

FOR SALE

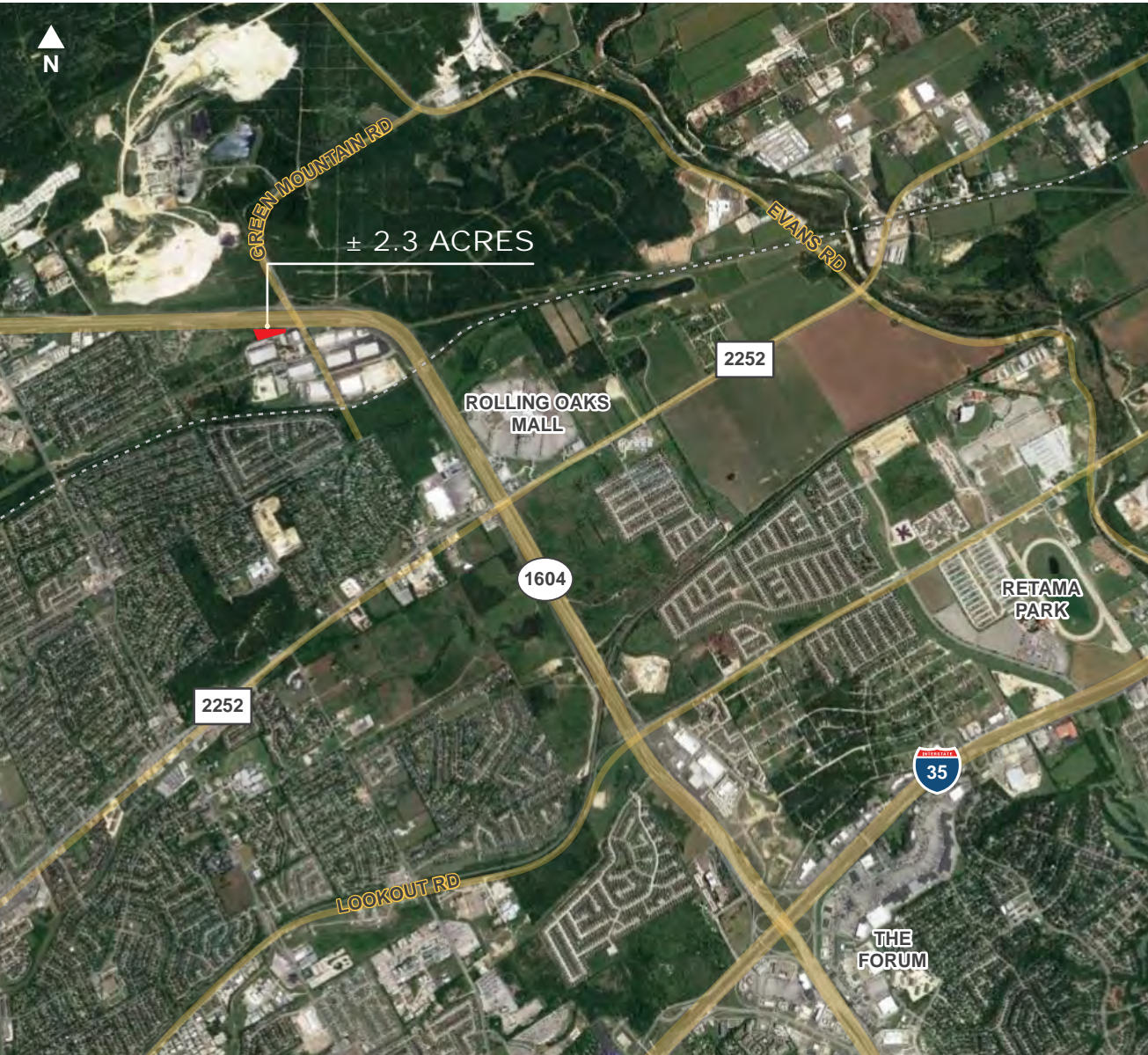
± 2.3 ACRES

LOOP 1604 AT GREEN MOUNTAIN ROAD
SAN ANTONIO, TEXAS 78247





PROPERTY OVERVIEW



LOCATION

SW quadrant of Loop 1604 & Green Mountain Road
San Antonio, Texas 78247

SIZE

± 2.30 Acres

FRONTAGE/VISIBILITY

Site has ample frontage and visibility
(Approximately 690' along Loop 1604)

ZONING

C3 - Commercial (highest designation) for the entire tract

UTILITIES

- » 16-inch SAWS water line along the Loop 1604 frontage
- » 8-inch sanitary sewer line is around the corner on Green Mountain Road and would need to be extended.

