

**FOR SALE | 1.19 AC HARD CORNER DEVELOPMENT SITE
270' OF FRONTAGE ALONG JONES MALTSBERGER**
13002 Jones Maltsberger Road | San Antonio, TX 78247



PROPERTY HIGHLIGHTS

- Prime hard corner site located at the intersection of Jones Maltsberger and Cross Canyon
- Ideal for retail, office, or medical development in a high-traffic, south-after area
- Development plans are available and were previously approved by the City with all utilities nearby
- Approximately 200' of frontage on Cross Canyon and 270' of frontage on Jones Maltsberger
- Well established area with strong demographics, with average household income in excess of \$90,000
- Less than 6 miles to San Antonio International airport.



SALES PRICE
Call Broker



LAND SIZE
1.19 AC

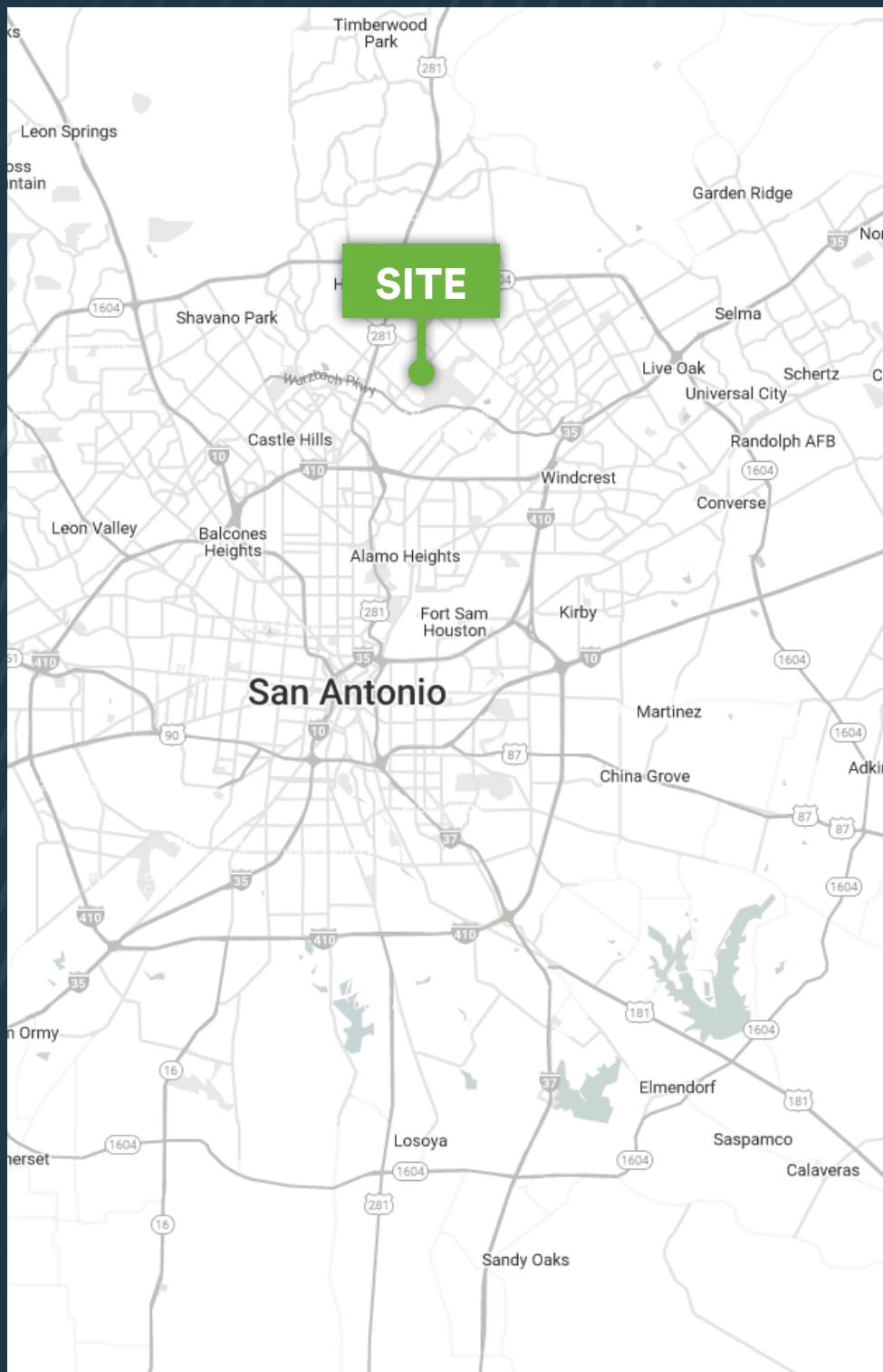


Jones Maltberger
Plaza

Cross Canyon

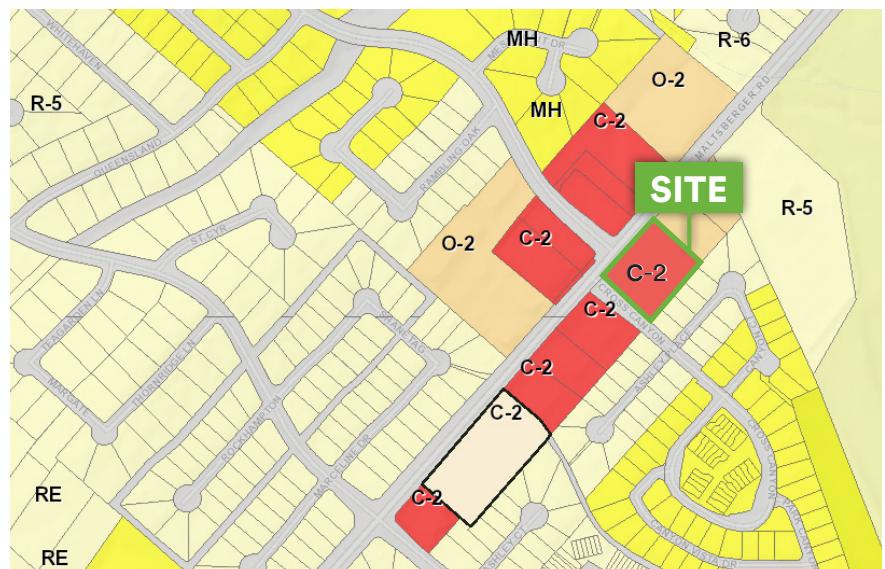
Jones Maltberger Road: 11,033 VPD

Fred Flores CPA



PROPERTY INFORMATION

Size	1.19 AC
Legal Description	CB 17444 BLK 1 LOT SW IRR 267.34 FT OF LOT 228
ID Number	17444-001-2284
Frontage	129' on Jones Maltsberger Road
Zoning	C-2: General Commercial
Utilities	On Site
Traffic Counts	11,033



