

For Sale

6.45 AC REMAINING NW SAN ANTONIO | DOMINION OAKS

IH-10 @ STONEWALL PARKWAY, SAN ANTONIO, TX 78257

REGIONAL PROPERTIES TEXAS
REAL ESTATE BROKERAGE & MANAGEMENT



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	6.45 Acres
Zoning:	Commercial (C-3)
Market:	San Antonio
Submarket:	NW San Antonio

PROPERTY OVERVIEW

6.45 Acres (Zoned C-3) of land for sale or lease along Interstate 10. Located in San Antonio's fast-growing North West Corridor, this site provides outstanding visibility along the highly trafficked Interstate 10.

Unified Dev Code Exclusions: City shall not impose any requirement to preserve or plant trees & no open space requirement.

The subject property is located on the fast growing NW corner of San Antonio -- the property sits directly across from the exclusive Dominion Country Club which has an average HH income of over \$161,000. The property is a short distance from the highly developed 1604 / IH10 intersection with La Cantera Shopping Center, The RIM Shopping Center, The Palladium IMAX Theatre, Six Flags of Texas Theme Park, Top-Golf and the Univ. of Texas San Antonio (UTSA). According to Moody's, population will continue to rise by about 40,000 per year, far faster than the US average. The number of households is expected to rise by 80,440 over the next five years, after having risen by 103,280 in the past five years.

PROPERTY HIGHLIGHTS

- Prime location with easy access to amenities
- Large lot sizes (Lots can be combined)
- Fully serviced utilities, such as water, sewer, and electricity
- Excellent investment potential and appreciation potential
- City shall not impose any requirement to preserve or plant trees

ANTHONY LAGRED

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COMMERCIAL REGIONAL PROPERTIES

