



**For
Sale**

Ray Ellison Blvd
San Antonio, TX 78242

Summary

Sale Price:

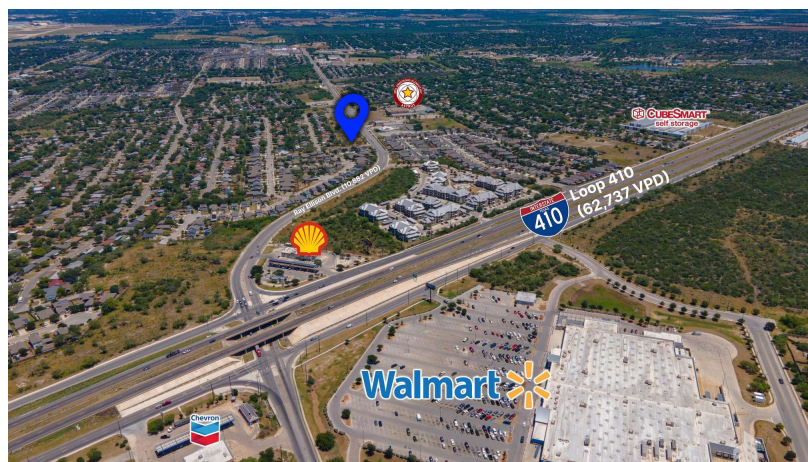
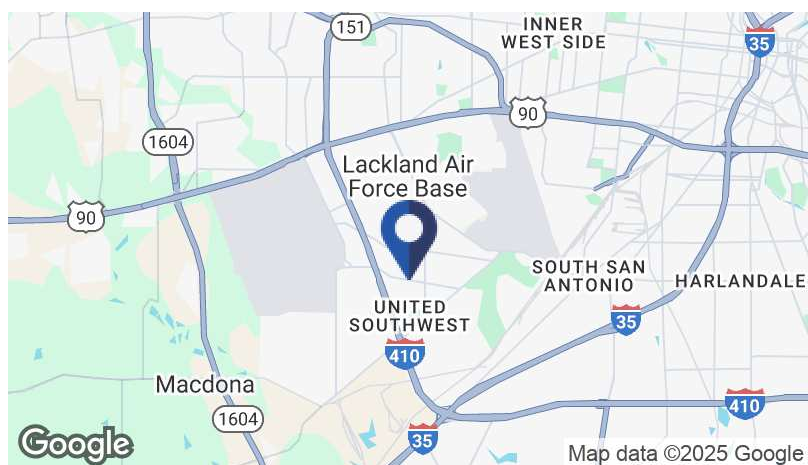
\$250,000

Property Description

This 1.208-acre tract, zoned C-2 CD, is strategically located on San Antonio's rapidly expanding Southwest side along Ray Ellison Boulevard (10,882 VPD). The property is surrounded by a mix of established and emerging developments, including a new Walmart, national gas station brands, self-storage facilities, retail centers, and residential neighborhoods. With convenient access to Loop 410 and its 62,000+ VPD, as well as close proximity to Lackland Air Force Base, the site offers exceptional potential for retail, service, or mixed-use projects. The strong surrounding growth and demographics make this a premier location for new commercial development.

Highlights

- Prime site in San Antonio's fast-growing Southwest submarket
- Near Loop 410 (62k VPD) and Ray Ellison Blvd (10k VPD)
- Surrounded by new residential communities and major retailers like Walmart
- Minutes from Lackland AFB, fueling consistent traffic and economic growth
- Ideal location for retail, service, or mixed-use development



