

1354 Menefee Blvd.
San Antonio, Texas 78237

For Sale: 6.8 Acres
42 Single-Family Residential Lots
Entitled Project
US Hwy 90 and General McMullen



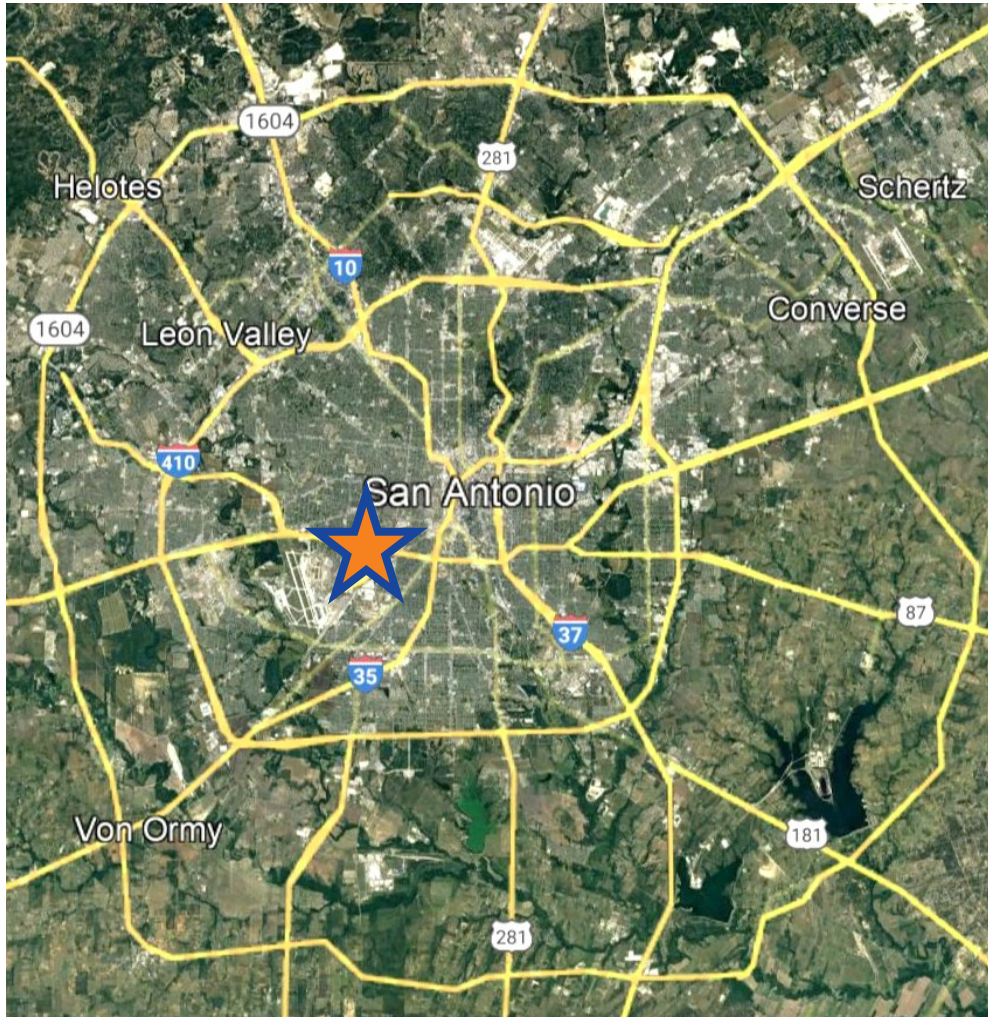
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Land Area: 6.8 Acres

Asking Price: \$820,000

Entitled Project: 42 Residential Lots

Zoning: R-4

Construction Cost: Contact Broker

Utilities: Water, Sewer, Gas, and Electric

Frontage: 403 Ft on Menefee Blvd.

Conveniently situated 5-minutes from downtown San Antonio, Lackland Air Force Base, Port San Antonio, and major interstates, its strategic location ensures accessibility and value.

The property has great visibility from US Hwy 90, over 140,000 vehicles per day.