C-2: Commercial

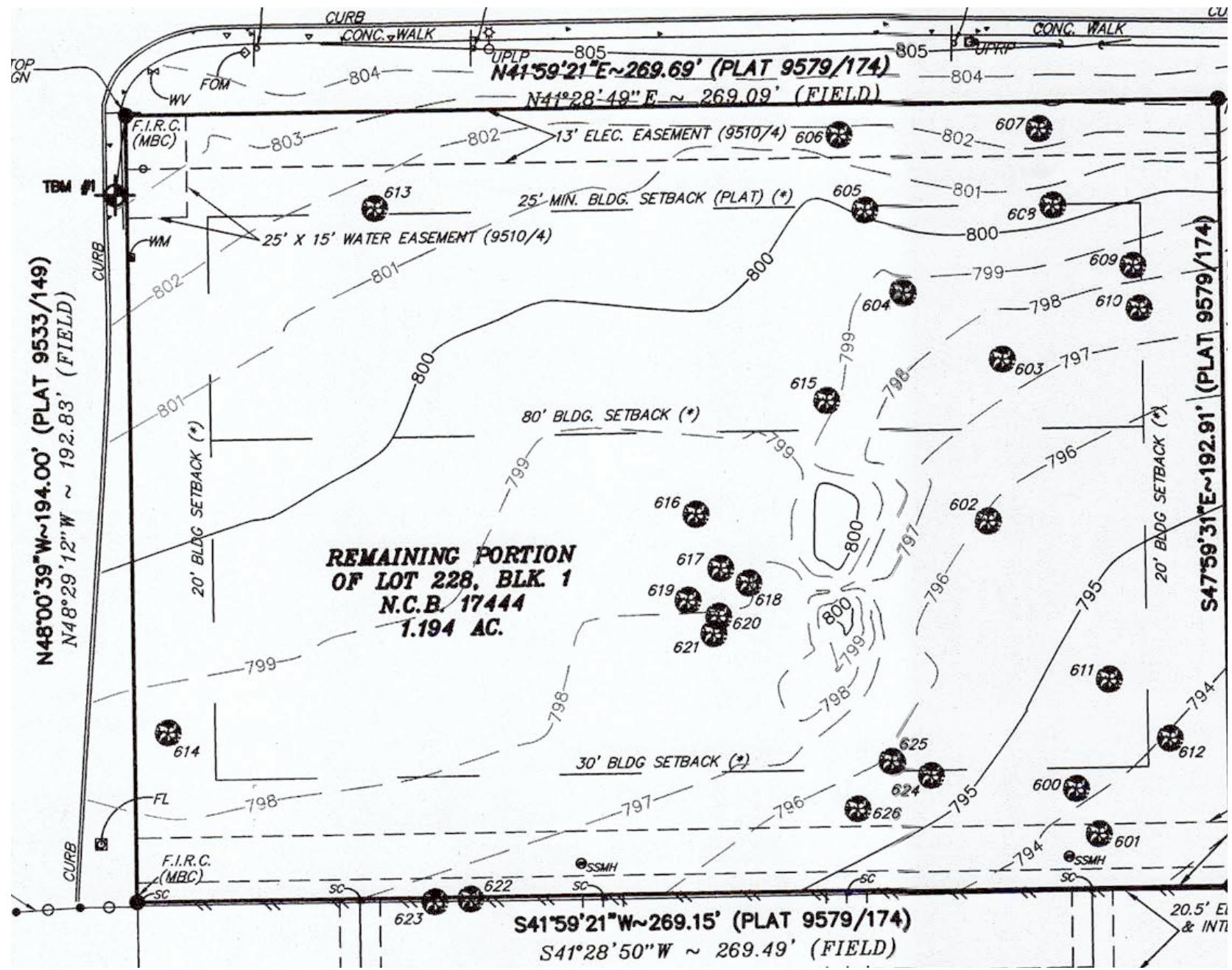
MH: Multifamily

O-2: Business Park, Office

R-5: Residential

OG

SURVEY



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER

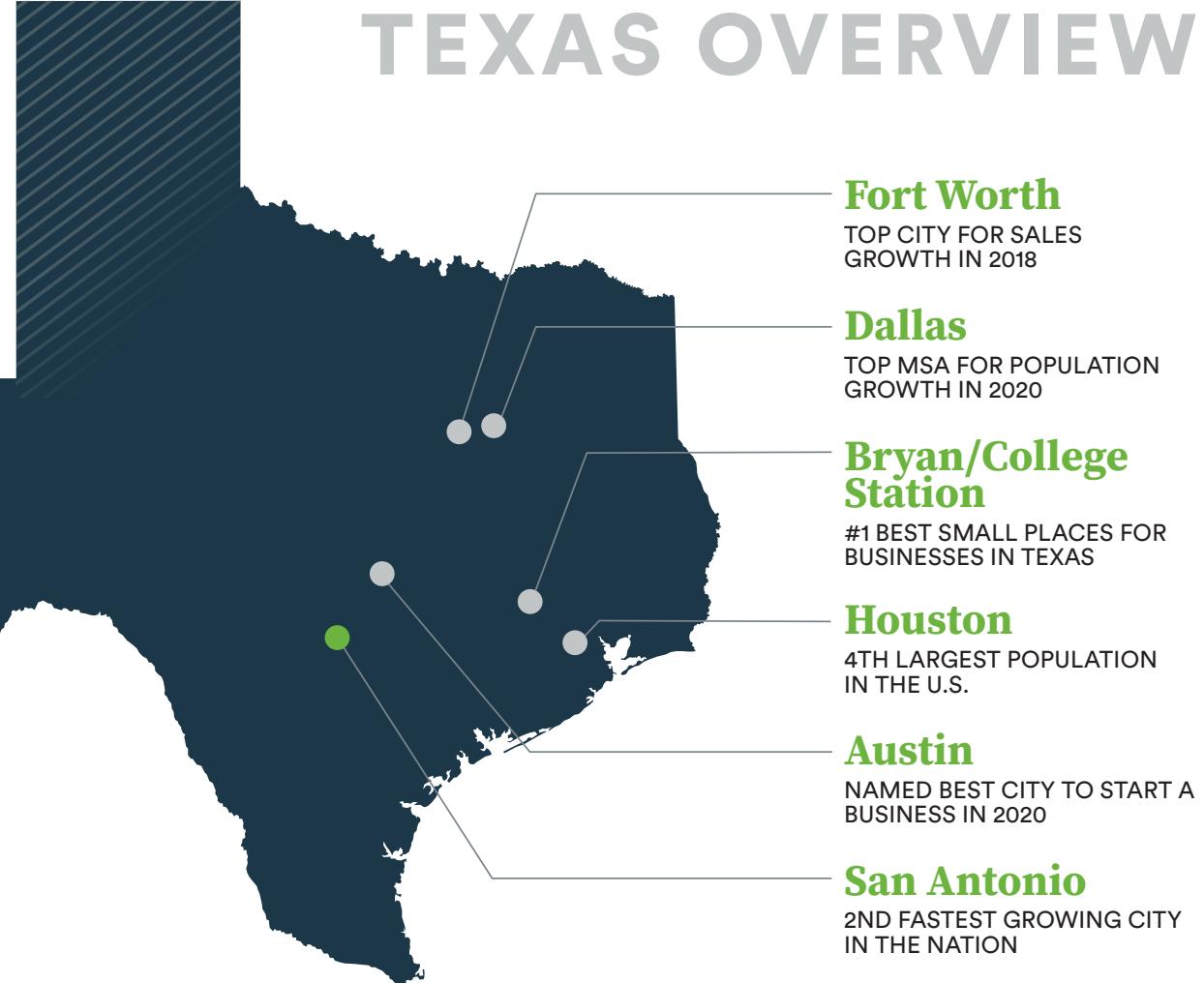


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



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

