%	13,302	10.9%
65 - 74	6,191	6.2%	9,235	8.2%	10,792	8.8%
75 - 84	3,513	3.5%	4,514	4.0%	5,676	4.6%
85+	1,389	1.4%	1,746	1.5%	1,995	1.6%
			2017		2022	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	62,022	61.9%	66,784	59.2%	70,725	57.8%
Black Alone	19,931	19.9%	23,522	20.9%	26,266	21.5%
American Indian Alone	773	0.8%	881	0.8%	965	0.8%
Asian Alone	3,046	3.0%	4,070	3.6%	5,022	4.1%
Pacific Islander Alone	332	0.3%	427	0.4%	508	0.4%
Some Other Race Alone	9,273	9.3%	11,161	9.9%	12,105	9.9%
Two or More Races	4,741	4.7%	5,907	5.2%	6,750	5.5%
Hispanic Origin (Any Race)	40,102	40.1%	47,827	42.4%	53,784	44.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



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.

Dirt Dealers V LLC	562388	cscott@dirdealers.com	210-496-7775
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Benton Scott	0501123	cscott@dirdealers.com	210-496-7775
Designated Broker of Firm	License No.	Email	Phone
Craig Benton Scott	0501123	cscott@dirdealers.com	210-496-7775
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
			210-496-7775
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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