

±1 TO ±73.66 ACRES FOR SALE OR LEASE

HIGHWAY 211 & ALAMO RANCH PKWY
SAN ANTONIO, TEXAS



±73.66 ACRES - FOR SALE or LEASE

HIGHWAY 211 & ALAMO RANCH PKWY, SAN ANTONIO, TX 78253

Overview

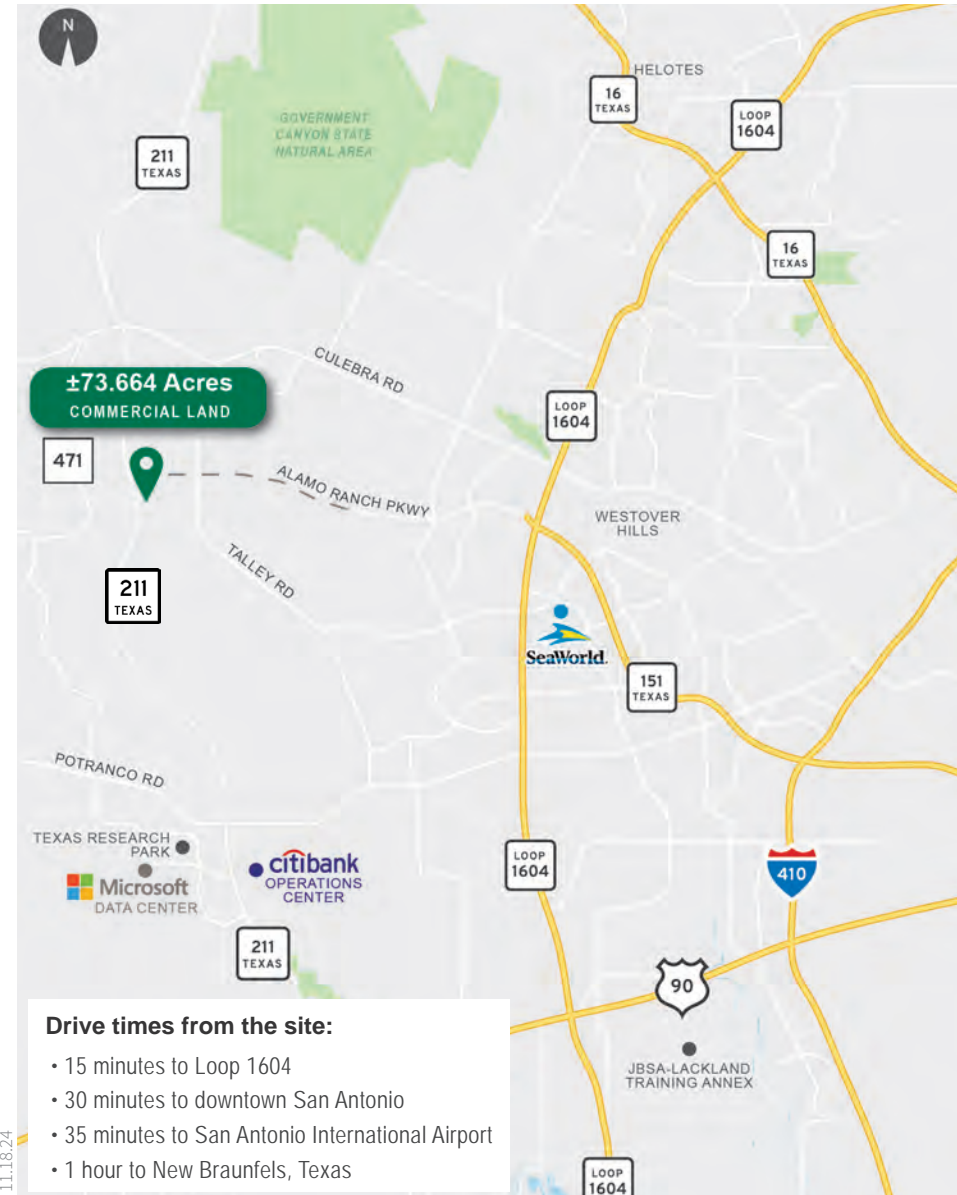
Municipality:	Bexar County / City of San Antonio ETJ
Acreage:	±1 to ±73.66 Acres
Zoning:	OCL (Outside City Limits)
Potential Uses:	Retail, fast food/quick service restaurants, pharmacy/ drug store, multi-family community, fitness center, education, medical office, self-storage, and small shop retail center space
Utilities*:	Sewer available to site, water and electricity/gas close and will be extended
Frontage:	± 1,800 feet along SH 211 ± 1,300 feet along Alamo Ranch Parkway

