

1031 TALLEY ROAD

1031 TALLEY RD
SAN ANTONIO, TX 78253



BROWNING COMMERCIAL

REAL ESTATE

A division of Phyllis Browning Co Real Estate



FOR SALE

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The Very Best for Texas



TABLE OF CONTENTS

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Property Summary	3
Regional Map	4
Property Photos	5
Demographics	7
LISA GROVE	9
TERESA BAILEY-WEIRICH	10
Disclaimer	11

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PROPERTY SUMMARY

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Property Summary

Building SF:	1,733
Lot Size:	1.86 Acres
Parking Ratio:	4.62
Parking:	Mixed, Off-site
Price:	\$675,000
Year Built:	1996
Zoning:	OCL

Property Overview

The property includes a main ranch-style building and a detached secondary structure, offering flexible use and expansion potential. 1031 Talley Rd presents an exceptional commercial opportunity on nearly 1.87 acres featuring a 1,733 sq ft ranch-style structure and additional outbuilding. Zoned OCL, the property is primed for flexible redevelopment into retail, office, daycare, or mixed-use space. Substantial upgrades and a widened four-lane Talley Road frontage enhance its visibility and usability. At a listing price of \$699,000, this asset is strategically positioned within a thriving growth corridor on San Antonio's Far Westside—offering both immediate utility and long-term upside.

Location Overview

Positioned along Talley Rd (recently expanded to four lanes), the property benefits from high traffic visibility and excellent roadway access. Located in San Antonio's growing Far Westside—an area with booming retail and residential development—making it an opportune site for investment or owner-user occupancy.

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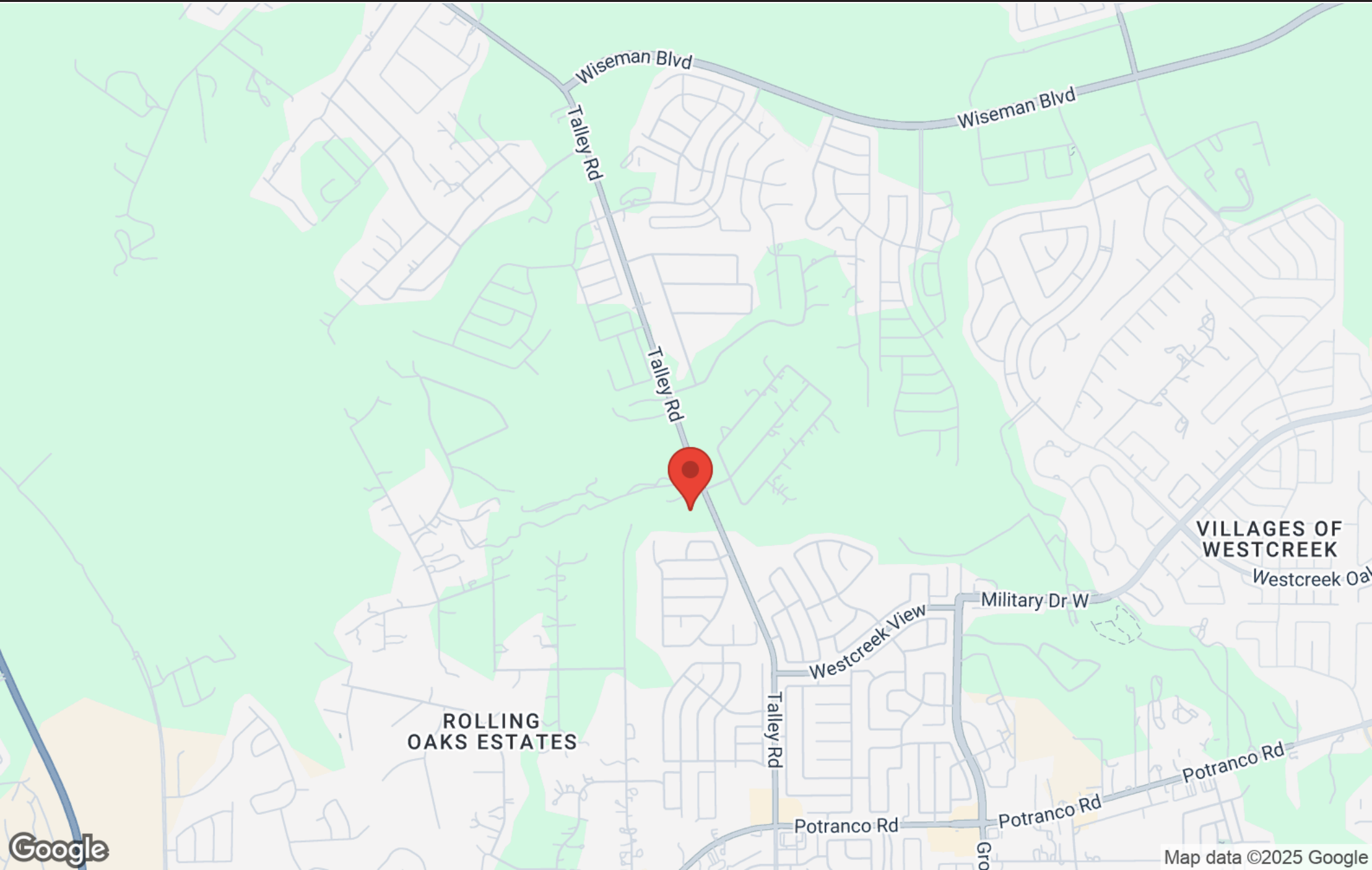
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REGIONAL MAP

