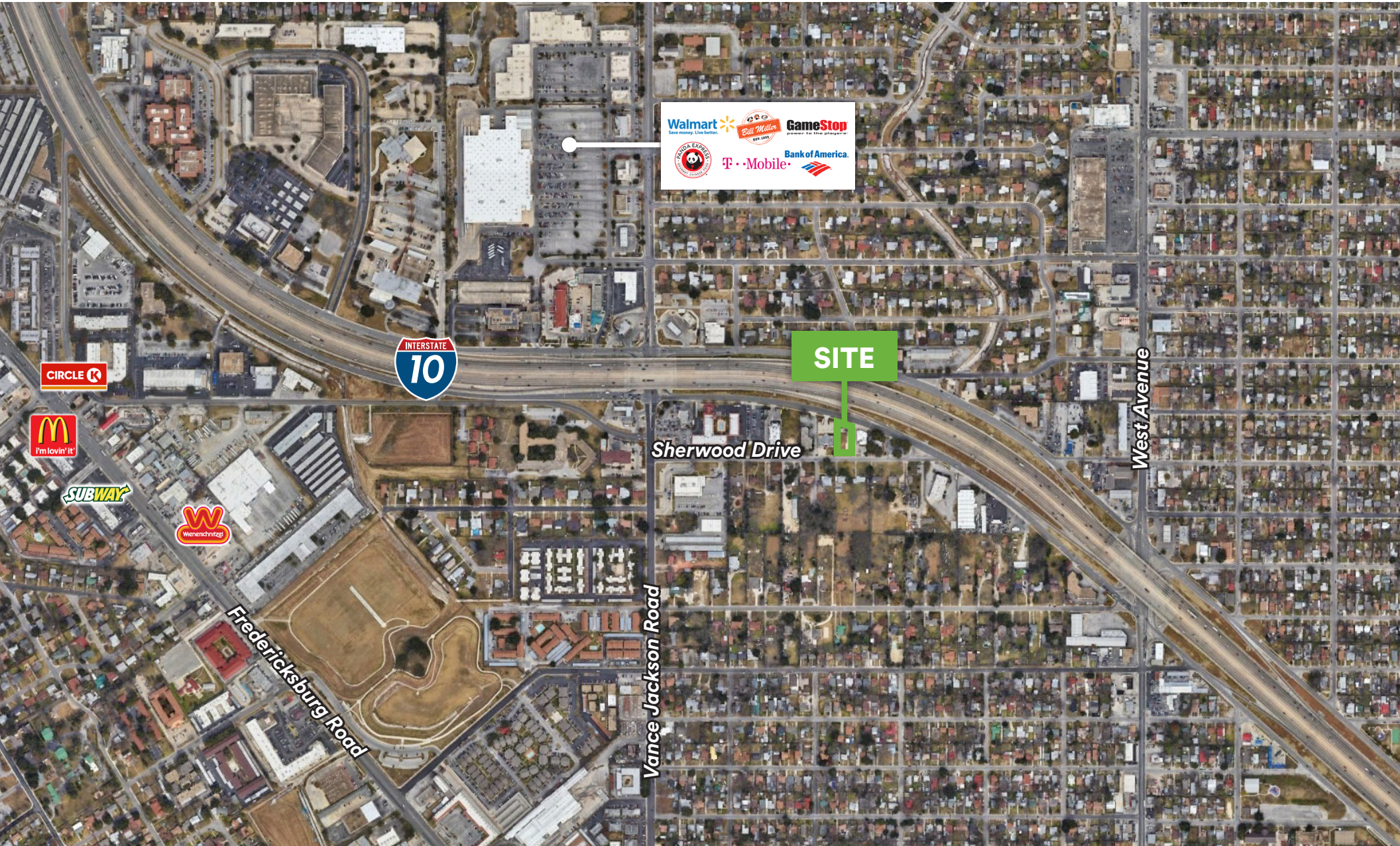




Oldham  
Goodwin

# COMMERCIAL LAND | FOR SALE 5814 WEST INTERSTATE 10

San Antonio, TX 78201





## PROPERTY HIGHLIGHTS

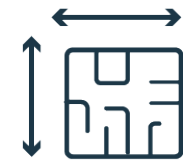
- Located on Eastbound I-10 between Vance Jackson and West Avenue
- No structures on property, ready to build on
- Infill site
- Flexible C-2 zoning, allowing for a variety of uses
- Easy access from both front and back of site
- Located among a row of several professional and law offices



