



**COMMERCIAL DEVELOPMENT SITE
LOOP 1604 AT DOVE CANYON
13.33 ACRES**

LOCATION: The property is located at the northwest corner of Loop 1604 and Dove Canyon on the west side of San Antonio. It is just south of Loop 1604 and Potranco and the new Dove Crossing retail center, Costco and WalMart.

SIZE: 13.33 +/- Acres

FRONTAGE: *Loop 1604:* 1,227 feet

Dove Canyon: 688 feet

UTILITIES: *Electricity:* Available

Sewer: Available

Water: Available

Gas: Available

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ZONING: OCL, San Antonio ETJ

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

FLOOD PLAIN: The Federal Emergency Management Agency maps appear to indicate that there is some Floodplain present on the northern end of the property.

TOPOGRAPHY: The property generally slopes and drains from South to North.



EASEMENTS: Unknown.

DEED

RESTRICTIONS: None of Record.

TRAFFIC COUNT: 2023 Texas Department of Transportation maps indicate 34,435 vehicles per day on Loop 1604, north of the property and 46,591 vehicles per day on Loop 1604, south of the property.

DEMOGRAPHICS:

	1.0 Miles	3.0 Miles	5.0 Miles
Population 2024 Estimate:	17,053	127,337	240,616
5 Year Projection:	19,116	141,353	269,057
Average Household Income	\$106,583	\$105,679	\$103,038

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

AREA

DEVELOPMENT: Significant commercial development is just north of the property including Costco, Dove Crossing Retail Center, and Walmart.

POTENTIAL

USES: This property would suit a variety of commercial uses including retail, multifamily and healthcare.

INVESTMENT: \$4,935,565.80 or \$8.50 per square foot

COMMENTS: ☐ Exceptional growth continues on the west side of the San Antonio metro area, which is driving the need for retail, multifamily, and other commercial uses.

☐ Excellent visibility

☐ Excellent access

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

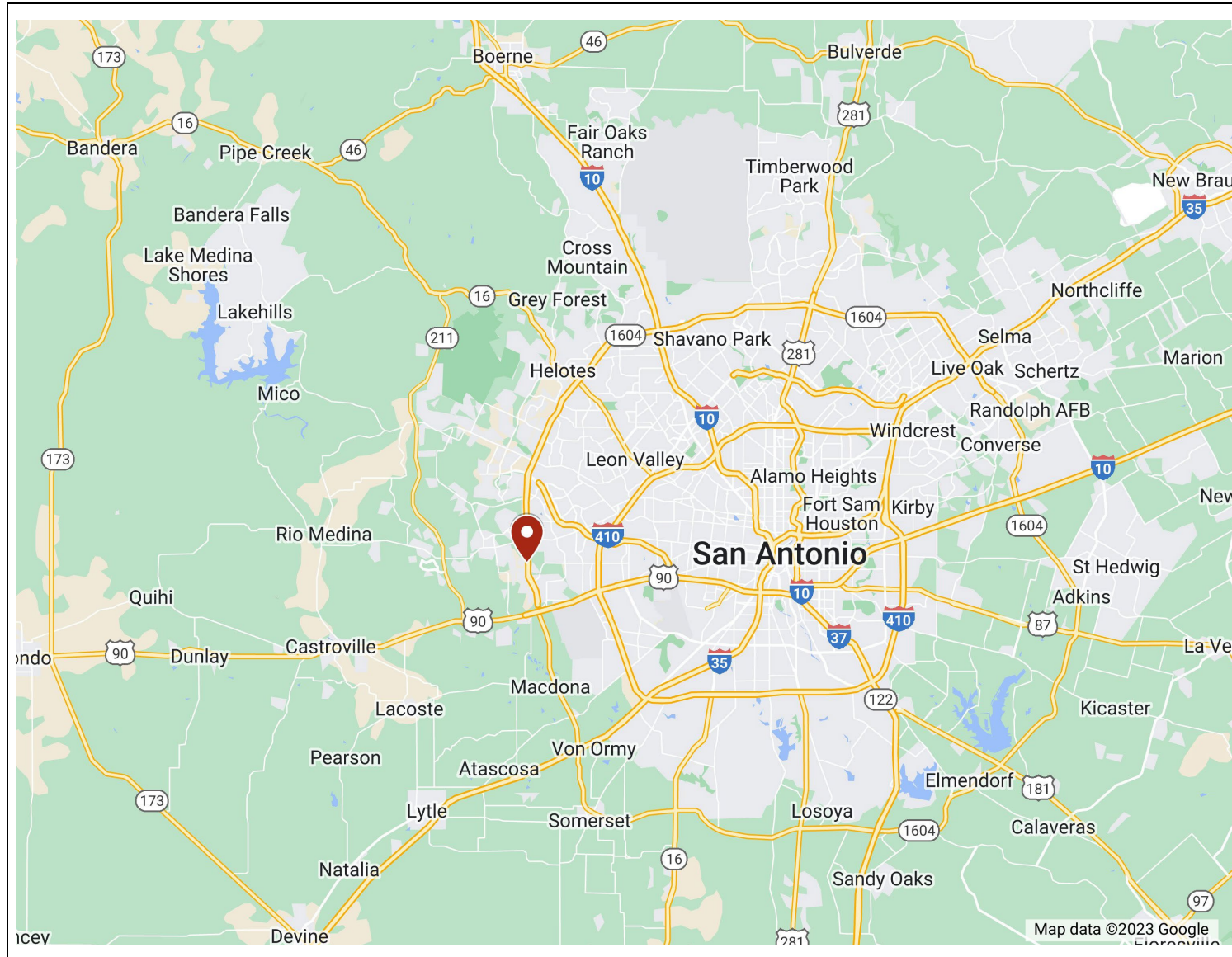
Phone: (210) 496-5800 • **Email:** mhoward@roalson.com / eldon@roalson.com