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PROPERTY PHOTOS

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PROPERTY PHOTOS

1031 TALLEY ROAD

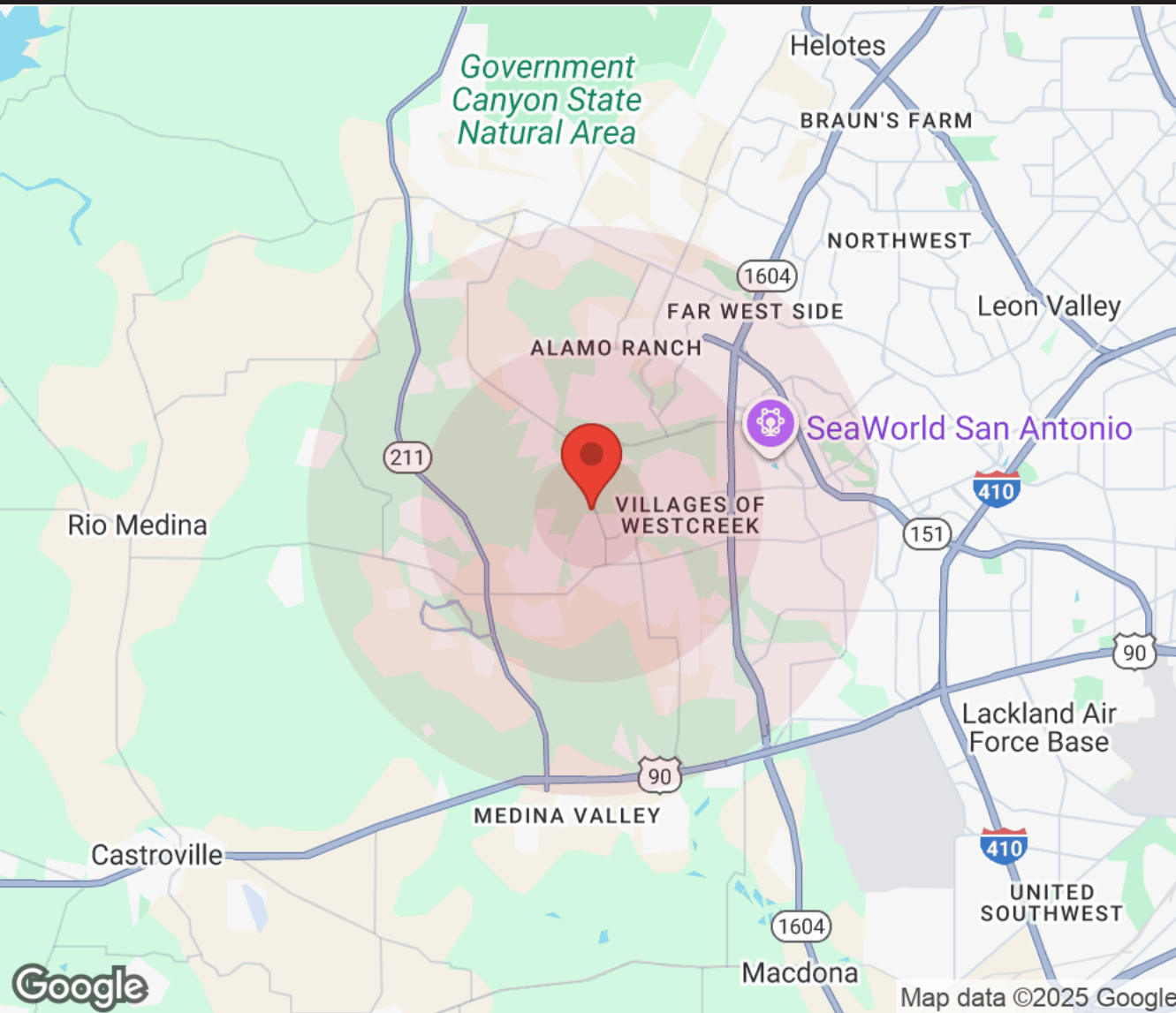
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DEMOGRAPHICS

1031 TALLEY ROAD
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Population	1 Mile	3 Miles	5 Miles
Male	3,719	35,601	93,413
Female	3,975	37,176	96,684
Total Population	7,694	72,777	190,097

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,834	17,119	43,049
Ages 15-24	1,072	9,536	25,633
Ages 25-54	3,489	32,698	85,769
Ages 55-64	648	6,075	15,807
Ages 65+	650	7,349	19,838