**SALES PRICE**  
**\$750,000**



**ZONING**  
**C - 2**



**LAND SIZE**  
**.421 AC/18,360 SF**



## PROPERTY INFORMATION

Size .421 AC/ 18,360 SF

Legal Description NCB 7185 BLK 1 LOT S IRR 164 FT OF 10

ID Number 388512

Access Eastbound IH-10 access road between Vance Jackson Road and West Avenue

Frontage Approx. 90' along IH-10

Zoning C-2

Flood Plain Not in the flood plain

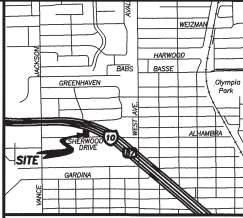
Utilities Available

Traffic Counts 201, 628 IH-10 VDP



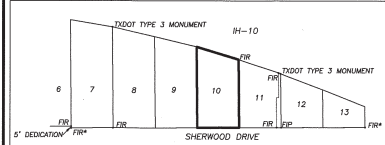


# SURVEY



LOCATION MAP  
(NOT TO SCALE)

SURVEY CONSTRUCTION DIAGRAM

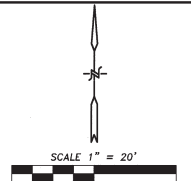
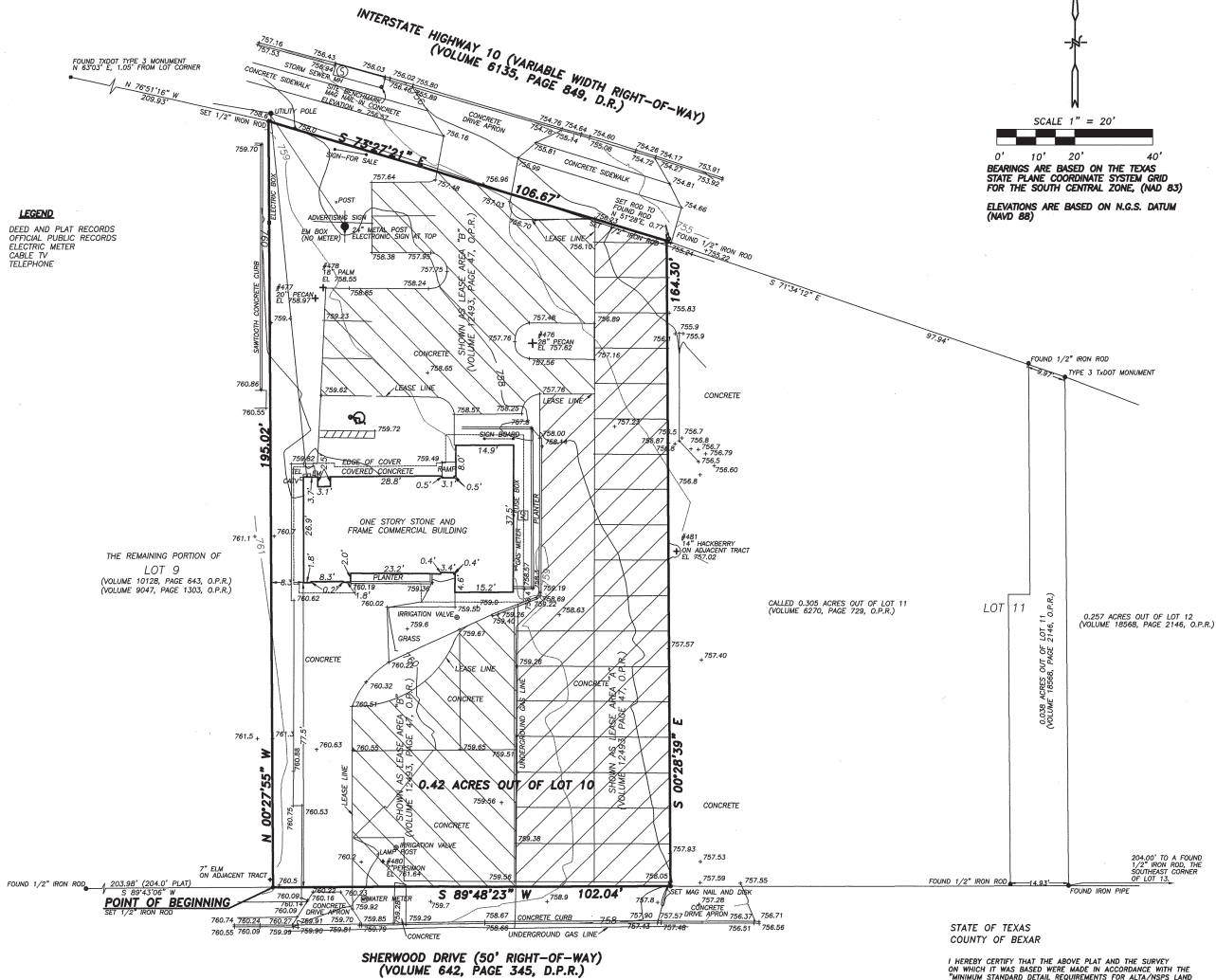


