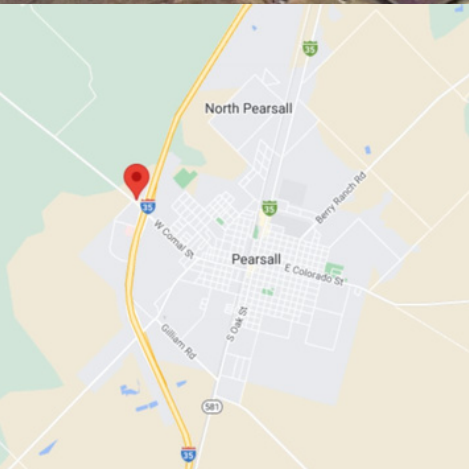


# Ground Lease - Pearsall, TX

PEARSALL PAD SITE



**FOR LEASE**



**KW COMMERCIAL SAN ANTONIO**  
15510 Vance Jackson Rd Suite  
104 San Antonio, TX 78249

**kw CITY VIEW**  
KELLERWILLIAMS. REALTY

Each Office Independently Owned and Operated

**PRESENTED BY:**

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Commercial Director

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# PROPERTY SUMMARY

Pearsall Pad Site



## PROPERTY HIGHLIGHTS

- Located directly next to two high-traffic truck stops at the most high-trafficked intersection in Pearsall.
- Highly Visible: +/-34,000 from I-35
- HEB shopping center is located 0.5 miles away.
- Ten motel/short-term hotels within immediate vicinity of the pad site.

## PROPERTY INFORMATION

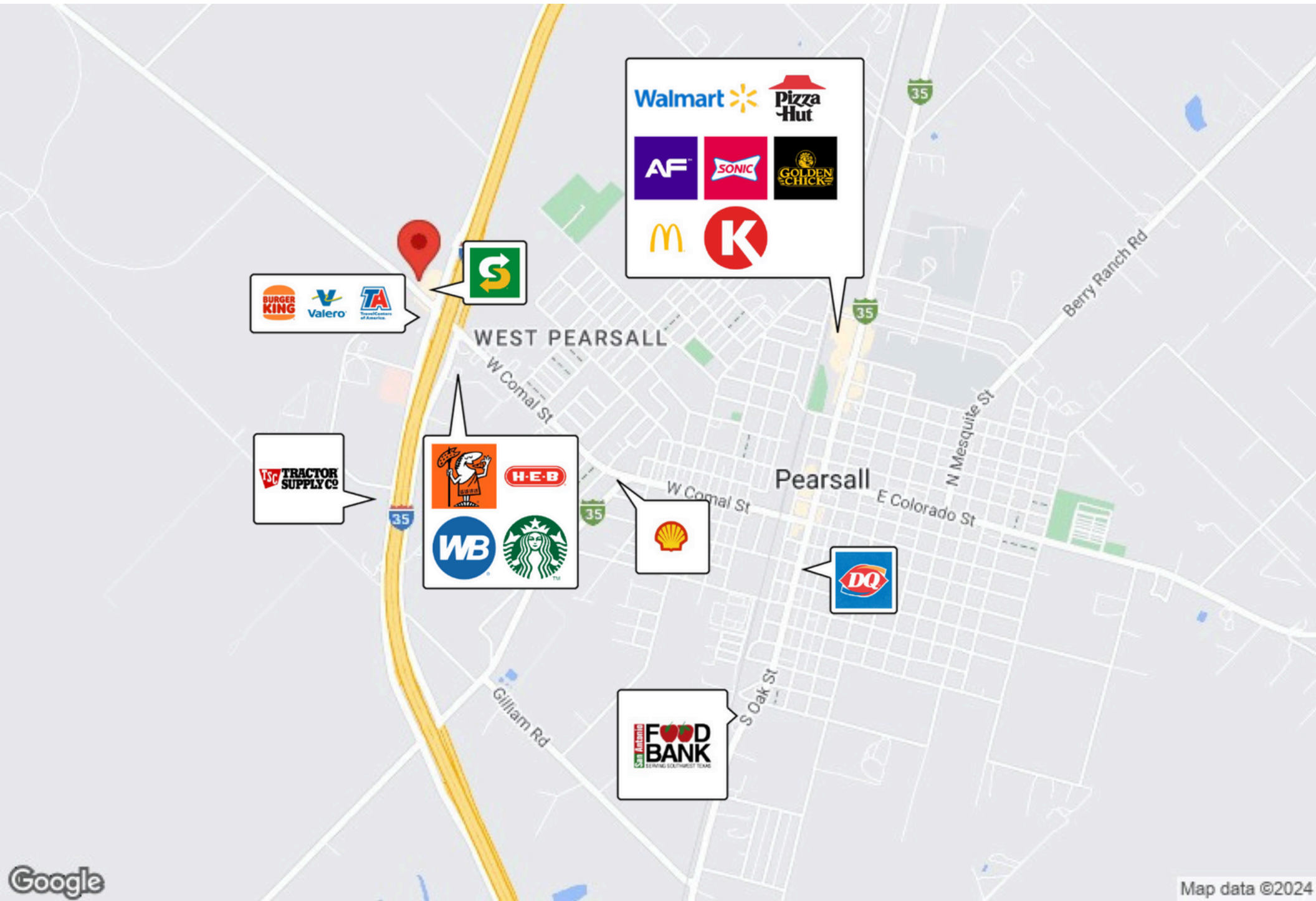
- PRICING:** CALL BROKER
- ZONING:** AO ( Agricultural and open space)
- LAND SIZE:** 2.50 AC