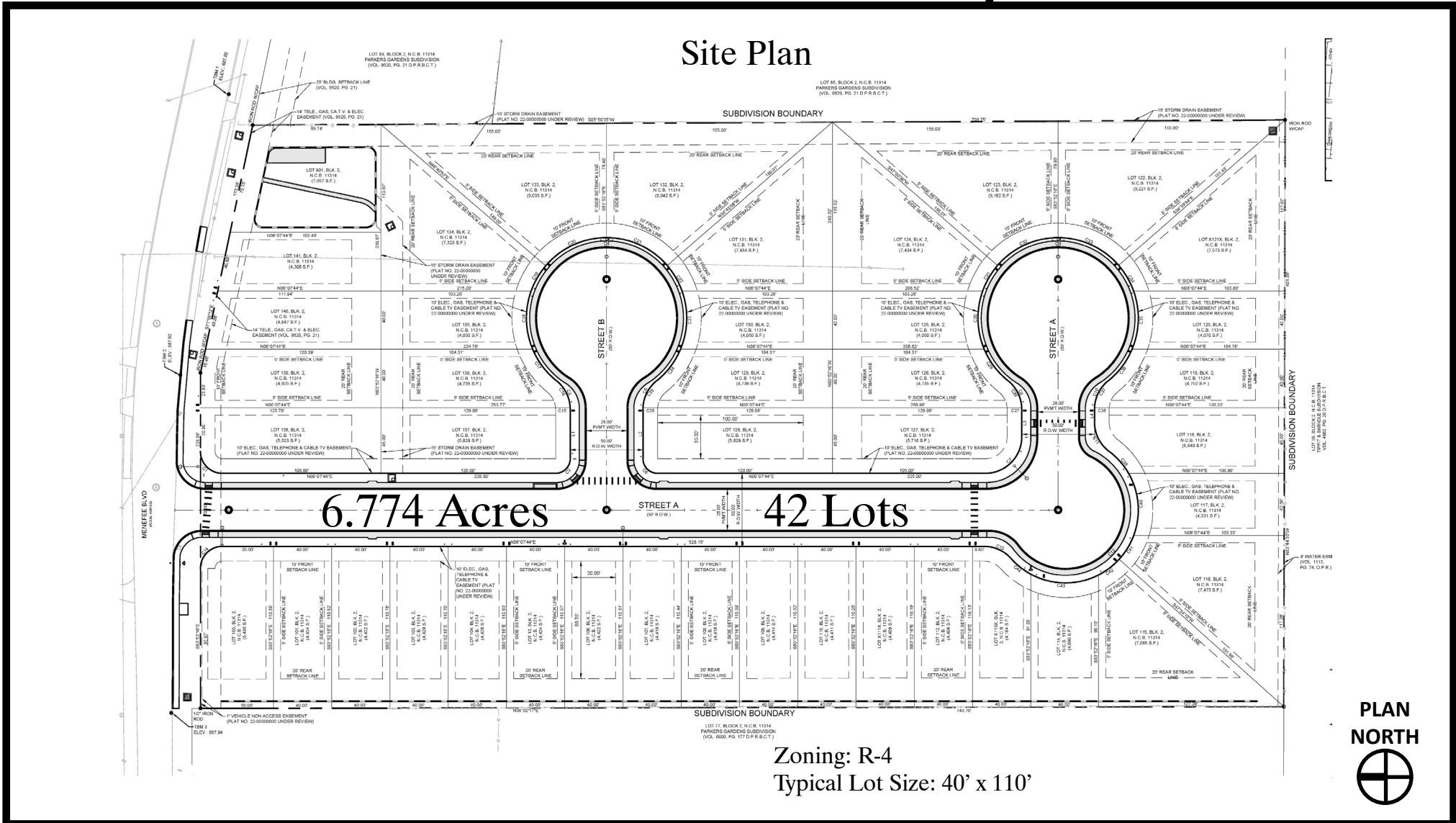
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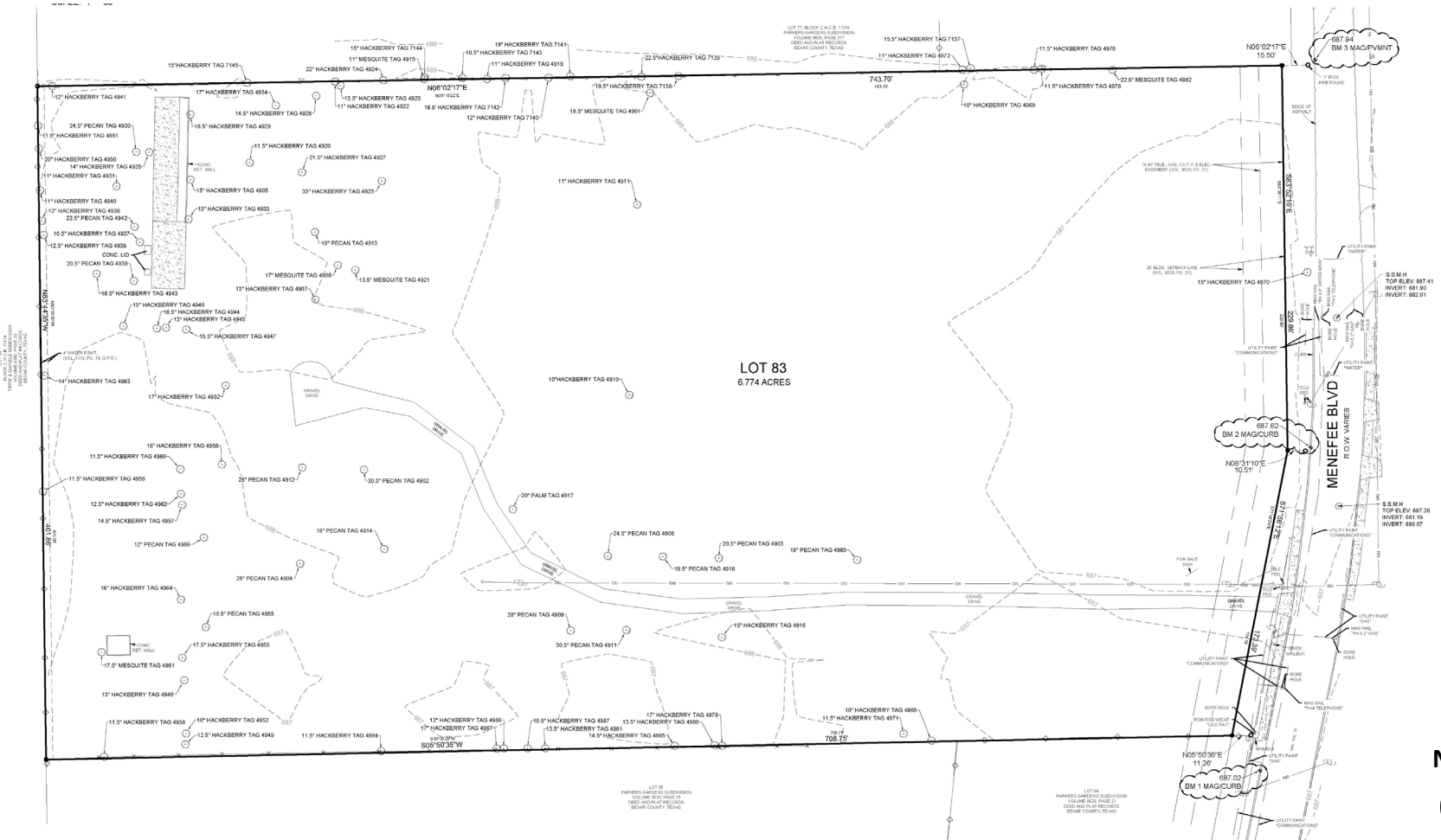
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Tree, Topography, and Boundary Survey



