



Public Storage



Burlington
at home

DOLLAR TREE



LOOP
1604

TOEPERWEIN ROAD

LOOKOUT ROAD

LOOKOUT
BOAT & RV
STORAGE

FLOOR
DECOR &

IKEA

INTERSTATE
TEXAS
35

FOR SALE

41.05 Acres Raw Land Ready for Development

Lookout Road | Live Oak, TX 78233



41.05 AC Raw Land Ready for Development

Lookout Road | Live Oak, TX 78233



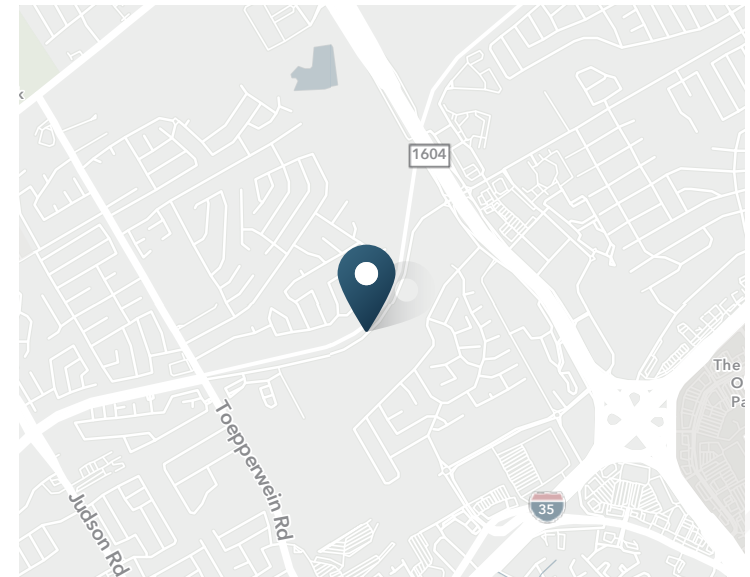
41.05 AC