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

The site is located at the hard corner of SH 211 and the future extension of Alamo Ranch Parkway, it has over 1,800 linear feet of frontage on SH 211 and over 1,300 linear feet of frontage on the future Alamo Ranch Pkwy. SH 211 is the north-south transportation artery for far west San Antonio. The recent build-out of SH 211 will enable drivers to traverse the west side of San Antonio from US Highway 90 to the south up to SH 16, a stretch of 18.8 miles. The future extension of Alamo Ranch Parkway will connect with SH 211 at the northern boundary of the site.

A Microsoft data center, the Texas Research Park, and Citi Bank are several of the economic drivers for growth in west San Antonio. Home developers are actively acquiring tracts of land for the future development of thousands of single-family residence along SH 211.

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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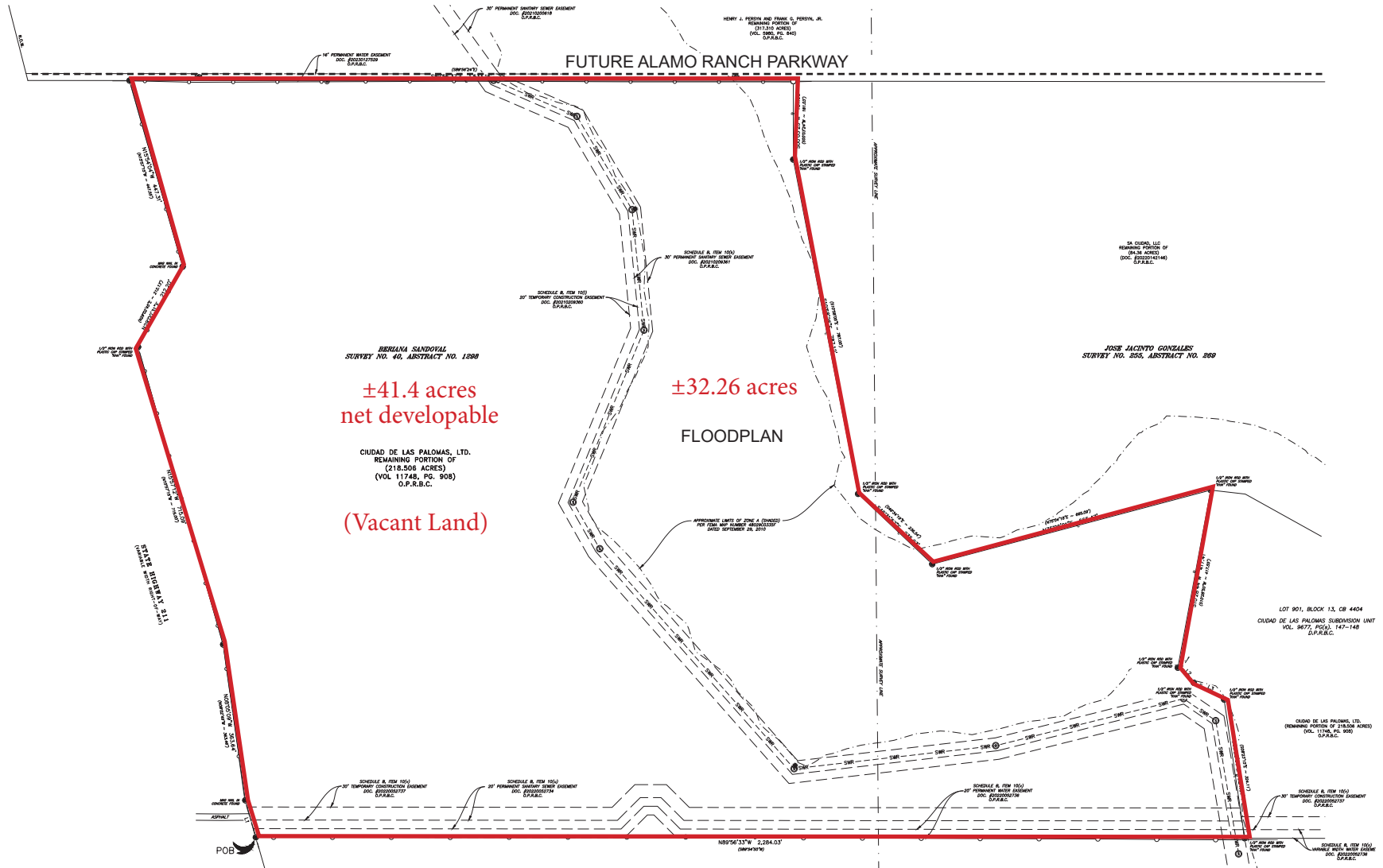
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Survey



