

Pad Opportunities

16656 N I-35 | Selma, TX



6.135 AC

Available

C-1

Zoning

Contact
Broker

Pricing

ABOUT THE PROPERTY

- Highly visible land opportunity for sale fronting I-35
- Across from Retama Park and future University Health Hospital (500+ employees)
- Great infill site in area with limited availability
- 512' of frontage with designated curb-cut
- Located just north of The Forum (10.9 Million annual visits)

JOIN THESE RESTAURANTS & RETAILERS



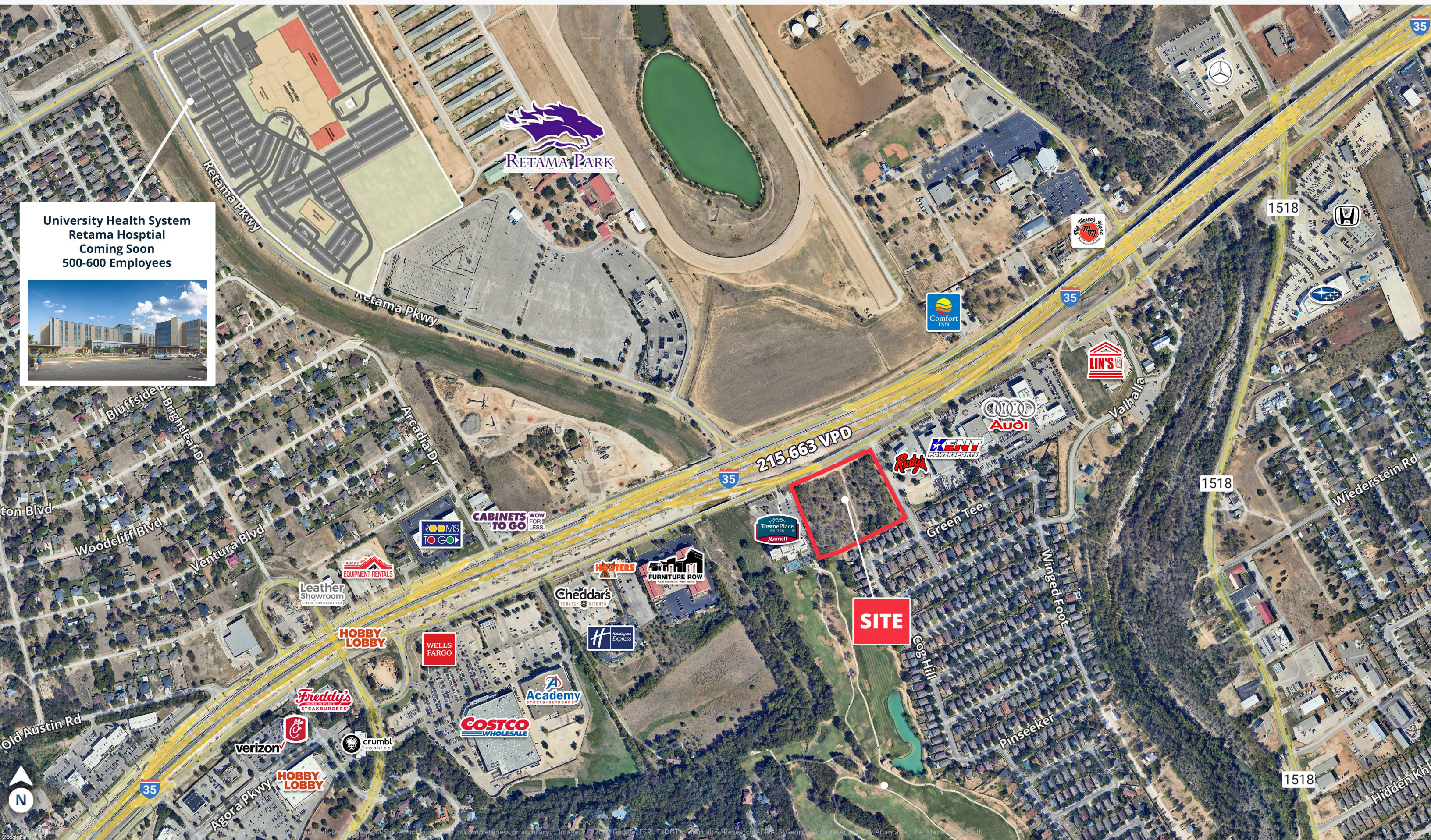
TRAFFIC COUNTS

IH-35

215,663 VPD



16656 N I-35 | Selma, TX



26, 2021, ISSUED DATE SEPTEMBER 3, 2021.