THE CORNERS INDICATED ABOVE WERE CONSIDERED IN THE DETERMINATION OF THE BOUNDARIES OF THE PROPERTY SURVEYED. EACH PROPERTY SHOWN IS THE REMAINING PORTION OF THE LOT AFTER THE RIGHT OF WAY FOR IH-10 WAS PURCHASED.

DIAGRAM LEGEND: FIR FOUND 1/2" IRON ROD  
FIR FOUND IRON PIPE  
FIR\* CORNER USED TO DETERMINE THE NORTH LINE OF SHERWOOD.

- REFERENCES:
- SOURCE: DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
VOLUME 642, PAGE 345  
PLAT OF GREENLAWN ESTATES
  - SOURCE: DEED RECORDS OF BEXAR COUNTY, TEXAS  
VOLUME 6135, PAGE 849  
JUDGMENT
  - SOURCE: OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
VOLUME VOLUME 9892, PAGE 1243  
MEMORANDUM OF LEASE
  - VOLUME 12403, PAGE 47  
SECOND AMENDMENT TO COMMERCIAL LEASE

- NOTES:
- 1) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48029C0385 G, DATED SEPTEMBER 29, 2010, THIS PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
  - 2) ADDRESS: 5814 WEST LH. 10
  - 3) THERE ARE 30 REGULAR PARKING SPACES AND 1 HANDICAPPED PARKING SPACE.
  - 4) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



**Northstar Land Surveying, Inc.**  
9033 Aero St., Suite 105  
San Antonio, Texas 78217  
(210) 826-6228  
TBPLS FIRM REGISTRATION NUMBER 10193967

AN ALTA/NSPS LAND TITLE SURVEY OF  
LOT 10, BLOCK 1, NEW CITY BLOCK 7185, GREENLAWN ESTATES,  
SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,  
ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN VOLUME 642,  
PAGE 345, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS,  
SAVE AND EXCEPT THAT PORTION ACQUIRED BY THE STATE OF TEXAS  
BY CONDEMNATION PROCEEDINGS RECORDED IN VOLUME 6135, PAGE  
849, DEED RECORDS OF BEXAR COUNTY, TEXAS.

REVISIONS:		DESCRIPTION	BY:
DATE	NO.		

DRAWN: CATHY MORENO  
CHECKED: TOM HABERER  
DATE: SEPTEMBER 13, 2019  
JOB NO: 9-19-029  
SHEET: 1 OF 1  
CAD FILE: 9-19-29.DWG