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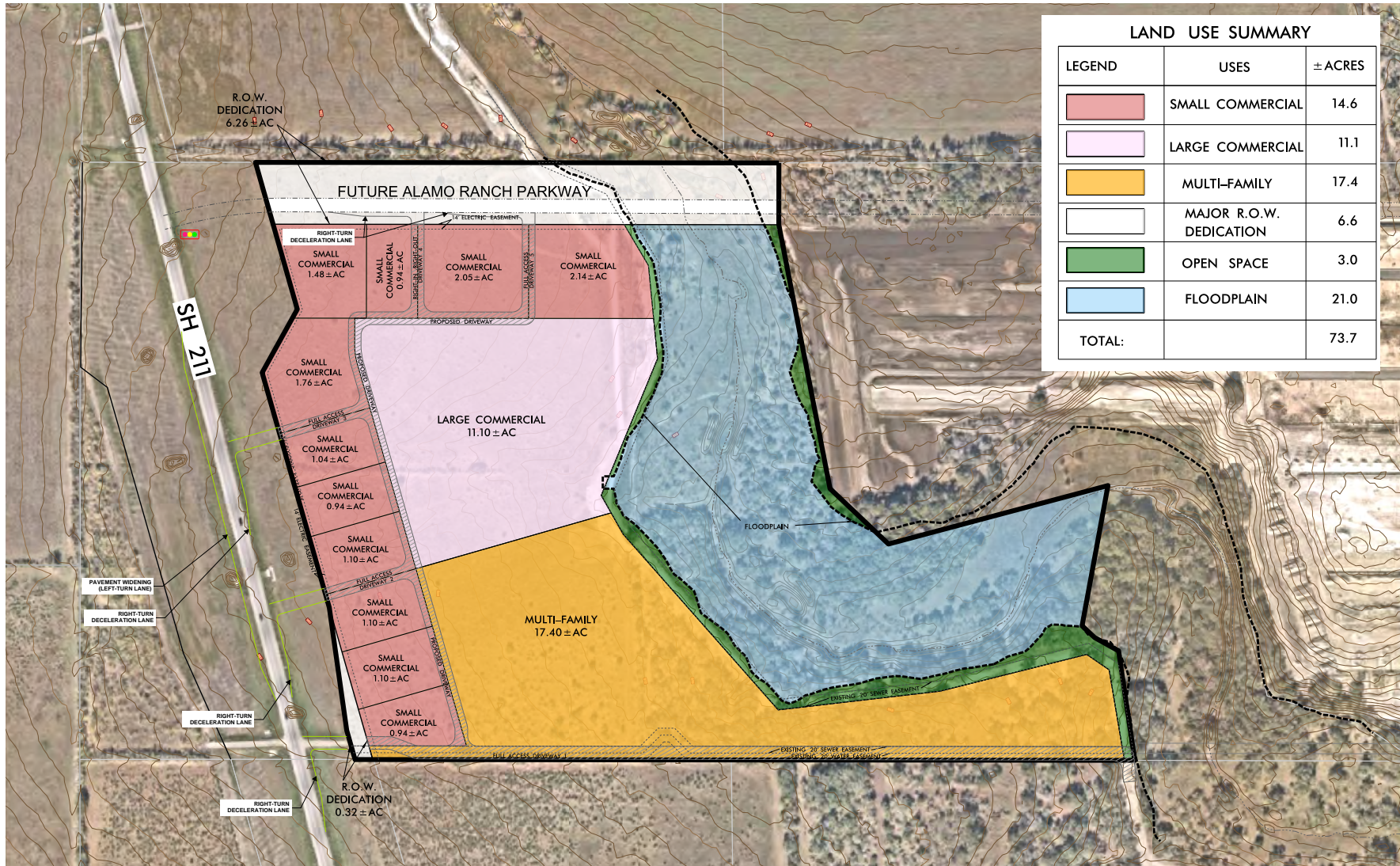
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Preliminary Site Plan