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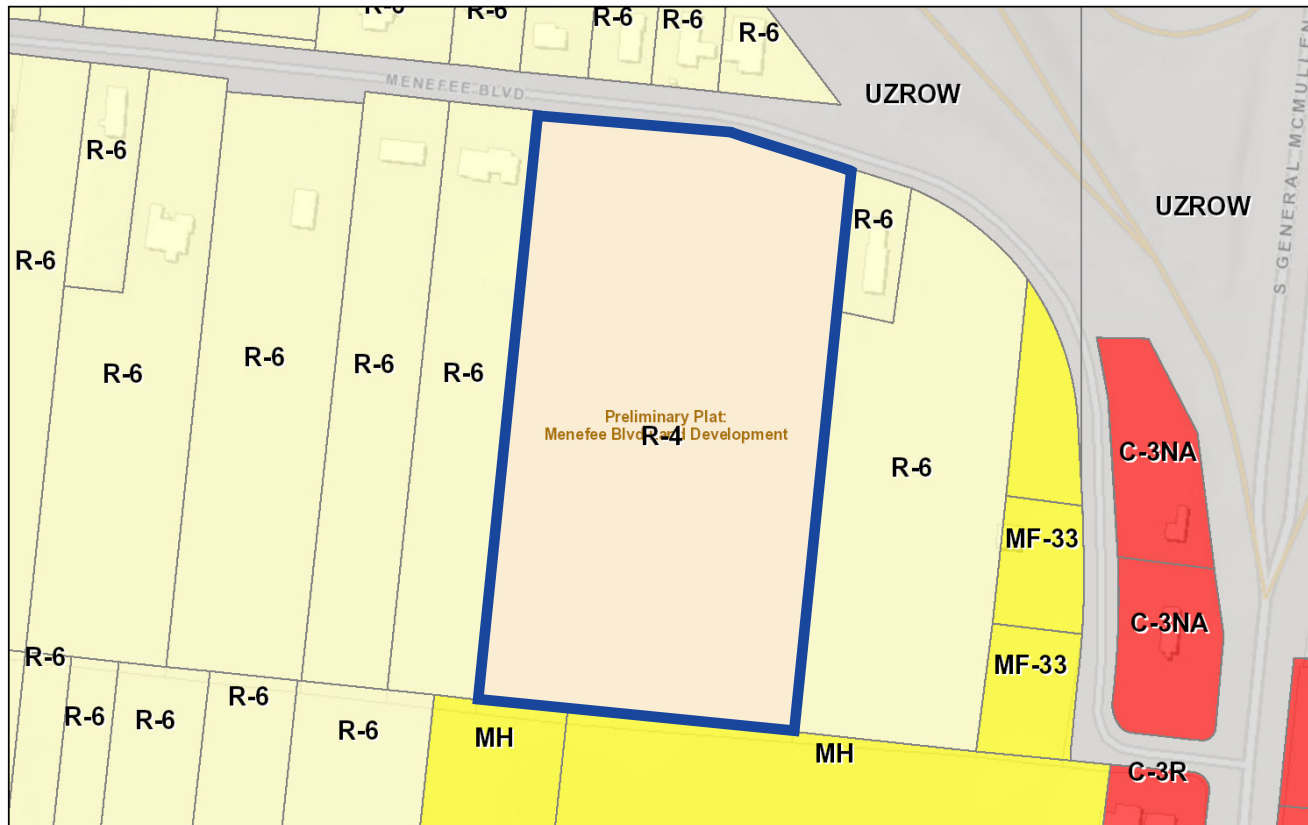
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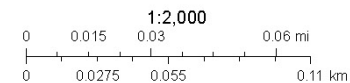
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City of San Antonio Zoning Map