Tyler Dullnig
Associate
tyler@caissonre.com
210.756.4821

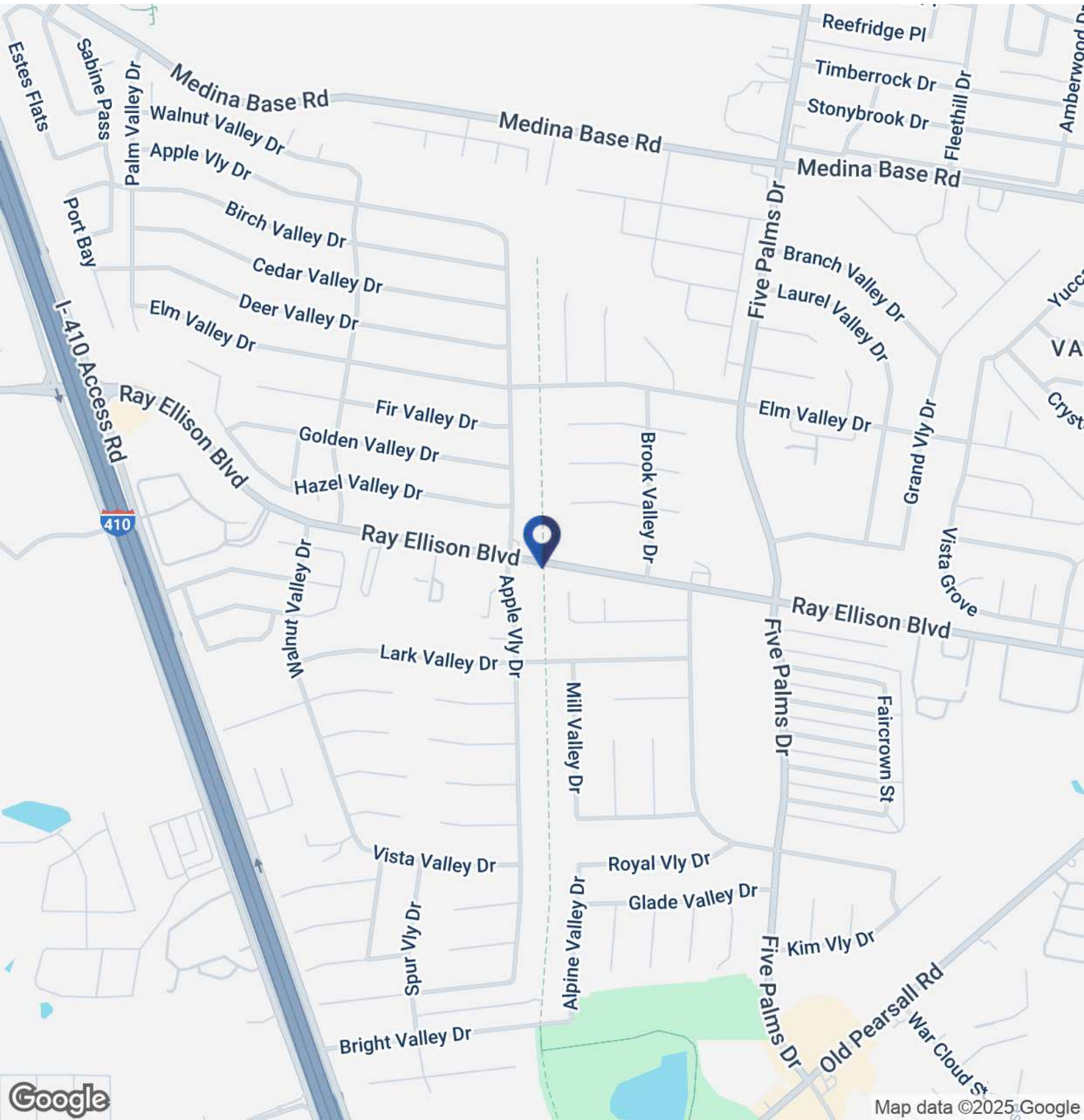
Jonathon Webster
Associate
jonathon@caissonre.com
210.934.2244