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Aerial View

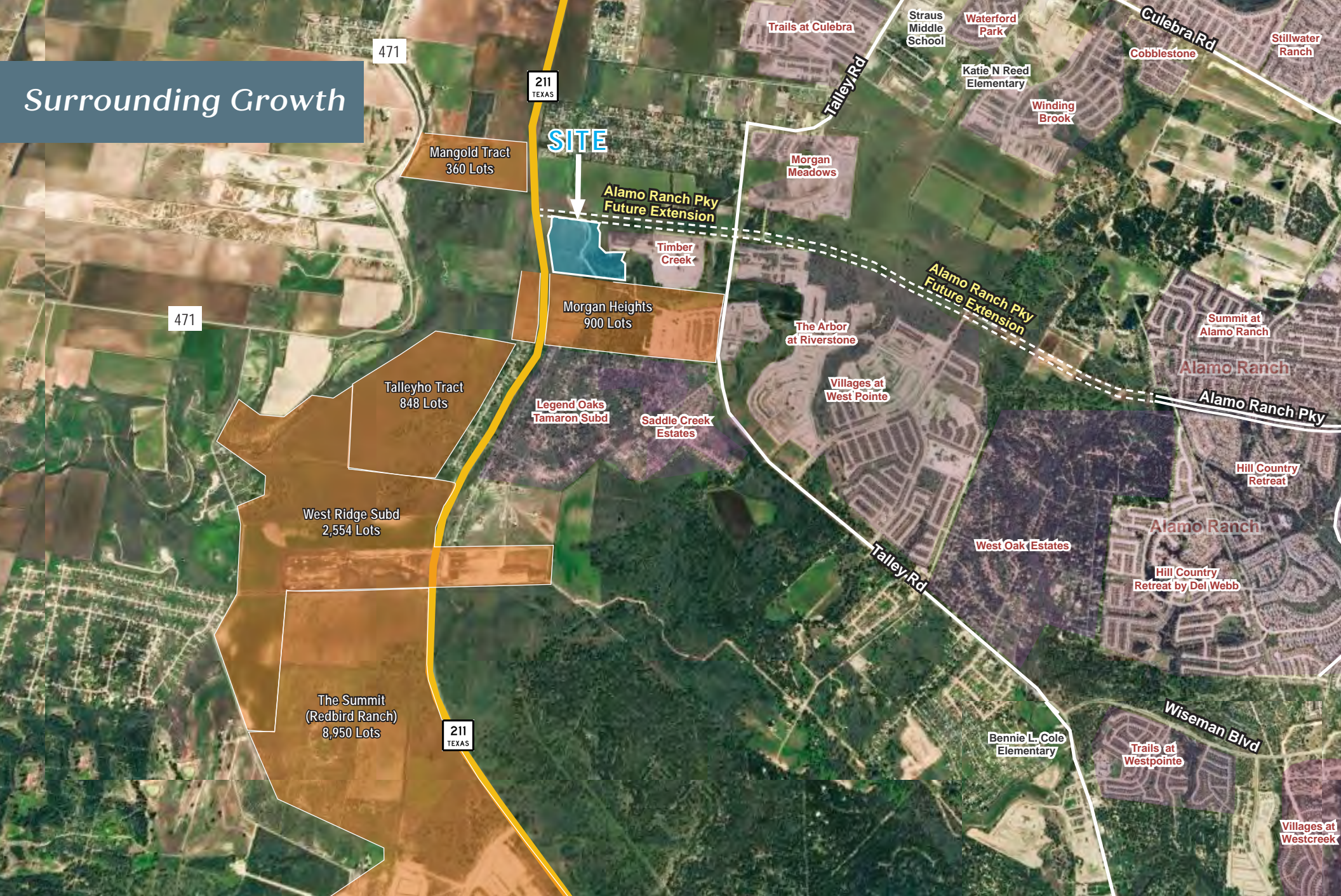


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Surrounding Growth



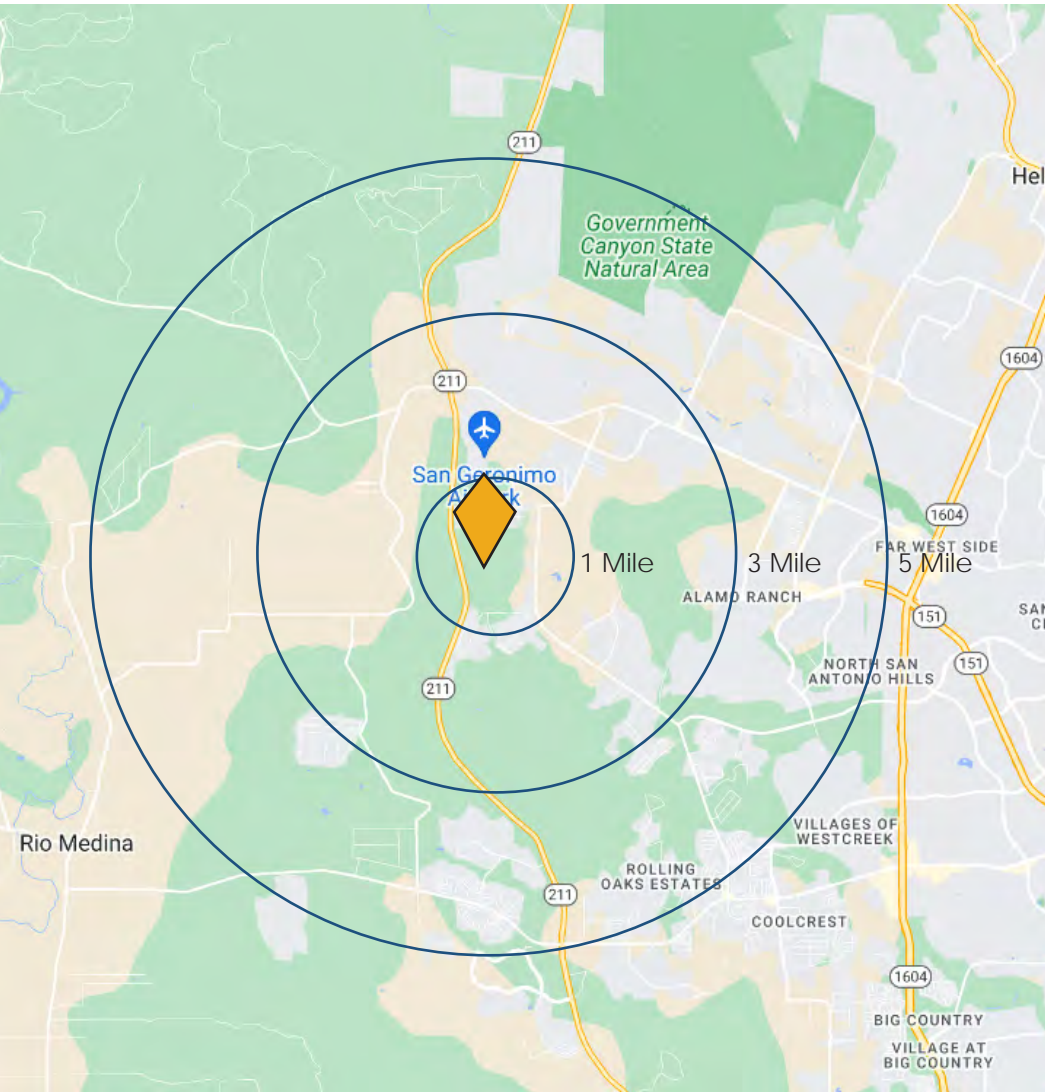
H.E.B & Walmart in Surrounding Area



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Demographics



	1 Mile	3 Mile	5 Mile
Population			
2024 Total Population:	1,032	36,682	125,272
2029 Population Projection:	1,164	40,980	138,147
Population Growth 2024-2029:	2.6%	2.3%	2.1%
Median Age:	34.7	35.7	34
Households			
2024 Total Households:	324	11,766	39,943
Household Growth 2024-2029:	2.6%	2.4%	2.1%
Median Household Income:	\$113,749	\$114,095	\$109,988
Average Household Size:	3.1	3.1	3.1
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$347,727	\$326,013	\$297,313
Median Year Built:	2010	2011	2010
Daytime Employment			
Total Businesses:	13	256	1,415
Total Employees:	77	1,476	10,222
Vehicle Traffic			
Culebra Rd @ SH 211:	9,037 vpd		

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Source: CoStar



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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 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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