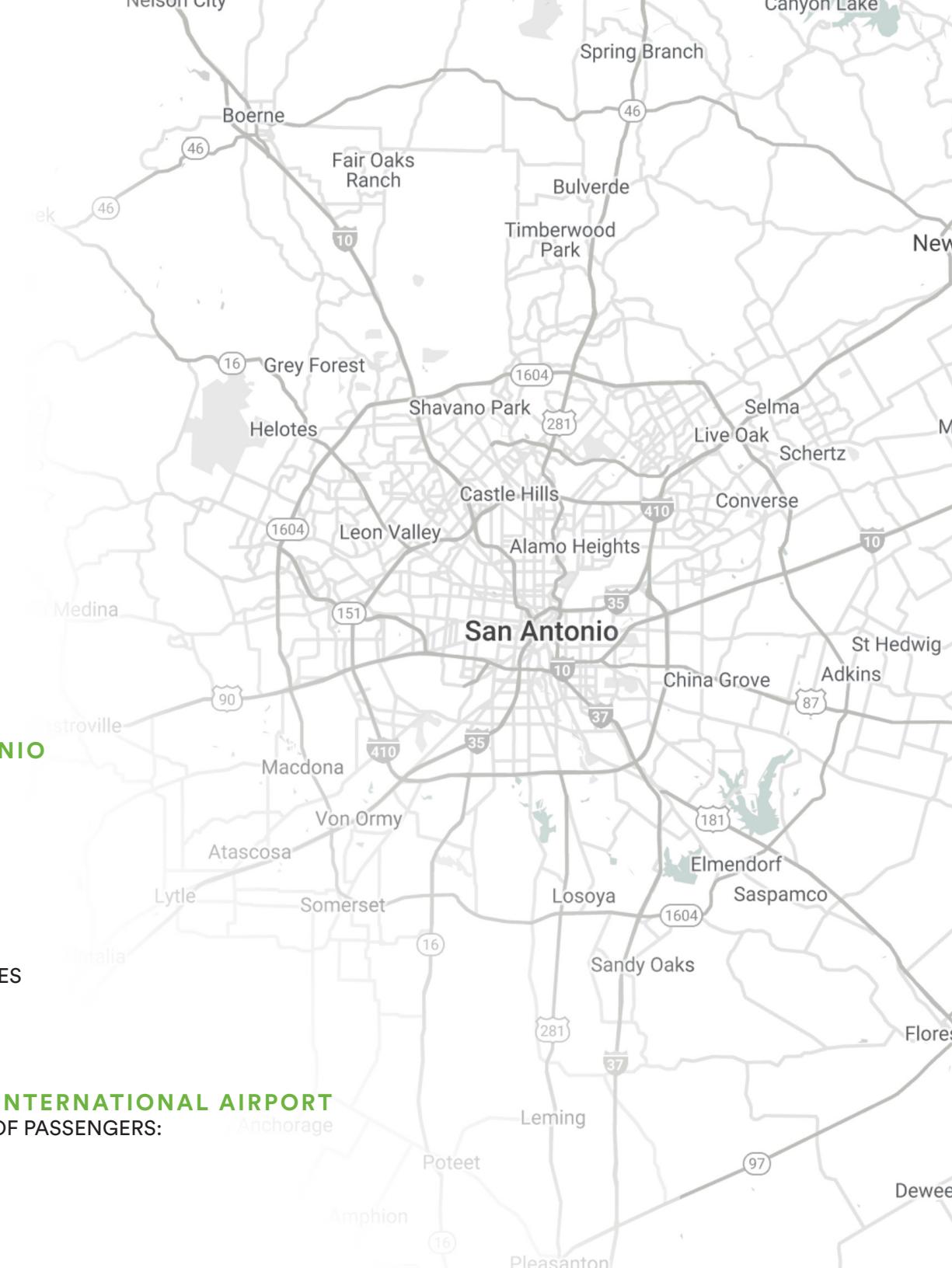


RIVERWALK & TOURISM
LARGEST URBAN ECOSYSTEM IN THE NATION
UNITED NATIONS NAMED WORLD HERITAGE SITES
MORE THAN 11.5 MILLION VISITORS ANNUALLY