www.roalson.com



Roalson Interests, Inc.
Real Estate Services

Location Map

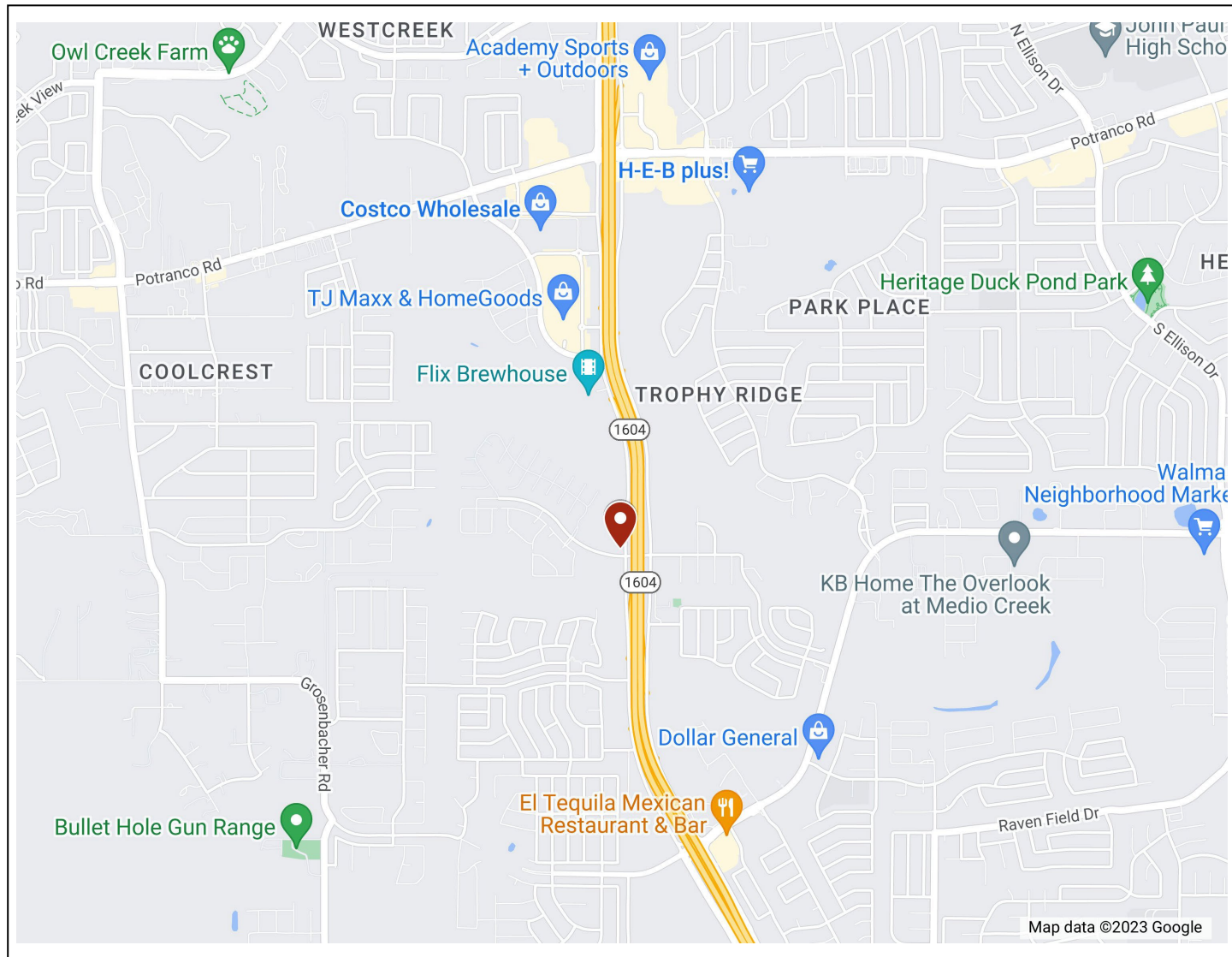