LEGAL DESCRIPTION: LOT 1, BLOCK 1, WAUGH SUBDIVISION, CITY OF SELMA, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 9582, PAGE 43, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. SAVE AND EXCEPT THAT PORTION OF LOT 1 CONVEYED TO THE STATE OF TEXAS IN DEED RECORDED IN DOCUMENT NO. 20200196329 AND 20210053762, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

SCHEDULE B:

- RESTRICTIVE COVENANT:
VOLUME 9582, PAGE 43 - APPLIES
- VOLUME 4541, PAGE 1223 - APPLIES
VOLUME 9582 PAGE 43 - APPLIES
20' WATER AND SEWER EASEMENT - SHOWN
- VOLUME 9582 PAGE 43 - APPLIES
14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT - SHOWN
- VOLUME 9582 PAGE 43 - APPLIES
1' VEHICULAR NON-ACCESS EASEMENT - SHOWN
- VOLUME 14530, PAGE 197 - APPLIES
20' DRAINAGE EASEMENT - SHOWN
- VOLUME 7003 PAGE 1935 - APPLIES
VOLUME 7003 PAGE 1948 - APPLIES
5' LANDSCAPE EASEMENT - (SHOWN)
80' ACCESS EASEMENT - (SHOWN)
SIGHT EASEMENT - (NOTE 9)
- DOCUMENT NO. 20200196329 - APPLIES
POSSESSION AND USE AGREEMENT FOR TRANSPORTATION - SHOWN

3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 285 OF 785, COMMUNITY PANEL NO. 48029C0285F, DATED SEPTEMBER 29, 2010.

4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.

5. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

7. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

8. NOTES FROM PLAT:

- THE CITY OF SELMA, TEXAS, HAS BUILDING SETBACKS ASSOCIATED WITH ZONING WHICH MUST BE ADDRESSED BEFORE CONSTRUCTION BEGINS.
- ACCESS FROM IH. 35 NORTH SHALL BE RESTRICTED IN ACCORDANCE WITH THE DEED RECORDED IN VOLUME 4657, PAGE 465 AND IN ACCORDANCE WITH THIS PLAT.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ON I.H. 35 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 479.89'.

9. SIGHT EASEMENT IN, UPON, OVER AND ACROSS A PORTION OF THE GRANTORS PROPERTY FOR ALL PURPOSES FOR THE PURPOSE OF PROVIDING, IN ACCORDANCE WITH THE FOLLOWING SENTENCE, A VIEW OF THE MONUMENT SIGN TO BE PLACED ON THE LANDSCAPE EASEMENT PER VOLUME 7003 PAGE 1935 AND VOLUME 7003 PAGE 1948.

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- FPK FOUND PK NAIL
- TXDOT MON TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
- PP POWER POLE
- GUY GUY
- EM ELECTRIC METER
- LP LIGHT POLE
- EBOX ELECTRIC BOX
- WM WATER METER
- EC EDGE OF CONCRETE
- TPED TELEPHONE PEDASTAL OVERHEAD UTILITY LINE WOOD FENCE
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- IRV IRRIGATION VALVE
- WV WATER VALVE
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- TMH TELEPHONE MANHOLE
- SGN SIGN AS NOTED

POSSESSION AND USE AGREEMENT FOR TRANSPORTATION (DOC. 20200196329 O.P.R.)(10.)

23.147 ACRES
OWNER: CITY OF
UNIVERSAL CITY, TEXAS
(VOL. 8140 PG. 473 O.P.R.)

6.135 ACRES
(267,246 SQ. FT.)

REMAINDER OF
LOT 1
BLOCK 1
WAUGH SUBDIVISION
(VOL. 9582 PG. 43 D.P.R.)
OWNER: WILLIAM WAUGH HOLDINGS, LLC - SERIES W002, A
TEXAS LIMITED LIABILITY COMPANY
(VOL. 15812 PG. 377 O.P.R.)

INTERSTATE HIGHWAY 35
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 9582 PG. 43 D.P.R.)

16' GAS, ELEC., TEL., & CATV ESM'T.
(VOL. 9546 PAGE 12 D.P.R.)

5' GAS, ELEC., TEL., & CATV ESM'T.
(VOL. 9546 PAGE 12 D.P.R.)

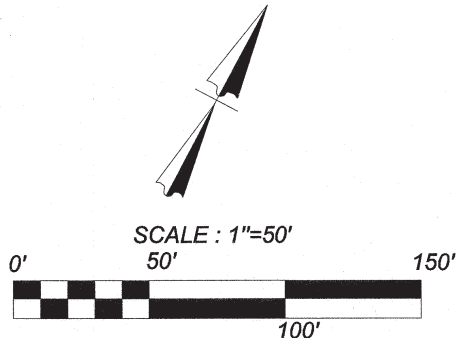
BLOCK 2
SATURN UNIT 1
(VOL. 9546 PG. 12 D.P.R.)

PASATIEMPO
(80' RIGHT-OF-WAY)
(VOL. 9582 PG. 43 D.P.R.)