7TH
LARGEST CITY
IN THE UNITED STATES



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



DEMOGRAPHICS

1 MILE

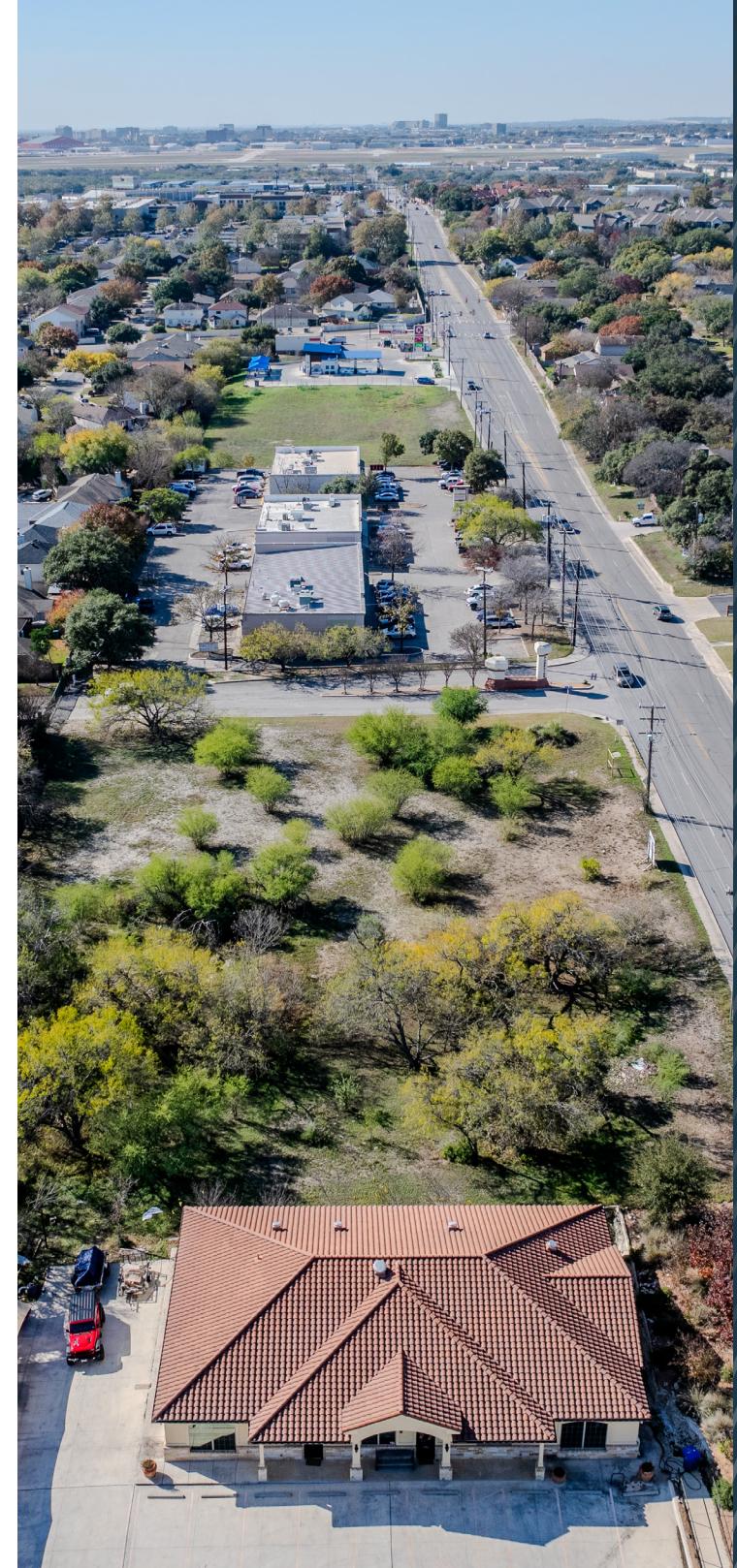
ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
9K	\$73K	\$125M

3 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
73K	\$67K	\$944M

5 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
255K	\$65K	\$3.2B



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Email

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Licensed Supervisor of Sales Agent/Associate

Licensed No.

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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

Information available at www.trec.texas.gov

IABS 1-1

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



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