

+/- 37.80 AC INDUSTRIAL LOT

1604 & S Abbott Rd Adkins, TX 78101

PROPERTY DESCRIPTION

+/- 37.80 AC of Light Industrial Land in Bexar County MSA, South East San Antonio. 18 Miles from San Antonio CBD, 65 Miles to Austin, and 172 Miles to Houston. Quick Access to IH-10, IH-37, Tx Hwy 130, Loop 1604, St Hwy 87. Recent plans by Texas Department of Transportation (TxDot) to expand Loop 1604 to 4-lane divided highway up to S Abbott Rd. Zoned Industrial corner lot space with +/- 730 FT Hwy frontage. Proposed expansion of Loop 1604 allows for increased service to major business districts in San Antonio, Austin, Houston, and Corpus Christi.

PROPERTY HIGHLIGHTS

- Zoned Industrial (LI)
- Utilities to-site
- Corner Lot Rectangular Shape
- Mineral Rights will convey
- Level Topography; No Flood-Plain
- +/- 37.80 AC; +/- 730 FT Hwy Frontage

OFFERING SUMMARY

Sale Price:	Contact Listing Broker
Lot Size:	+/- 37.8 Acres

Rob Rodriguez, CCIM, MBA

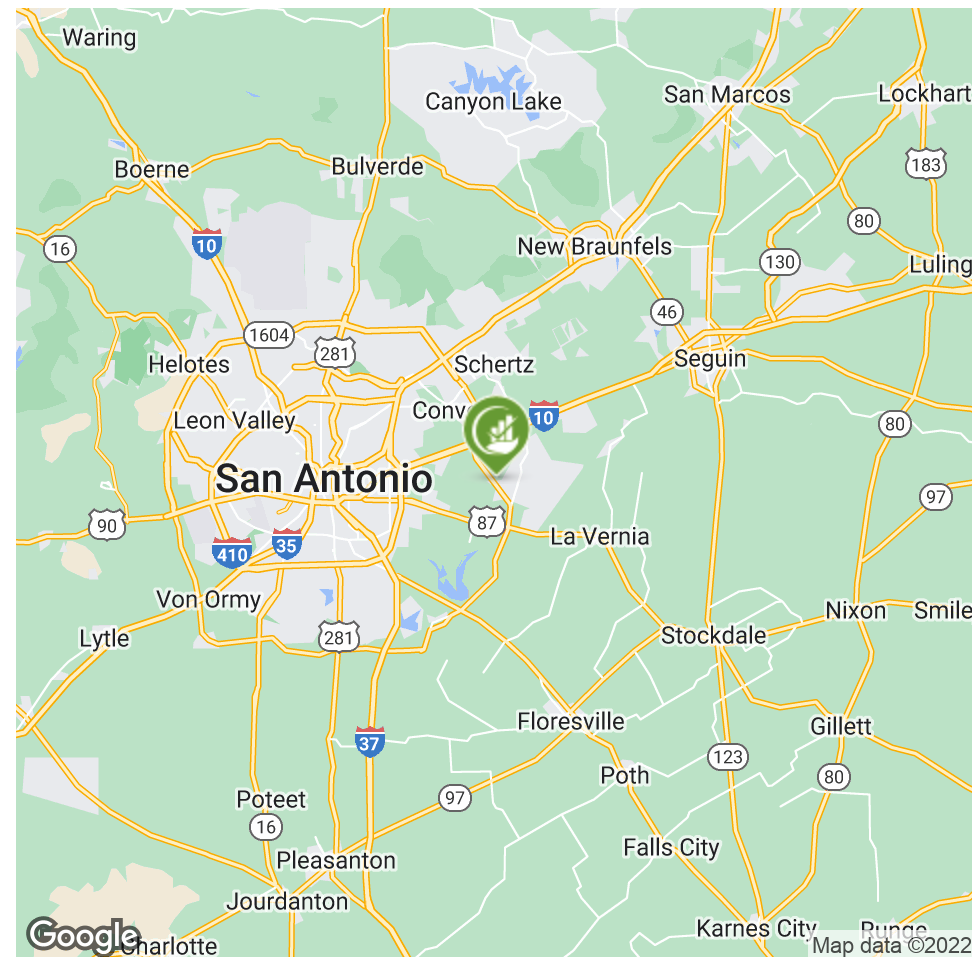
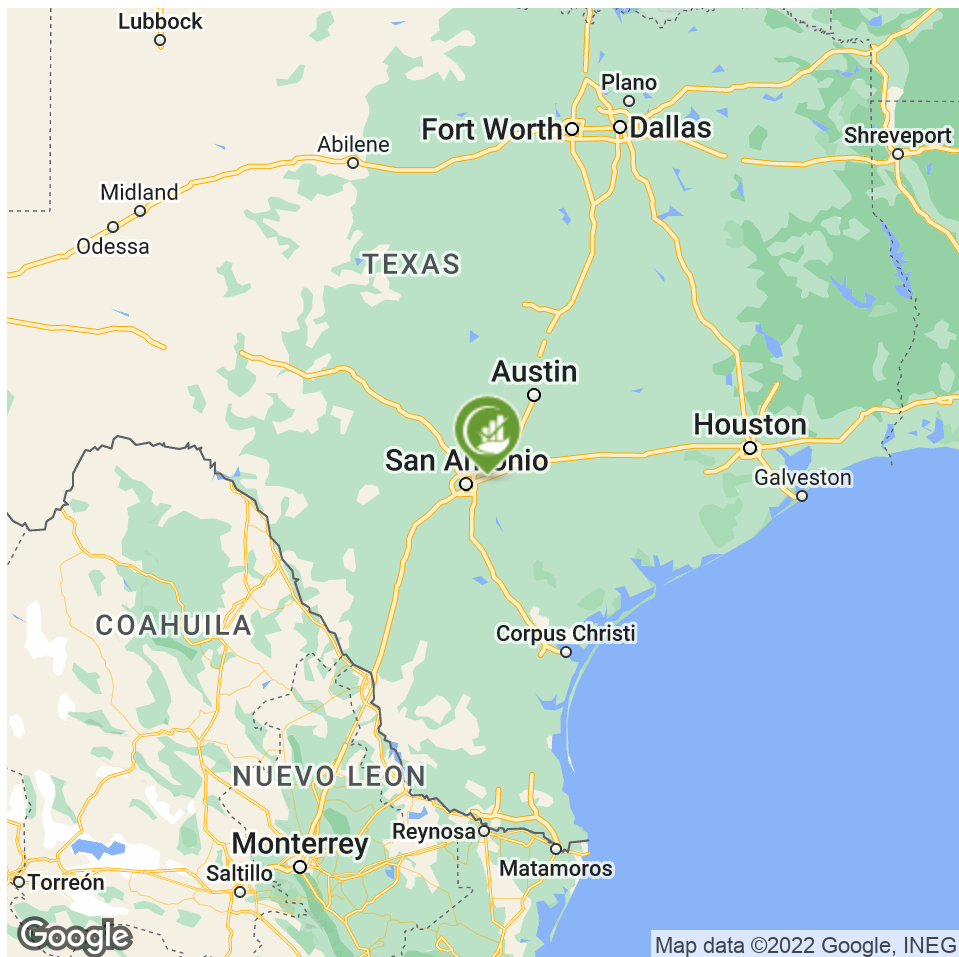
210.264.8897
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FOR SALE

LOCATION OVERVIEW

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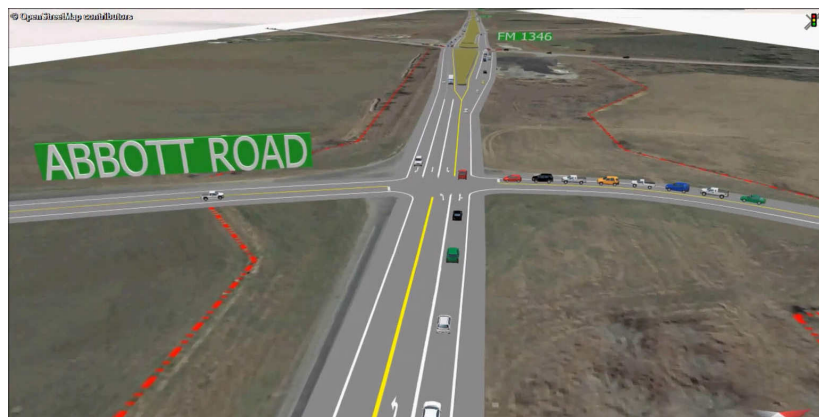
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FOR SALE