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



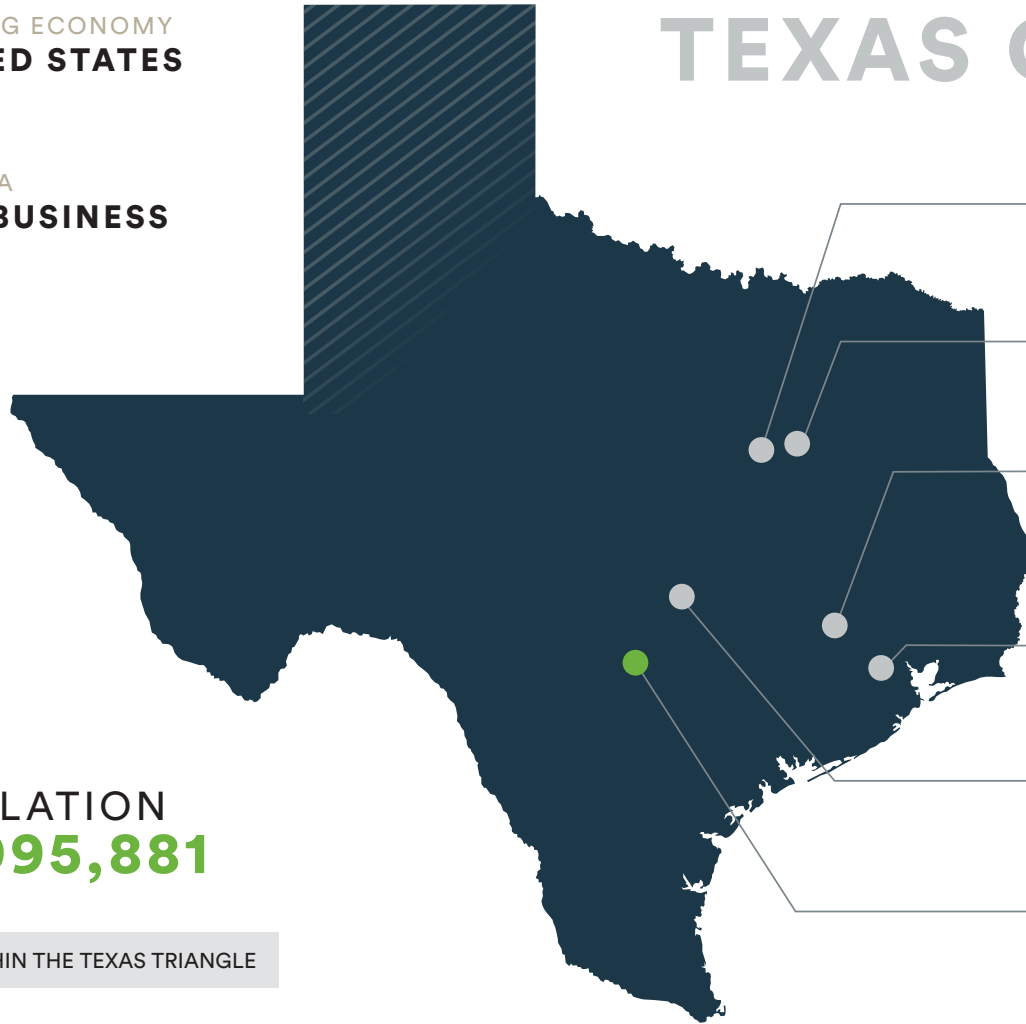
POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

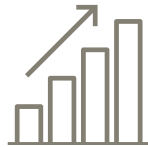
**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION  
IN THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION



**TOP STATE**  
FOR JOB GROWTH



**BEST STATE**  
FOR BUSINESS



**NO STATE**  
INCOME TAX

# SAN ANTONIO, TEXAS



METRO AREA POPULATION  
**2,500,000**

**5** FORTUNE 500  
COMPANIES BASED  
IN SAN ANTONIO

**#1** MOST VISITED  
CITY IN TEXAS



**HOME OF THE ALAMO**  
THE MOST VISITED ATTRACTION  
IN THE STATE OF TEXAS



**UNIVERSITY OF TEXAS AT SAN ANTONIO**  
TOTAL NUMBER OF ACADEMIC DEGREES:  
OVER 165 UNDERGRAD AND GRADUATE DEGREES  
34,734 STUDENTS ENROLLED FOR FALL 2021