Land Size

B-3
Zoning

\$6.00/SF
Pricing/Rate

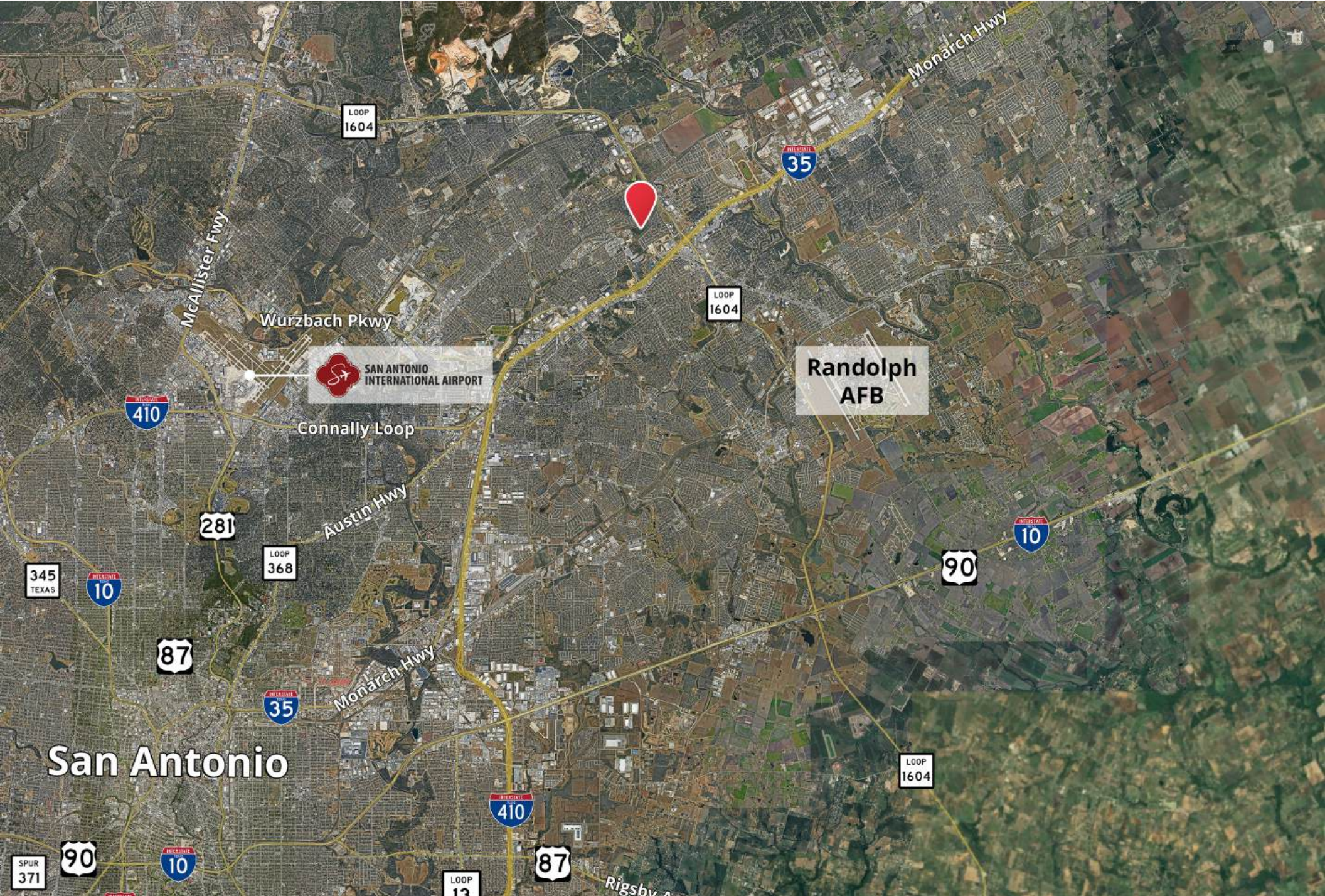
PROPERTY HIGHLIGHTS

Land AC	41.05
Divisible AC	4x10 (approx)
Zoning	B-3
Type	Raw
Topography	Sloping
Egress/Ingress	Easy access to Loop 1604 & I-35
San Antonio International Airport	10.8 Miles



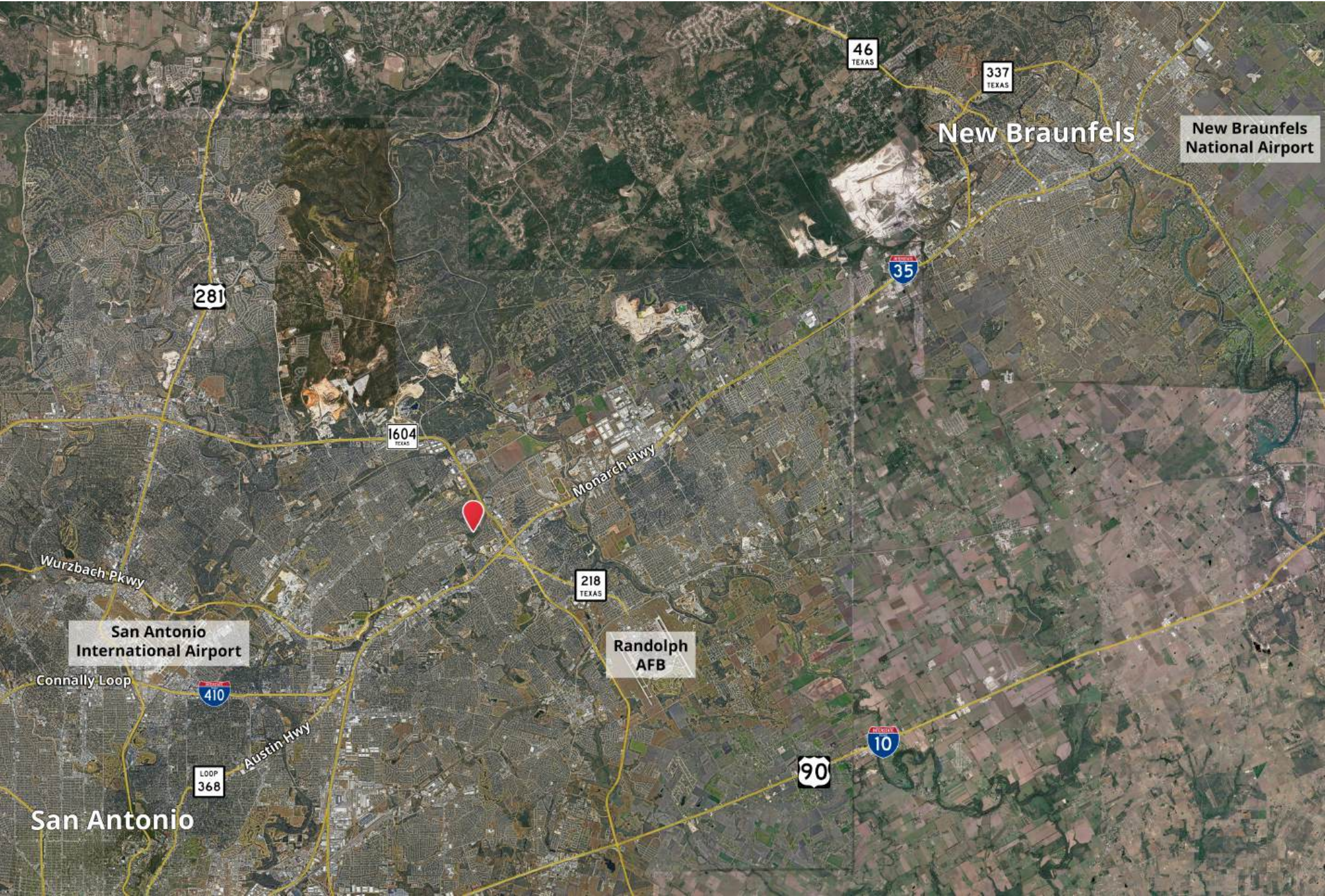
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New Braunfels