TXDOT & AERIAL PHOTOS

1604 & S Abbott Rd Adkins, TX 78101



TxDot New Lane Construction



Traffic Light Installation



Aerial Overview

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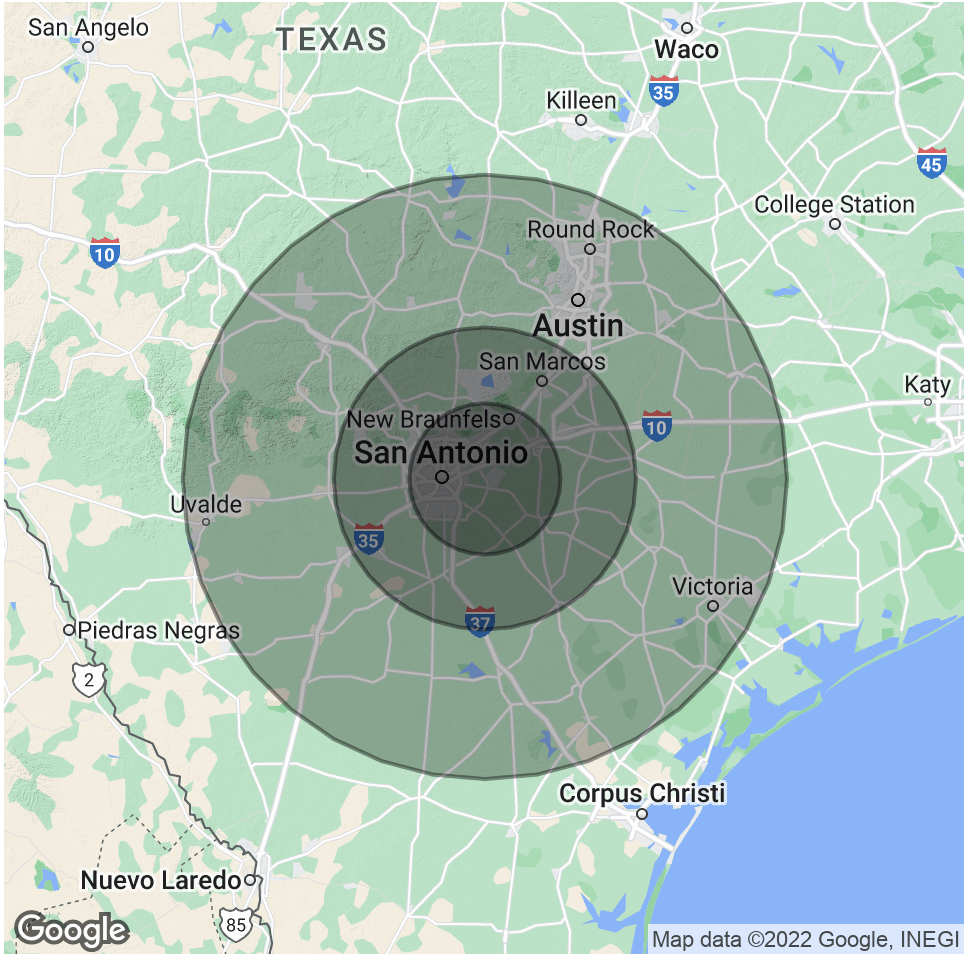
DEMOGRAPHIC DATA

1604 & S Abbott Rd Adkins, TX 78101

POPULATION	25 MILES	50 MILES	100 MILES
Total Population	1,927,221	2,687,627	5,160,167
Average Age	35.8	35.9	36.8
Average Age (Male)	34.5	34.7	35.7
Average Age (Female)	37.1	37.1	37.7

HOUSEHOLDS & INCOME	25 MILES	50 MILES	100 MILES
Total Households	702,991	970,821	1,979,861
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$71,447	\$76,138	\$84,911
Average House Value	\$186,086	\$199,109	\$252,767

* Demographic data derived from 2020 ACS - US Census



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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**



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.

11-2-2015



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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Roberto Ricardo Rodriguez	654617	rrodriguez@verdecommercial.com	(210) 264-8897
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
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