October 18, 2022

- CoSA Addresses
- Community Service Centers
- Pre-K Sites



City of San Antonio GIS
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Bexar County Appraisal District Map



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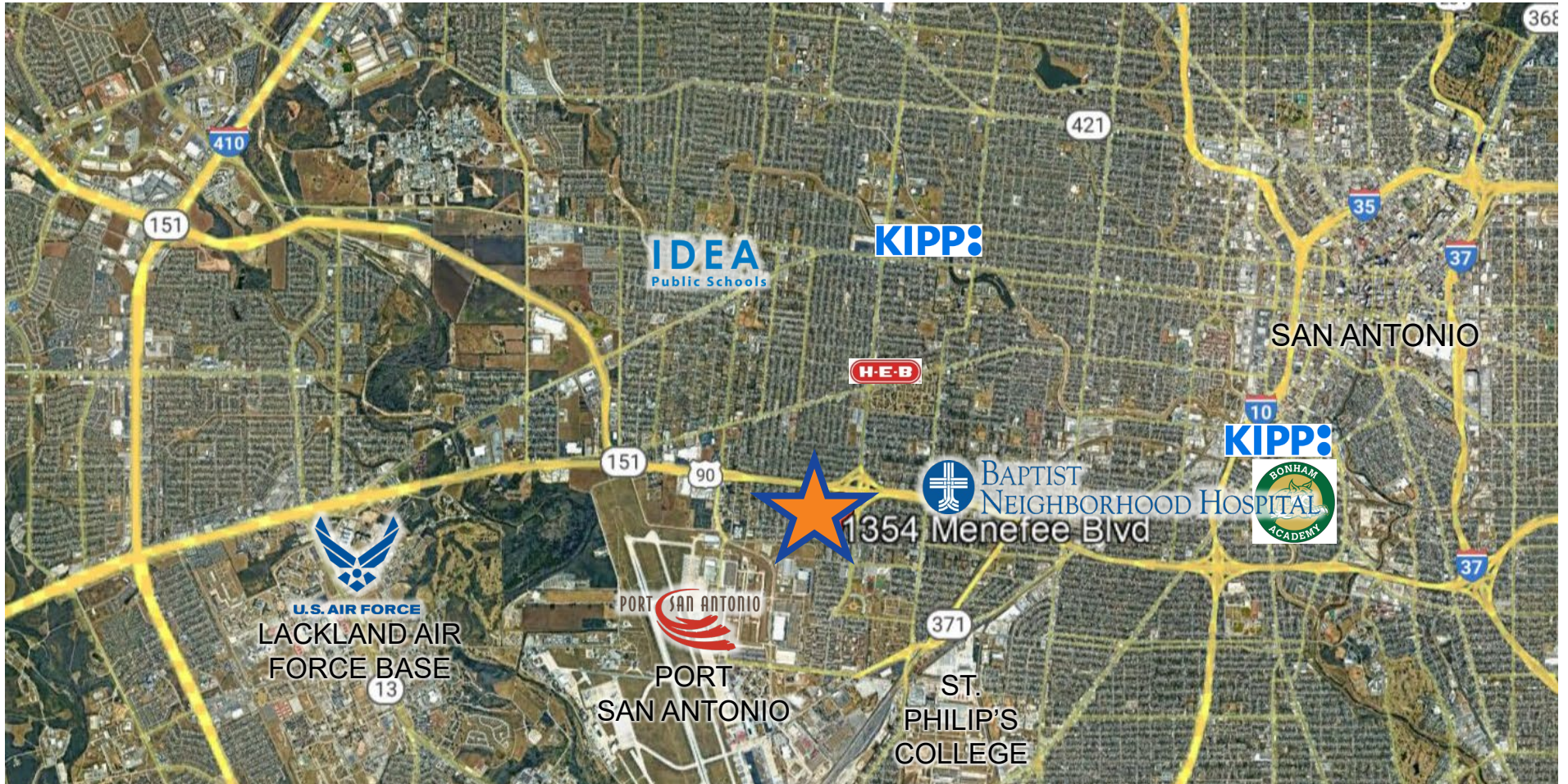
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Area Map