520 Post Oak Blvd., Suite 500
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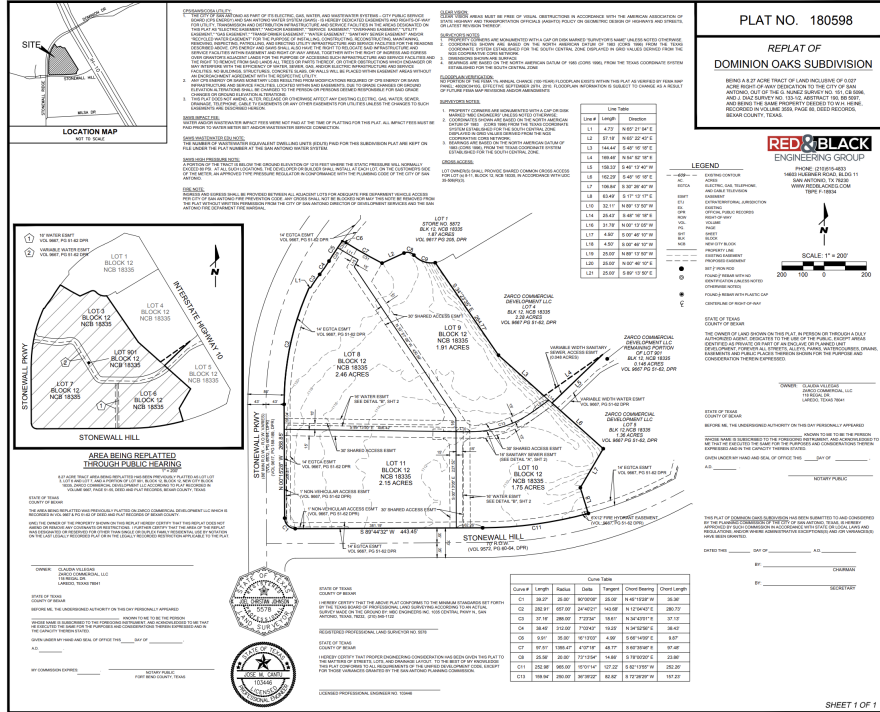
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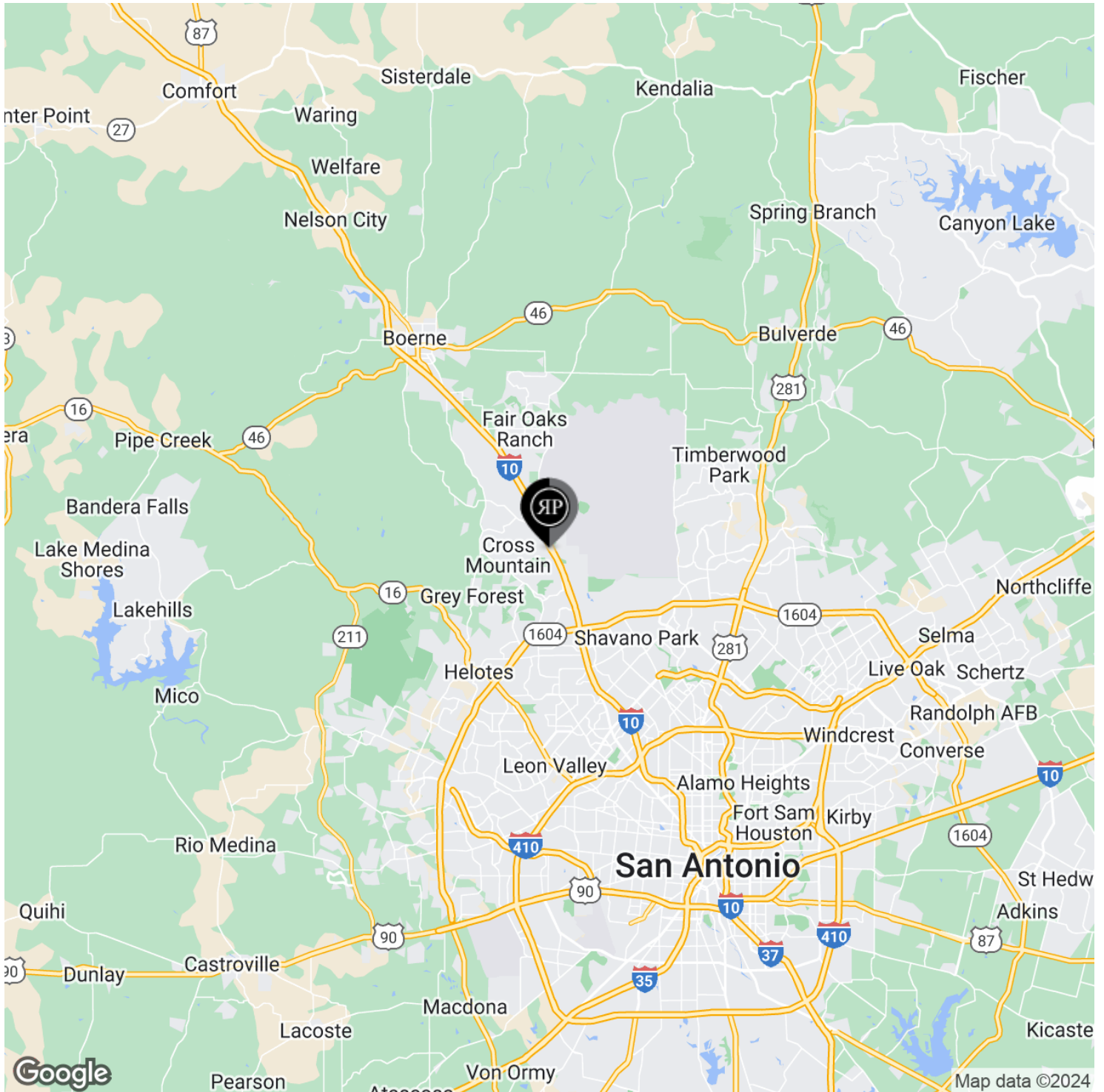
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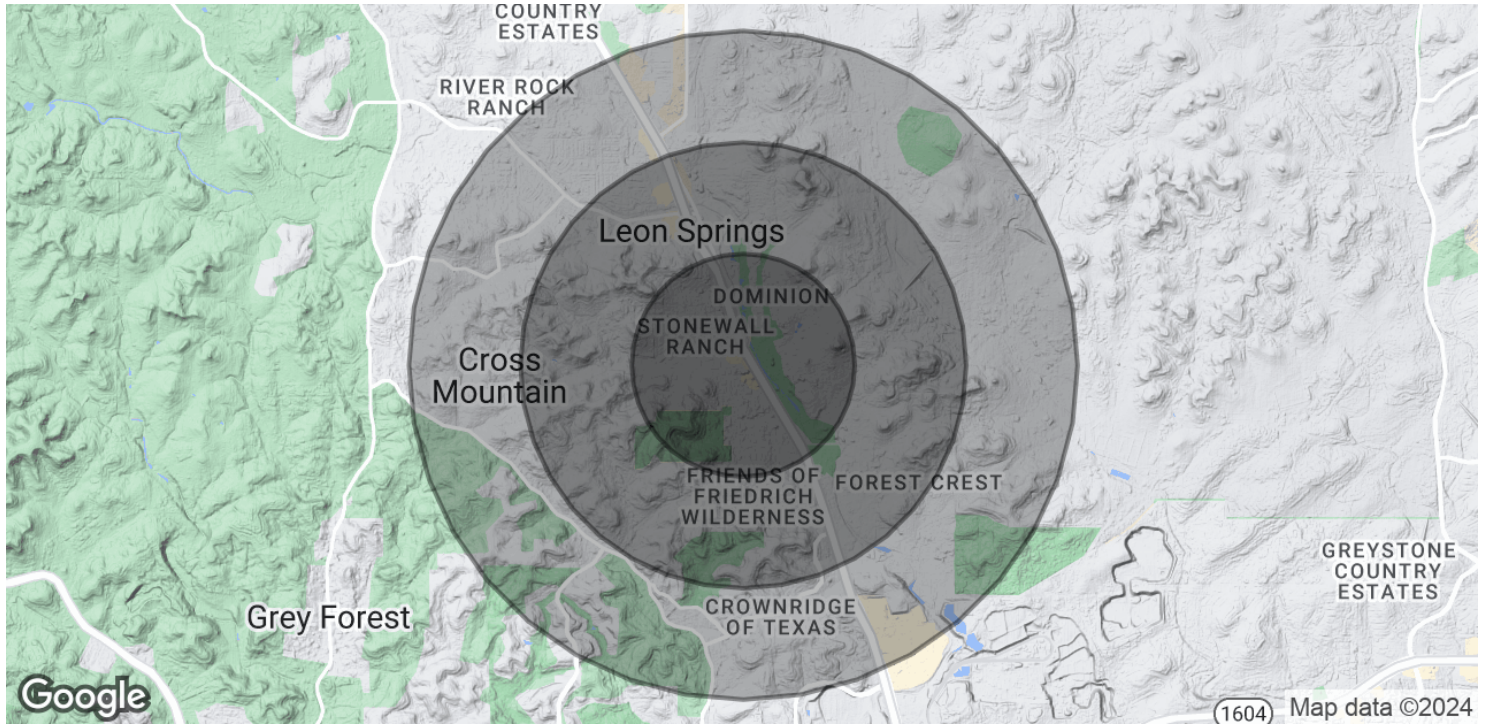


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,102	11,007	20,113
Average Age	37.9	37.1	36.4
Average Age (Male)	34.5	34.1	34.5
Average Age (Female)	42.4	41.2	39.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,302	4,610	8,361
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$182,131	\$156,983	\$136,712
Average House Value	\$483,368	\$460,028	\$423,107

* Demographic data derived from 2020 ACS - US Census

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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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas	9001528		713-228-1913
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

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