



NORTH



FOR SALE

Divisible from
±1 Acre to
±20.43 Acres

12460 & 12488
US Highway 181
San Antonio, TX 78223

**SELLER
FINANCING
AVAILABLE**



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

RICK LAGRANGE
210.918.6404 direct
210.289.0044 mobile
ragrange@endurasa.com

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Overview

- Location:** 12460 S US Hwy 181, San Antonio, TX 78223
12488 S US Hwy 181, San Antonio, TX 78223
- Available:** ±0.32 Acres - Property ID: 356902
±1 Acre - Property ID: 356907
±19.11 Acres - Property ID: 1262241
- Building:** Small building with kitchen, septic, some grading on ±1 acre site
- Zoning:** OCL (outside city limits)
- Frontage:** ±275 feet on State Hwy 181
- Asking Price:** Call for pricing
- Utilities*:** Water / Septic

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

Highlights

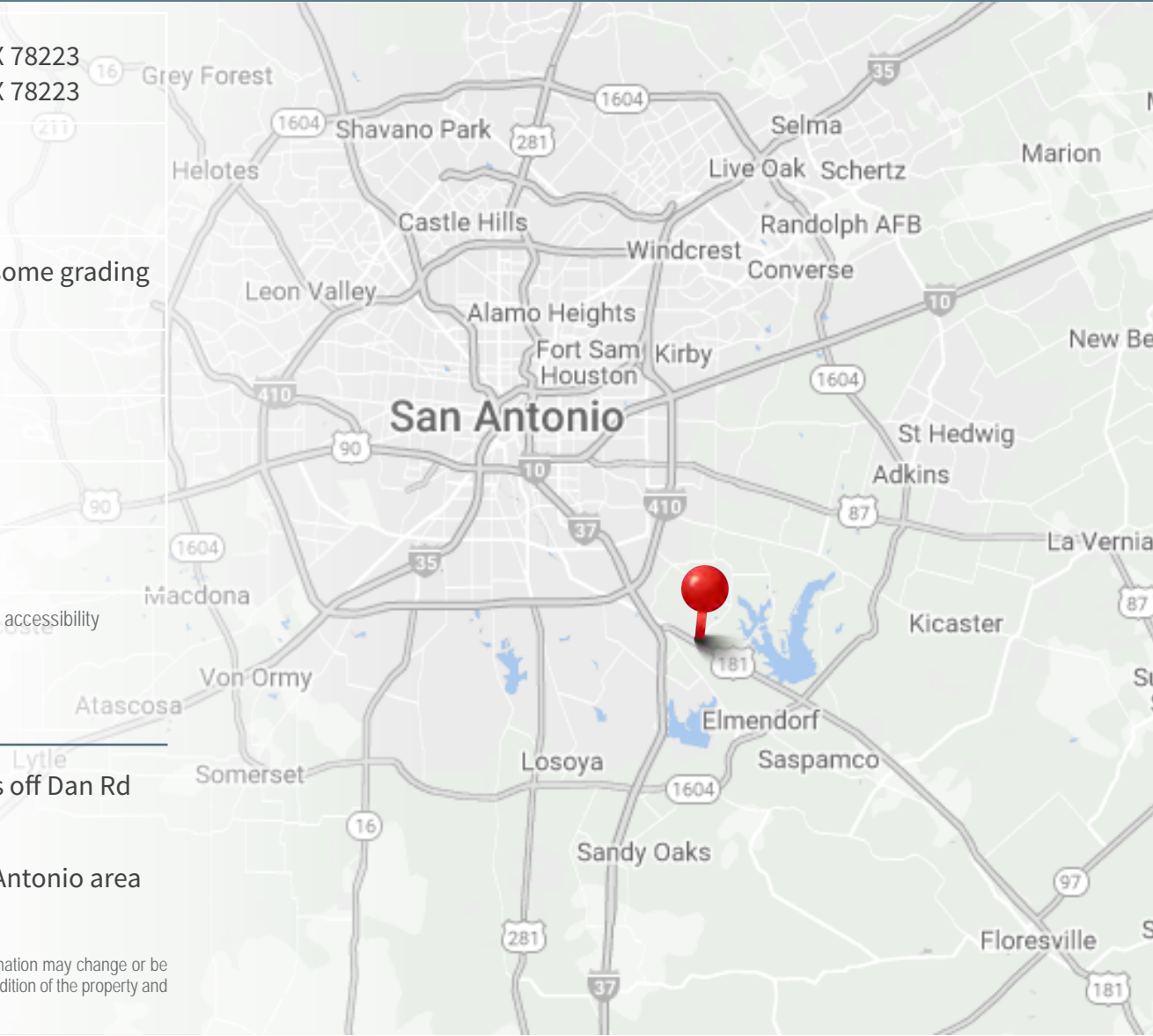
- 300' of frontage on Hwy 181 with additional access off Dan Rd
- 12488 US Hwy 181 includes 1,404 sf Home/Office
- Located on high traffic corridor in Southwest San Antonio area