New Braunfels National Airport

281

46 TEXAS

337 TEXAS

35

1604 TEXAS

Monarch Hwy

218 TEXAS

San Antonio International Airport

Randolph AFB

Wurzbach Pkwy

Connally Loop

410

Austin Hwy

LOOP 368

San Antonio

90

10

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	11,999	92,490	219,175
2028 Projected Population	12,652	95,827	223,812
Projected Annual Growth Rate 2023 to 2028	1.07%	0.71%	0.42%

Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	8,847	81,783	204,836
Workers	2,855	35,623	94,427
Residents	5,992	46,160	110,409

Income

	1 Mile	3 Miles	5 Miles
2023 Est. Average Household Income	\$86,130	\$87,579	\$89,856
2023 Est. Median Household Income	\$71,801	\$68,606	\$68,510

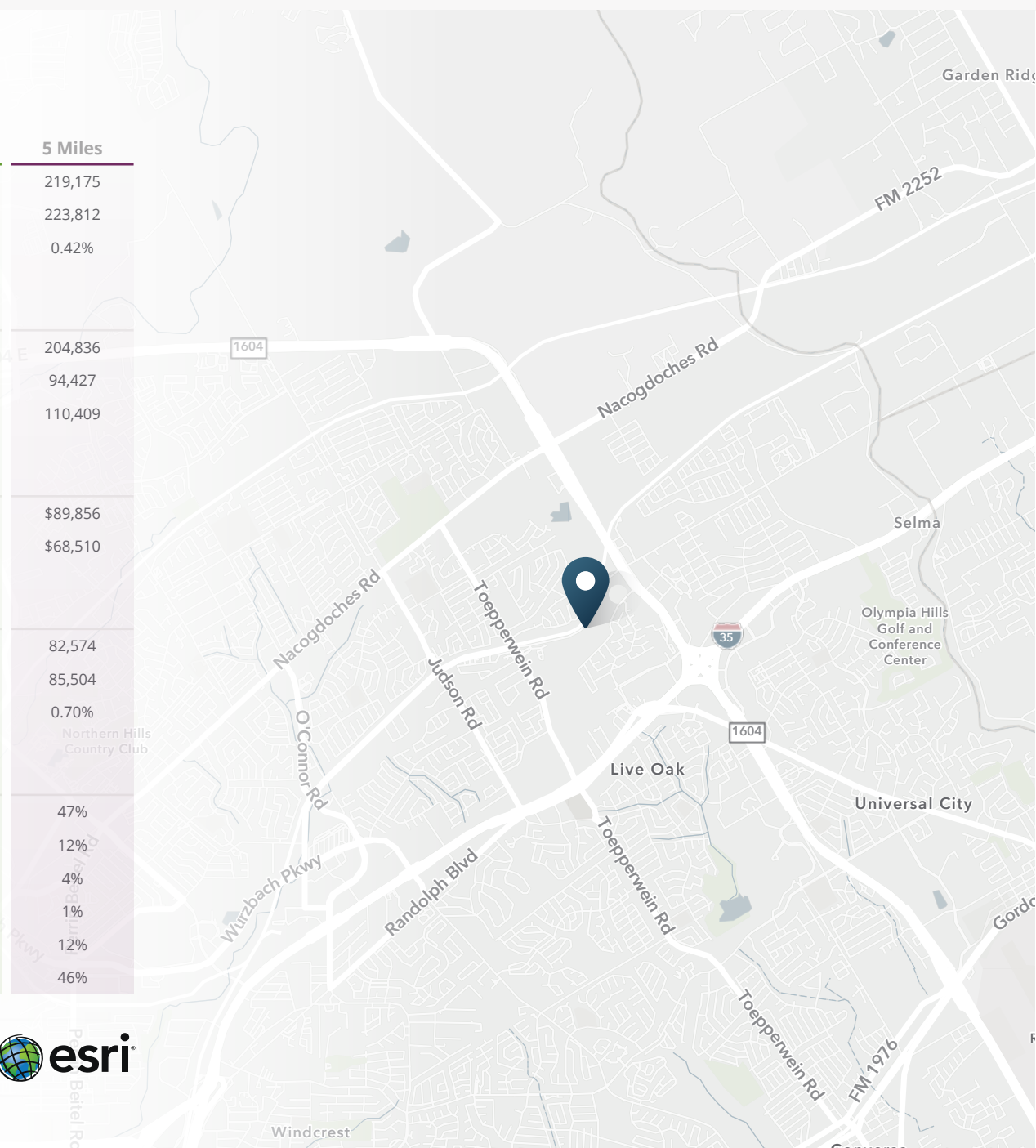
Households & Growth

	1 Mile	3 Miles	5 Miles
2023 Estimated Households	4,526	35,350	82,574
2028 Estimated Households	4,788	37,222	85,504
Projected Annual Growth Rate 2023 to 2028	1.13%	1.04%	0.70%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2023 Est. White	43%	48%	47%
2023 Est. Black or African American	11%	11%	12%
2023 Est. Asian or Pacific Islander	5%	4%	4%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	14%	12%	12%
2023 Est. Hispanic	52%	47%	46%

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



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.

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.

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Designated Broker of Firm	License No.	Email	Phone

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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