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Area Map



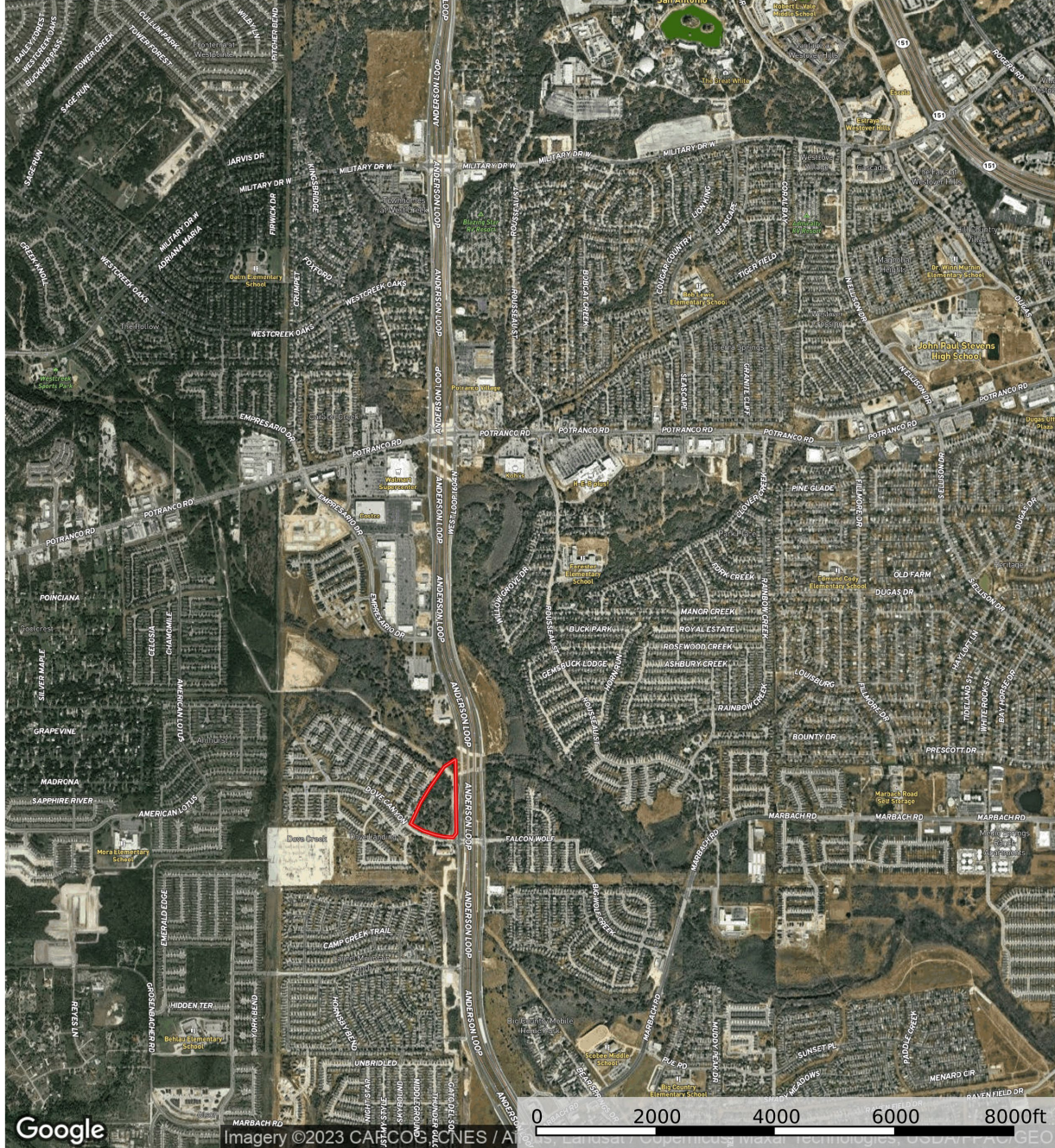
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Aerial Map

