COMMERCIAL LAND | FOR SALE
1.7 AC ON NACOGDOCHES ROAD

3330 Nacogdoches Rd | San Antonio, TX 78217

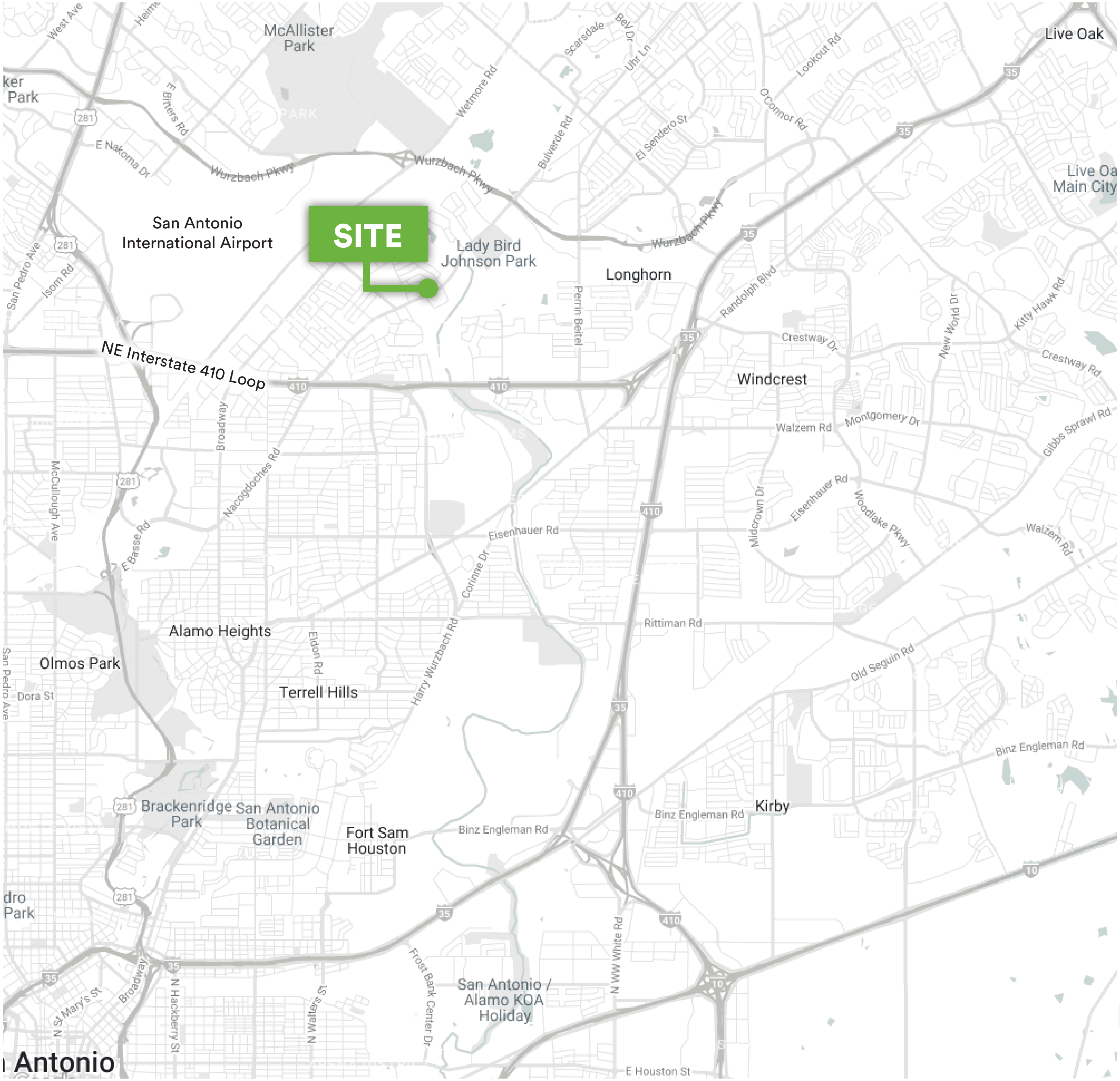
PROPERTY HIGHLIGHTS

- 1.7 AC located in NE San Antonio on Nacogdoches Road.
- Convenient and easy access to Loop 410, US Highway 281, I-35, and I-10.
- Less than 3 miles to San Antonio International airport.
- Vibrant daytime employment hub.
- Close to a variety of well-established corporate headquarters, business parks, regional office complexes, and distribution centers.
- Site is ready for development with all utilities nearby.