# BUSINESS MAP

PEARSALL PAD SITE



Walmart

Pizza Hut

AF

SONIC

GOLDEN CHICK

McDonald's

K

BURGER KING

Valero

TA



TRACTOR SUPPLY CO

H-E-B

WB

Starbucks

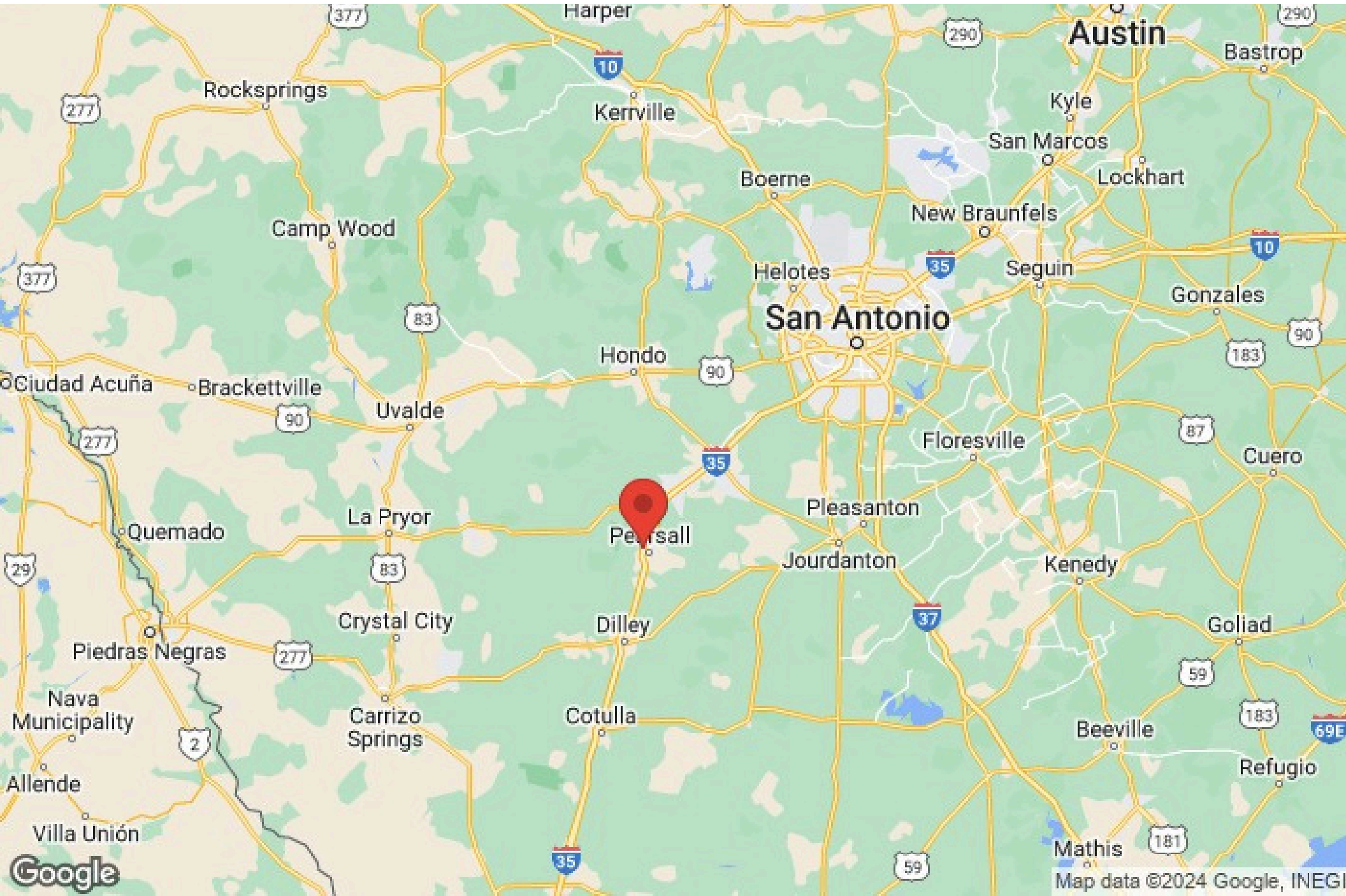


FOOD BANK

SEALING SOUTHWEST TEXAS

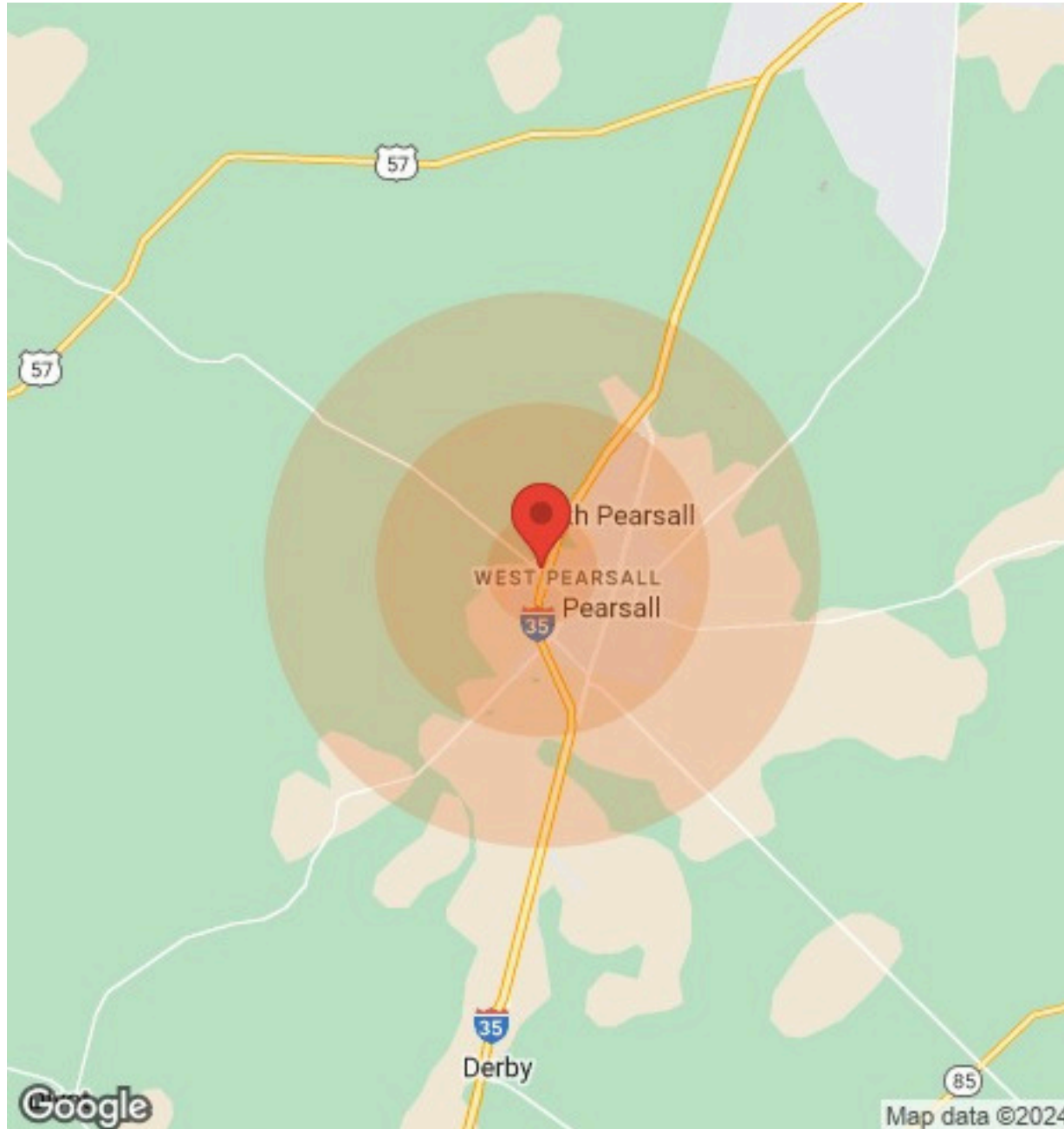
# REGIONAL MAP

PEARSALL PAD SITE



# DEMOGRAPHICS

PEARSALL PAD SITE



Population	1 Mile	3 Miles	5 Miles
Male	717	1,858	1,858
Female	662	1,551	1,551
Total Population	1,379	3,409	3,409

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	369	822	822
Ages 15-24	245	523	523
Ages 25-54	530	1,459	1,459
Ages 55-64	119	329	329
Ages 65+	116	276	276

Race	1 Mile	3 Miles	5 Miles
White	1,142	2,935	2,935
Black	N/A	22	22
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	1,304	3,025	3,025
Multi-Racial	474	900	900

Income	1 Mile	3 Miles	5 Miles
Median	\$20,839	\$30,234	\$30,234
< \$15,000	78	216	216
\$15,000-\$24,999	195	243	243
\$25,000-\$34,999	50	186	186
\$35,000-\$49,999	23	108	108
\$50,000-\$74,999	26	123	123
\$75,000-\$99,999	65	116	116
\$100,000-\$149,999	N/A	23	23
\$150,000-\$199,999	N/A	N/A	N/A
> \$200,000	26	26	26

Housing	1 Mile	3 Miles	5 Miles
Total Units	593	1,350	1,350
Occupied	494	1,171	1,171
Owner Occupied	314	728	728
Renter Occupied	180	443	443
Vacant	99	179	179





11-2-2015

## 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.

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<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
<b>Buyer/Tenant/Seller/Landlord Initials</b>		<b>Date</b>	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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