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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Photos



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Survey



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Aerial View



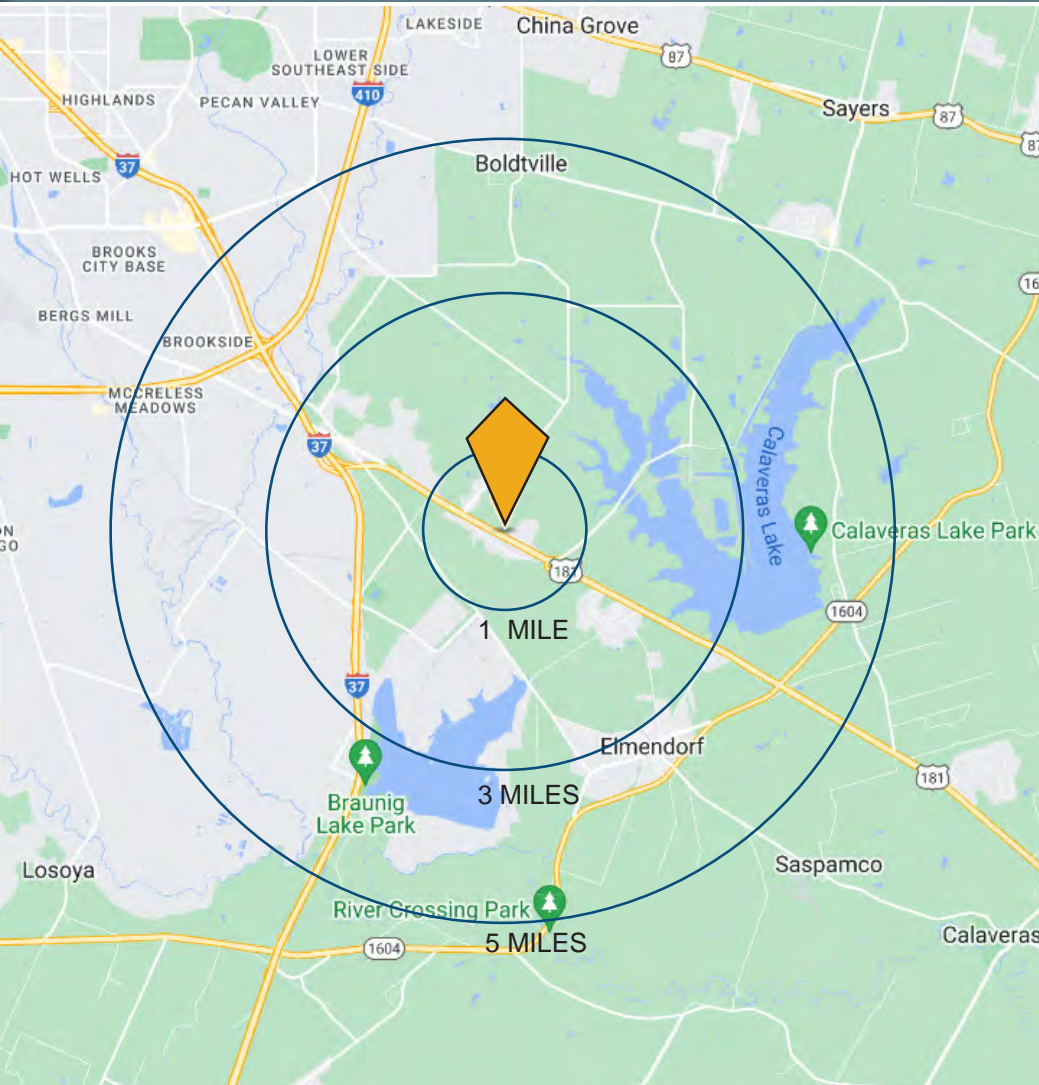
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Demographics



	1 Mile	3 Mile	5 Mile
Population			
2024 Total Population:	881	10,036	25,860
2029 Population Projection:	937	11,143	28,240
Annual Growth 2024-2029:	1.3%	2.2%	1.8%
Median Age:	41.4	36.5	35.6
Households			
Total Households:	313	3,328	8,360
Annual Growth 2024-2029:	1.3%	2.2%	1.9%
Median Household Income:	\$62,960	\$63,628	\$68,532
Average Household Size:	2.8	3	3.1
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$203,077	\$179,063	\$196,989
Median Year Built:	1986	1997	2002
Daytime Employment			
Total Businesses:	29	211	379
Total Employees:	342	1,725	3,637
Vehicle Traffic			
Ideal Ave @ Palm Pk Blvd:	24,884 vpd		
S US Hwy 181 @ S Foster Rd:	2,406 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. **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:
 - 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	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rick LaGrange	484122	rlagrang@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date