SALES PRICE
CALL BROKER

FRONTAGE
235' on Nacogdoches

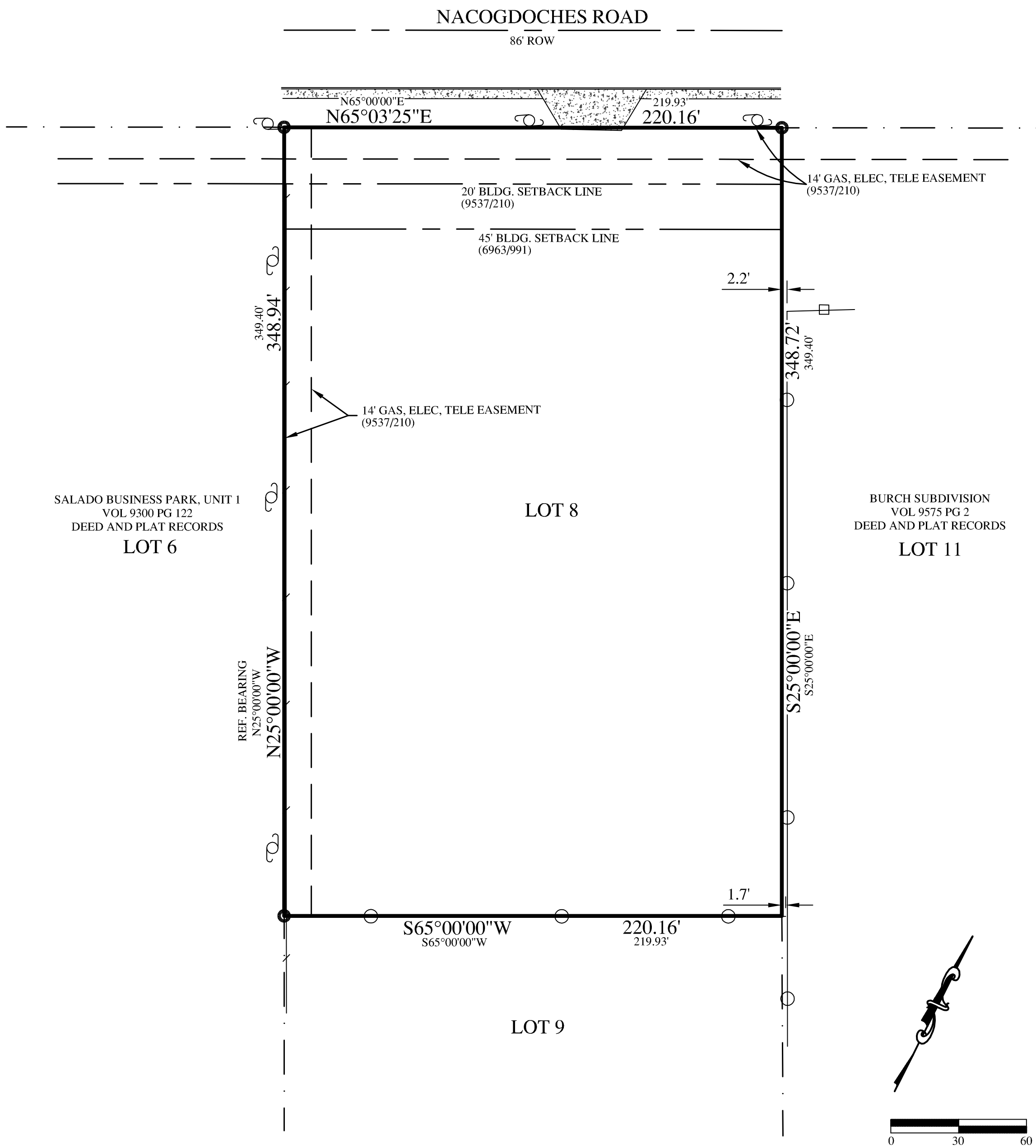
LAND SIZE
1.7 AC



SITE
McAllister Park
San Antonio International Airport
Lady Bird Johnson Park
Longhorn
Live Oak
Live Oak Main City
Windcrest
NE Interstate 410 Loop
Wurzbach Pkwy
Wetmore Rd
Bulverde Rd
El Sendero St
O'Connor Rd
Lookout Rd
Uhr Ln
Bel Dr
Scarsdale
E Bitters Rd
E Nakoma Dr
San Pedro Ave
Isom Rd
West Ave
Perrin Beitel
Randolph Blvd
Crestway Dr
Crestway Rd
Kitty Hawk Rd
New World Dr
Walzem Rd
Montgomery Dr
Gibbs Sprawl Rd
Eisenhauer Rd
Woodlake Pkwy
Midcrown Dr
Broadway
Nacogdoches Rd
McCullough Ave
E Basse Rd
Corinne Dr
Rittiman Rd
Old Seguin Rd
Alamo Heights
Olmos Park
Terrell Hills
Eldon Rd
Harry Wurzbach Rd
Dora St
Binz Engleman Rd
Kirby
Brackenridge Park
San Antonio Botanical Garden
Fort Sam Houston
San Antonio / Alamo KOA Holiday
Frost Bank Center Dr
N WW White Rd
N Hackberry St
N Walters St
N St Mary's St
E Houston St
Antonio


San Antonio
International Airport
Logan's Condo
Villa Rodriguez
Apartments
Twice the Ice
Generations Family
Church
Texas Health and
Human Services
Commission
Nacogdoches Road
D & S Residential
THE REYNOLDS
COMPANY
ELECTRICAL SUPPLY

PROPERTY SURVEY



PROPERTY INFORMATION

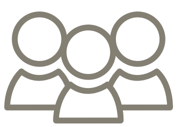
Size	1.7 AC
Legal Description	NCB 13749 BLK 2 LOT 8 (SALADO CREEK BUSINESS PARK UT-3)
Access	Access Nacogdoches Road approximately 400 feet west of the Salado Cliff Road intersection
Frontage	235' on Nacogdoches Road
Zoning	C-3 / C-3 NA (General Commercial District)
Flood Plain	None
Utilities	On Site
Traffic Counts	Nacogdoches Rd – 21,551 VPD

TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

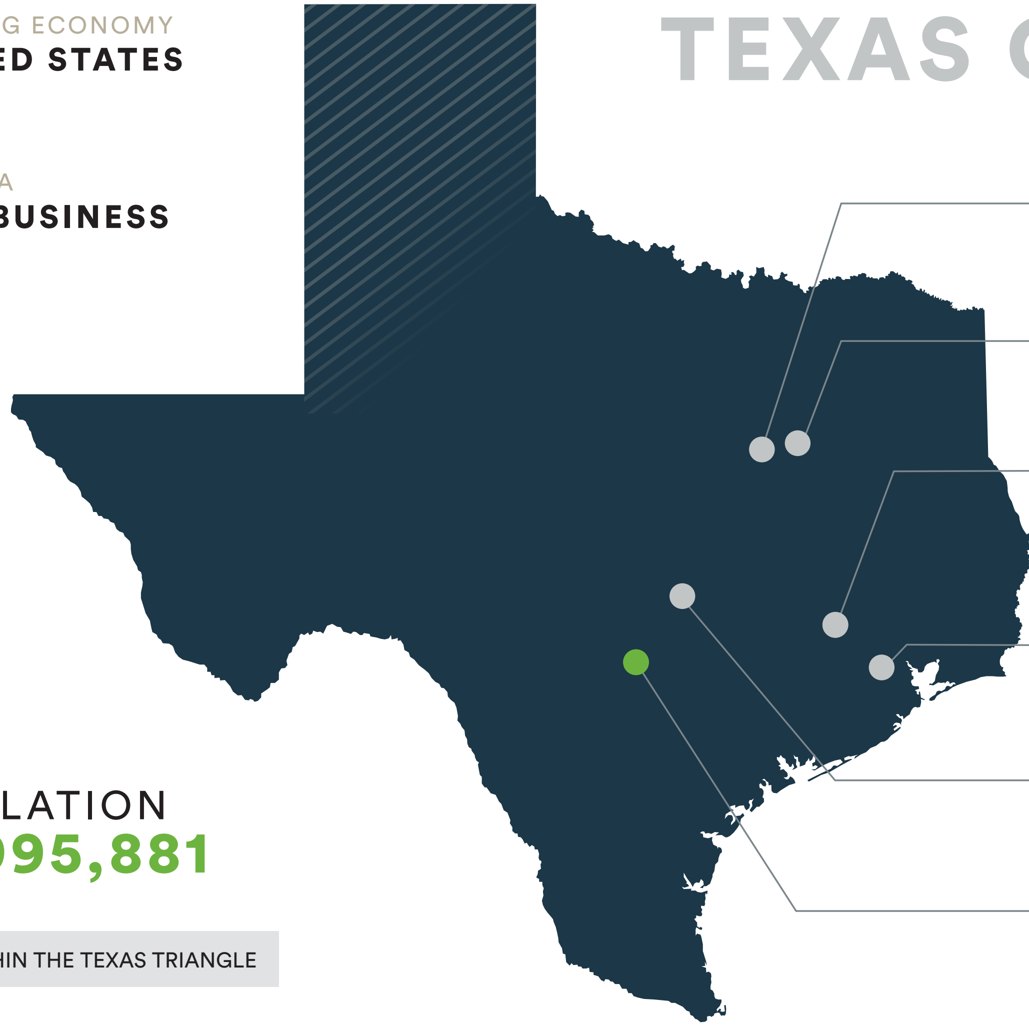
#1 STATE IN AMERICA
TO START A BUSINESS

LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth
TOP CITY FOR SALES GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION GROWTH IN 2020

Bryan/College Station
#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

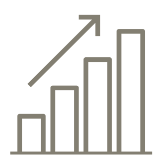
Houston
4TH LARGEST POPULATION IN THE U.S.

Austin
NAMED BEST CITY TO START A BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



TOP STATE
FOR JOB GROWTH

BEST STATE
FOR BUSINESS

NO STATE
INCOME TAX

SAN ANTONIO, TEXAS

HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY

METRO AREA POPULATION

2,600,000

4 FORTUNE 500 COMPANIES BASED IN SAN ANTONIO

#1 MOST VISITED **CITY IN TEXAS**

HOME OF THE ALAMO

#1 MOST VISITED CITY IN TEXAS

37 MILLION VISITORS PER YEAR

31 INSTITUTIONS OF HIGHER LEARNING

HOME TO OVER 120,000 COLLEGE STUDENTS

UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT OVER 35,000 STUDENTS

MILITARY CITY, USA

JOINT BASE SAN ANTONIO ENCOMPASSES FOUR MILITARY INSTALLATIONS

ANNUAL ECONOMIC IMPACT OF $48.7 BILLION

HOME TO H-E-B

THE 6TH LARGEST PRIVATE COMPANY IN THE UNITED STATES

7TH LARGEST CITY **IN THE UNITED STATES**

SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000

DEMOGRAPHICS

1 MILE		
2023 EST. POPULATION	2028 EST. POPULATION	HOUSEHOLD INCOME
11.4K	12K	$65K

3 MILE		
2023 EST. POPULATION	2028 EST. POPULATION	HOUSEHOLD INCOME
95K	102K	76K

5 MILE		
2023 EST. POPULATION	2028 EST. POPULATION	HOUSEHOLD INCOME
280K	301K	82K

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. **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.

Oldham Goodwin Group, LLC	532457	Casey.Oldham@OldhamGoodwin.com	(979) 268-2000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licensed No.	Email	Phone
Designated Broker of Firm	Licensed No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	Licensed No.	Email	Phone
Sales Agent/Associate's Name	Licensed No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials   Date

Oldham Goodwin OG

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

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