80' ACCESS EASEMENT (10k.)
VOLUME 7003 PAGE 1935
VOLUME 7003 PAGE 1948

LOCATION MAP
NOT-TO-SCALE

ADDRESS: 16656 N. IH 35
SELMA, TX 78154



Line Table		
LINE #	LENGTH	DIRECTION
L1	110.62'	N66°39'53"E
L2	102.31'	N64°40'13"E
L3	18.84'	S72°26'42"E

STATE OF TEXAS:
COUNTY OF BEXAR:

I, TERESA A. SEIDEL, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A LAND TITLE SURVEY. THE FIELDWORK WAS COMPLETED ON 08/30/2021.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF SURVEY: 03/22/2017



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	6,475	65,059	179,119
2029 Projected Population	6,660	65,288	181,972
Proj. Annual Growth 2024 to 2029	0.57%	0.07%	0.32%

Daytime Population

2024 Daytime Population	8,128	72,507	165,453
Workers	5,142	42,298	76,774
Residents	2,986	30,209	88,679

Income

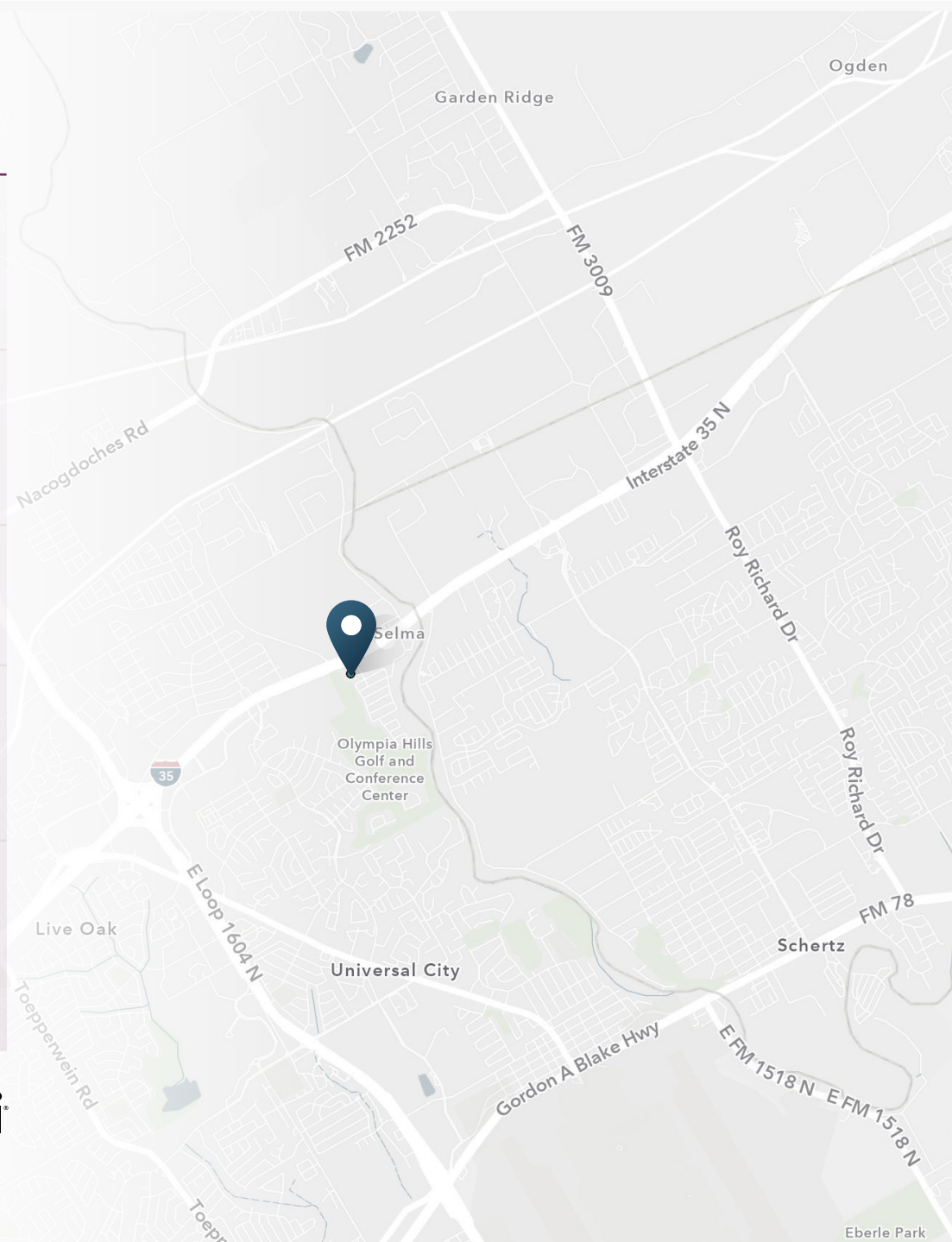
2024 Est. Average Household Income	\$115,111	\$101,432	\$103,702
2024 Est. Median Household Income	\$91,787	\$82,342	\$83,031

Households & Growth

2024 Estimated Households	2,468	25,342	66,147
2029 Estimated Households	2,574	25,730	68,026
Proj. Annual Growth 2024 to 2029	0.84%	0.30%	0.56%

Race & Ethnicity

2024 Est. White	54%	52%	50%
2024 Est. Black or African American	11%	11%	12%
2024 Est. Asian or Pacific Islander	6%	4%	4%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	28%	32%	33%
2024 Est. Hispanic (Any Race)	35%	41%	42%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE 

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners	9005621	ryan.johnson@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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 or 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.

Drew Allen		656732	drew.allen@srsre.com	210.504.1242
Licensed Supervisor of Sales Agent/Associate		License No.	Email	Phone
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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