For
Sale

Ray Ellison Blvd
San Antonio, TX 78242

Location Map



Tyler Dullnig
Associate
tyler@caissonre.com
210.756.4821

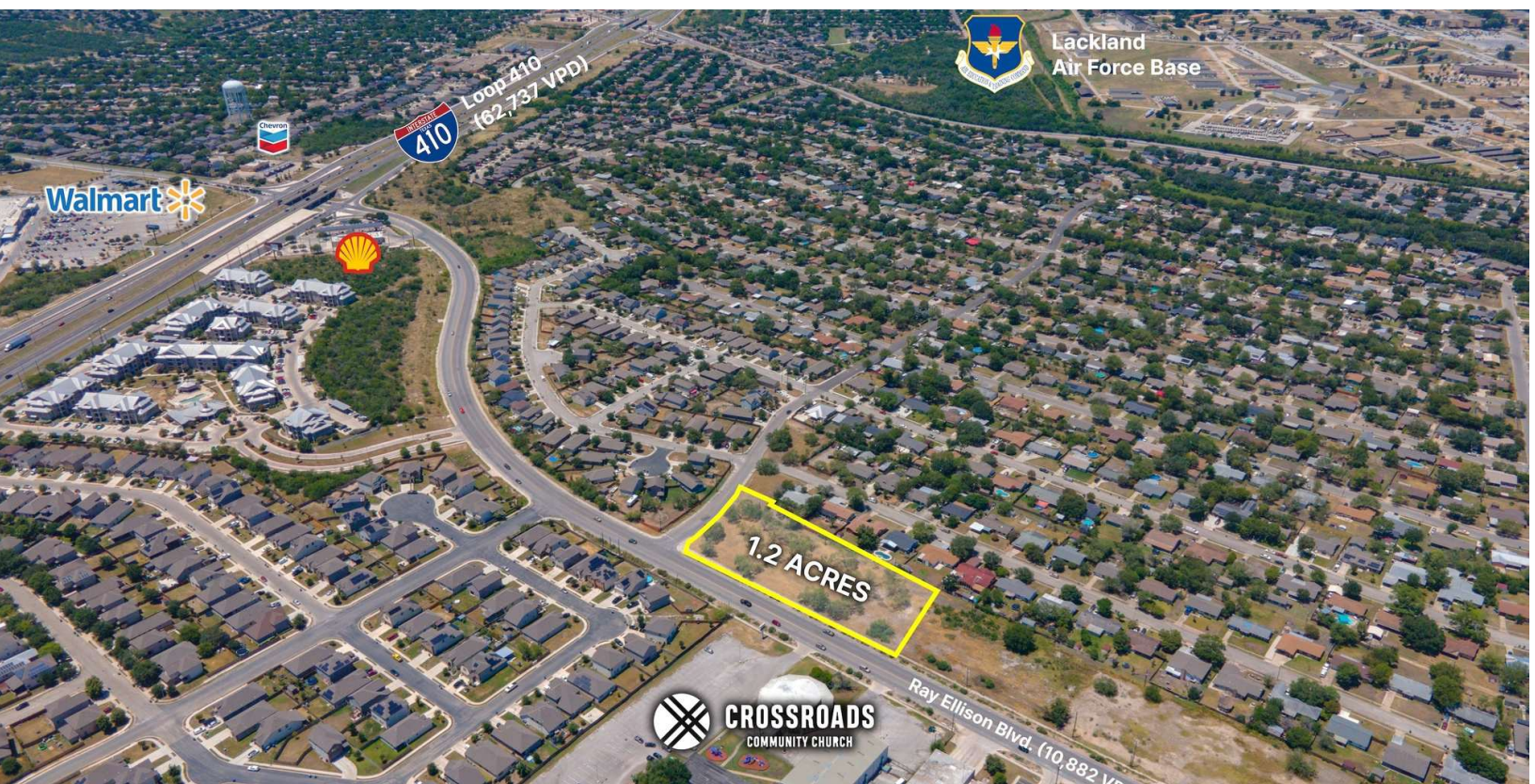
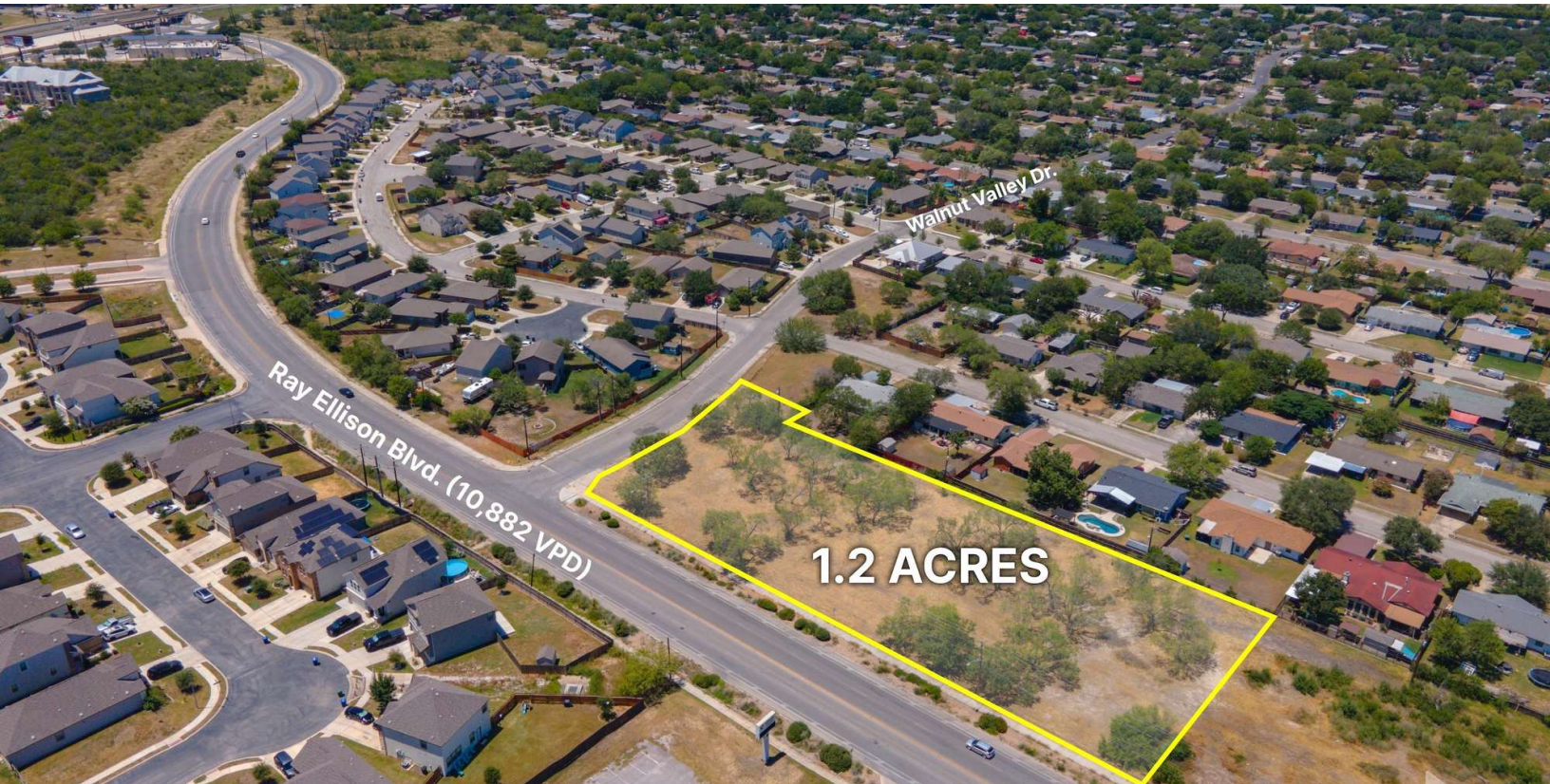
Jonathon Webster
Associate
jonathon@caissonre.com
210.934.2244