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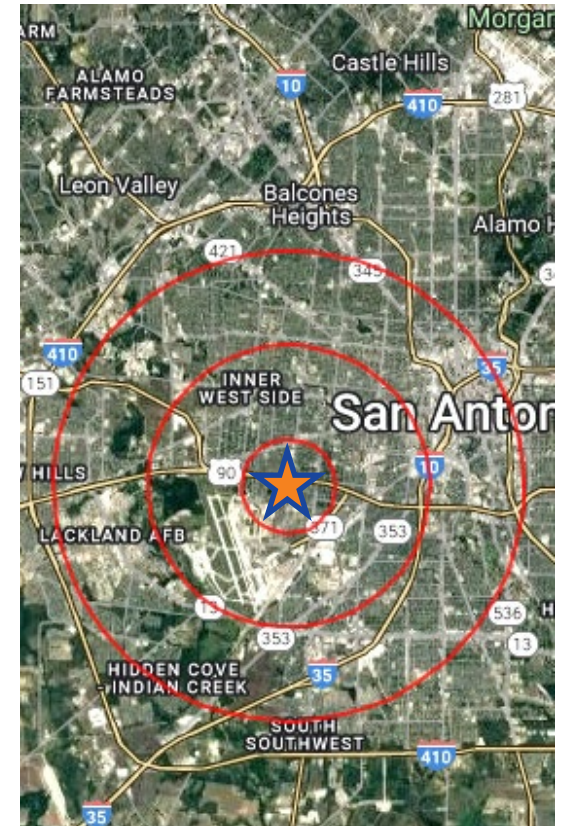
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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	16,481	133,020	385,140
2022 Estimate	15,478	124,920	360,973
2022 Average Age	36.2	35.6	36
2022 Median Age	33.5	33	33.8
Households			
2027 Projection	5,169	39,679	117,422
2022 Estimate	4,880	37,451	110,427
Owner Occupied	2,815 (58%)	22,464 (60%)	61,617 (56%)
Renter Occupied	2,065 (42%)	14,987 (40%)	48,810 (44%)
Area Median Income (2023)			
100% AMI (Duty To Serve):	\$88,600		
80% AMI (Low Income):	\$70,880 (HomeReady Income Limit)		
50% AMI (Very Low Income):	\$44,300		
Traffic			
US Hwy 90 at Cupples Rd.			140,392 VPD
S. General McMullen at Menefee Blvd			20,091 VPD

Demographics Map with Radii (1, 3, 5 Miles)





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:
 - 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.

EXP COMMERCIAL, LLC	9010212	tx.broker@expcommercial.com	214-704-9862
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Designated Broker of Firm	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JOSE ARTURO NINO	738786	jose.nino@expcommercial.com	210-882-0567
Sales Agent/Associate's Name	License No.	Email	Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date