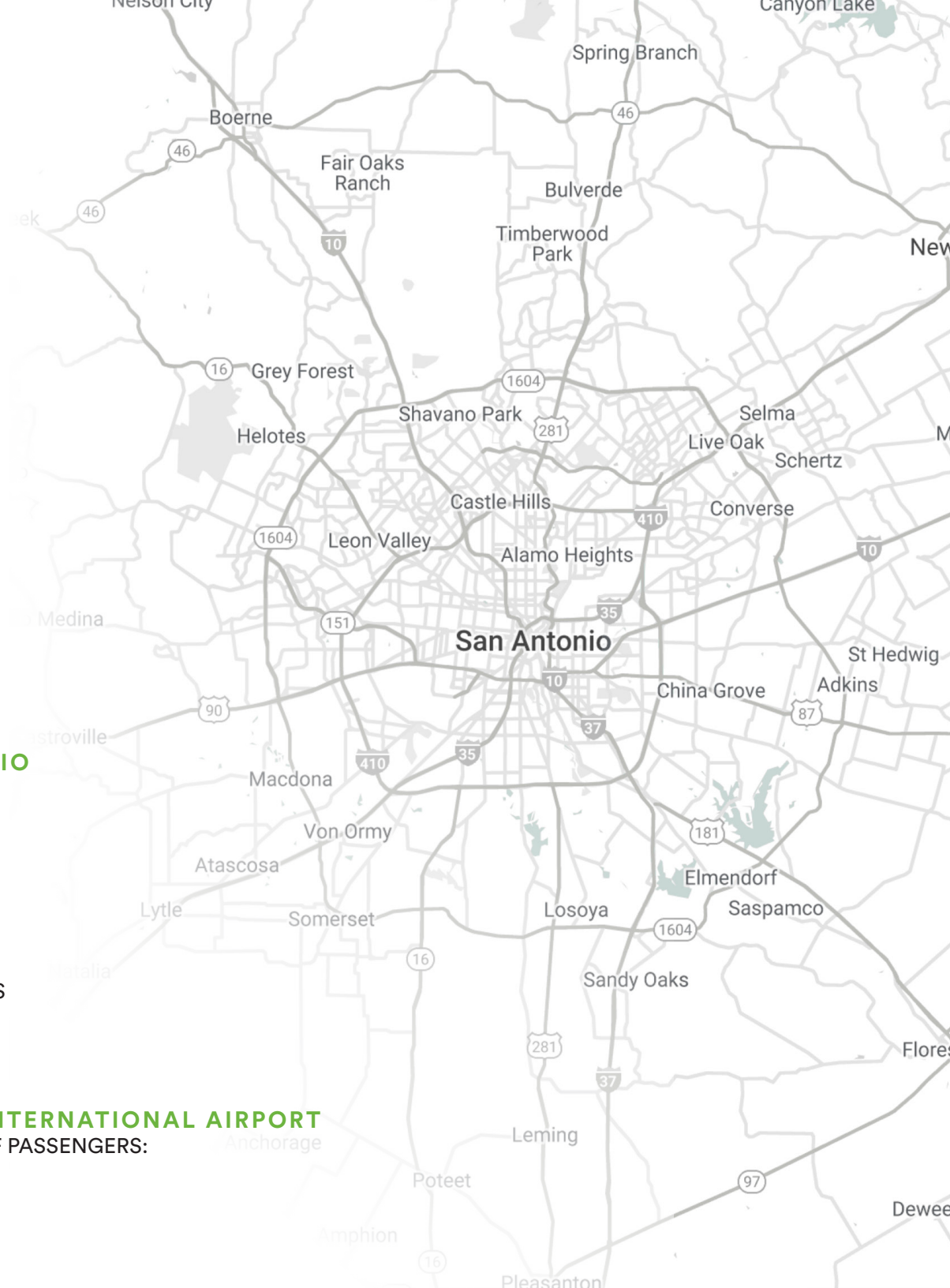


**RIVERWALK & TOURISM**  
LARGEST URBAN ECOSYSTEM IN THE NATION  
UNITED NATIONS NAMED WORLD HERITAGE SITES  
MORE THAN 11.5 MILLION VISITORS ANNUALLY

**7TH**  
LARGEST CITY  
IN THE UNITED STATES



**SAN ANTONIO INTERNATIONAL AIRPORT**  
AVERAGE NUMBER OF PASSENGERS:  
MORE THAN 10,363,000



# DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

21K

HOUSEHOLD  
INCOME

\$50K

CONSUMER  
SPENDING

\$171M

3 MILE

ESTIMATED  
POPULATION

147K

HOUSEHOLD  
INCOME

\$62K

CONSUMER  
SPENDING

\$1.3B

5 MILE

ESTIMATED  
POPULATION

410K

HOUSEHOLD  
INCOME

\$68K

CONSUMER  
SPENDING

\$3.9B

# 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.

## 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.

Oldham Goodwin Group, LLC  
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457  
 Licensed No.

Casey.Oldham@OldhamGoodwin.com  
 Email

(979) 268-2000  
 Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date





FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



**Steve Monroe, CCIM**  
Market Manager | San Antonio  
Vice President | Investment Sales  
D: 830.218.5171 C: 210.426.1800  
Steve.Monroe@OldhamGoodwin.com

## Bryan

2800 South Texas Avenue, Suite 401  
Bryan, Texas 77802  
O: 979.268.2000

## Fort Worth

2220 Ellis Avenue  
Fort Worth, Texas 76164  
O: 817.512.2000

## Houston

5050 Westheimer Road, Suite 300  
Houston, Texas 77056  
O: 281.256.2300

## San Antonio

1901 NW Military Highway, Suite 201  
San Antonio, Texas 78213  
O: 210.404.4600

## Waco/Temple

18 South Main Street, Suite 500  
Temple, Texas 76501  
O: 254.255.1111



OLDHAMGOODWIN.COM

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.