Texas, AC +/-



 Boundary

Matt Howard
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 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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Aerial Map

Texas, AC +/-



Boundary 100 Year Floodplain 500 Year Floodplain Floodway Special Unmapped/ Not Included

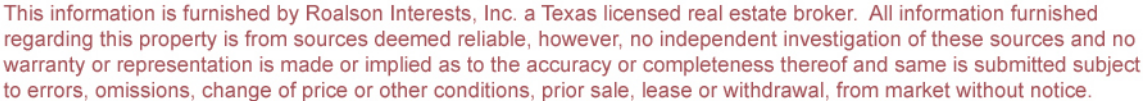
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Survey





DEMOGRAPHIC OVERVIEW

July 31, 2024

LOOP 1604 AT DOVE CANYON

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2020 Census	15,037	114,498	215,139
2024 Estimate	17,053	127,337	240,616
5 Year Projection	19,116	141,353	269,057
Households			
2020 Census	4,342	35,888	70,757
2024 Estimate	4,920	40,142	79,395
5 Year Projection	5,548	45,188	90,125
2024 Population by Race			
White	39.4%	39.7%	40.2%
Black	10.8%	9.7%	9.6%
Asian or Pacific Islander	3.8%	3.3%	3.4%
American Indian	1.3%	1.3%	1.3%
2024 Population by Ethnicity			
Hispanic Origin	62.8%	63.9%	64.3%
2024 Total Housing Units			
Owner-Occupied	4,071	29,897	54,244
Renter-Occupied	849	10,245	25,151
Average Household Size	3.46	3.14	2.97
2024 Household Income			
Income \$ 0 - \$15,000	2.8%	3.3%	5.3%
Income \$ 15,000 - \$24,999	2.6%	4.2%	4.9%
Income \$ 25,000 - \$34,999	3.1%	4.1%	5.3%
Income \$ 35,000 - \$49,999	8.0%	8.8%	10.3%
Income \$ 50,000 - \$74,999	10.8%	17.5%	17.9%
Income \$ 75,000 - \$99,999	20.1%	17.8%	16.1%
Income \$ 100,000 - \$149,999	35.8%	24.9%	20.8%
Income \$ 150,000 - \$199,999	13.2%	13.1%	12.3%
Income \$200,000 +	3.7%	6.2%	7.3%
Average Household Income	\$106,583	\$105,679	\$103,038
Median Household Income	\$101,828	\$90,098	\$83,203
Per Capita Income	\$31,249	\$33,388	\$33,809

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
BUILDING 2, SUITE 206
2338 NORTH LOOP 1604 W.
SAN ANTONIO, TEXAS 78248**



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.

2-10-2025



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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Howard	603462	mhoward@roalson.com	(210)865-4411
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date