For
Sale

Ray Ellison Blvd
San Antonio, TX 78242

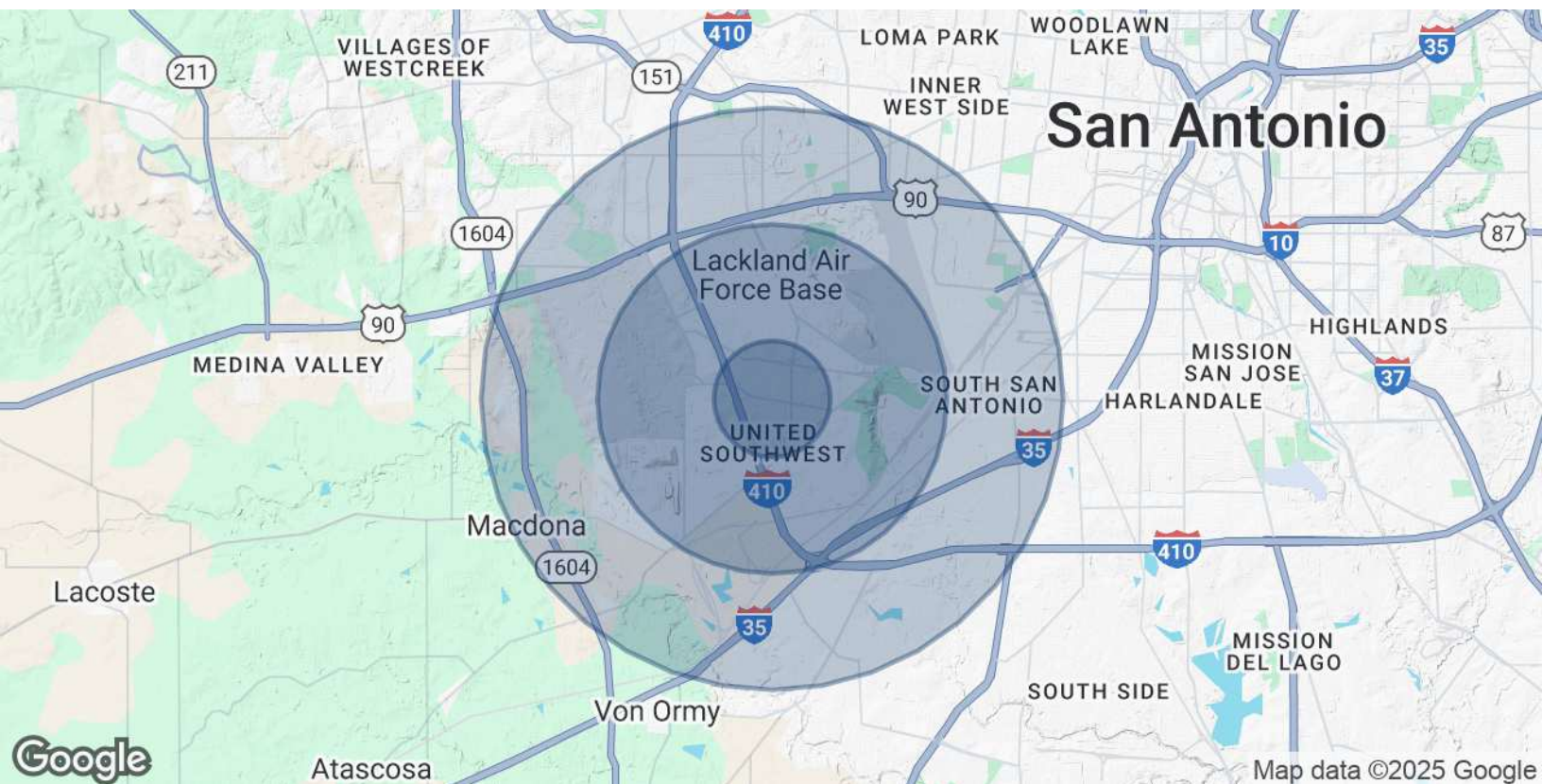
Additional Photos



Tyler Dullnig
Associate
tyler@caissonre.com
210.756.4821

Jonathon Webster
Associate
jonathon@caissonre.com
210.934.2244





Population

	1 Mile	3 Miles	5 Miles
Total Population	16,038	62,521	166,872
Average Age	34	32	35
Average Age (Male)	33	31	34
Average Age (Female)	35	33	36

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,707	16,366	50,067
# of Persons per HH	3.4	3.8	3.3
Average HH Income	\$59,882	\$67,895	\$64,672
Average House Value	\$188,337	\$226,944	\$184,028

Demographics data derived from AlphaMap



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.

11-2-2015



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.

<u>CAISSON REAL ESTATE</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9006624</u> License No.	<u>INFO@CAISSONRE.COM</u> Email	<u>210.934.7368</u> Phone
<u>JAMES COTTER</u> Designated Broker of Firm	<u>668717</u> License No.	<u>JAMES@CAISSONRE.COM</u> Email	<u>210.787.0764</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>TYLER DULLNIG</u> Sales Agent/Associate's Name	<u>807667</u> License No.	<u>TYLER@CAISSONRE.COM</u> Email	<u>210.756.4821</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

11-2-2015



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.

CAISSON REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9006624 License No.	INFO@CAISSONRE.COM Email	210.934.7368 Phone
JAMES COTTER Designated Broker of Firm	668717 License No.	JAMES@CAISSONRE.COM Email	210.787.0764 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
TYLER DULLNIG Sales Agent/Associate's Name	807667 License No.	TYLER@CAISSONRE.COM Email	210.756.4821 Phone

Buyer/Tenant/Seller/Landlord Initials

Date