Race	1 Mile	3 Miles	5 Miles
White	2,069	20,421	50,376
Black	960	8,748	20,816
Am In/AK Nat	9	116	266
Hawaiian	8	95	285
Hispanic	4,102	38,121	105,675
Asian	330	3,268	8,003
Multi-Racial	167	1,732	4,182
Other	48	262	494

Income	1 Mile	3 Miles	5 Miles
Median	\$114,860	\$112,918	\$98,722
< \$15,000	83	590	2,627
\$15,000-\$24,999	30	733	2,782
\$25,000-\$34,999	85	779	2,735
\$35,000-\$49,999	83	1,296	4,809
\$50,000-\$74,999	347	3,012	9,626
\$75,000-\$99,999	436	3,453	9,673
\$100,000-\$149,999	349	6,181	15,231
\$150,000-\$199,999	398	3,682	7,917
> \$200,000	504	3,741	8,115

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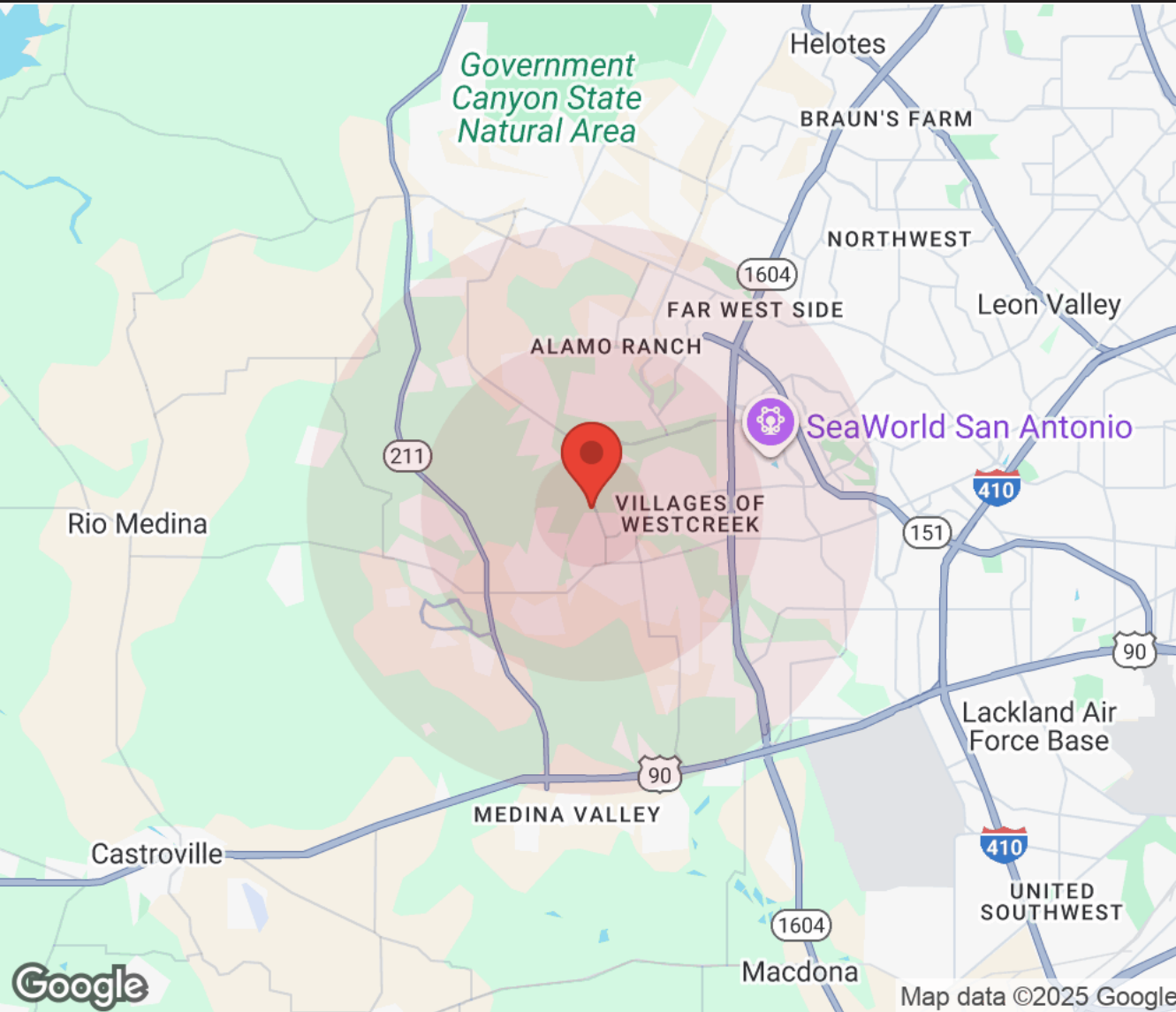
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Housing	1 Mile	3 Miles	5 Miles
Total Units	2,485	25,107	68,185
Occupied	2,316	23,465	63,517
Owner Occupied	1,975	19,310	45,117
Renter Occupied	341	4,155	18,400
Vacant	170	1,641	4,669

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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- **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.

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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11-2-2015



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