FLOOD PLAIN

No

TOPOGRAPHY

The property has minimal fall from Loop 1604 towards the back of the site.

ACCESS

The site has good access for Loop 1604 eastbound traffic as there is an off ramp for Green Mountain Road just west of the site.

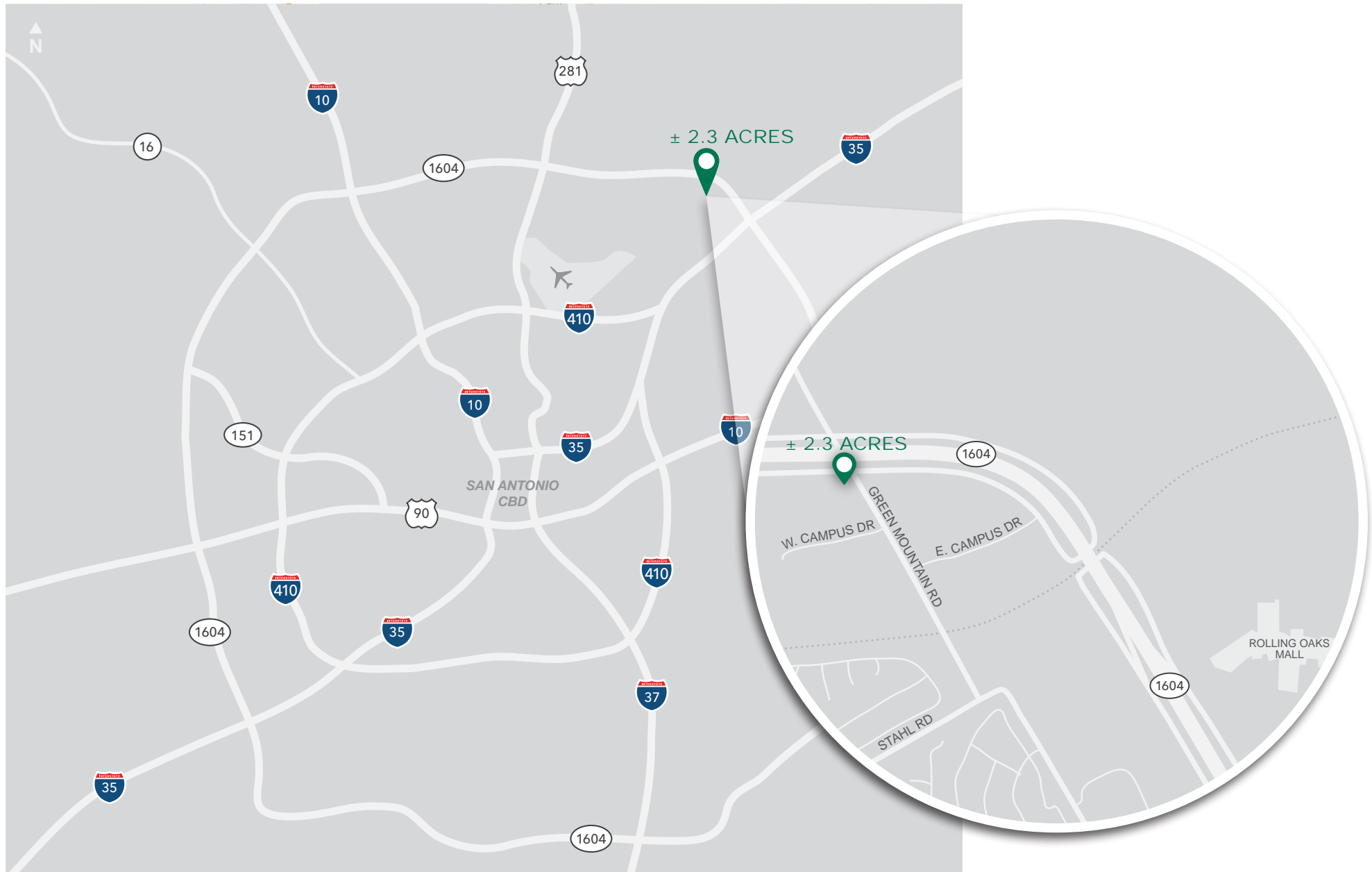


CALL FOR PRICING

2.11.19

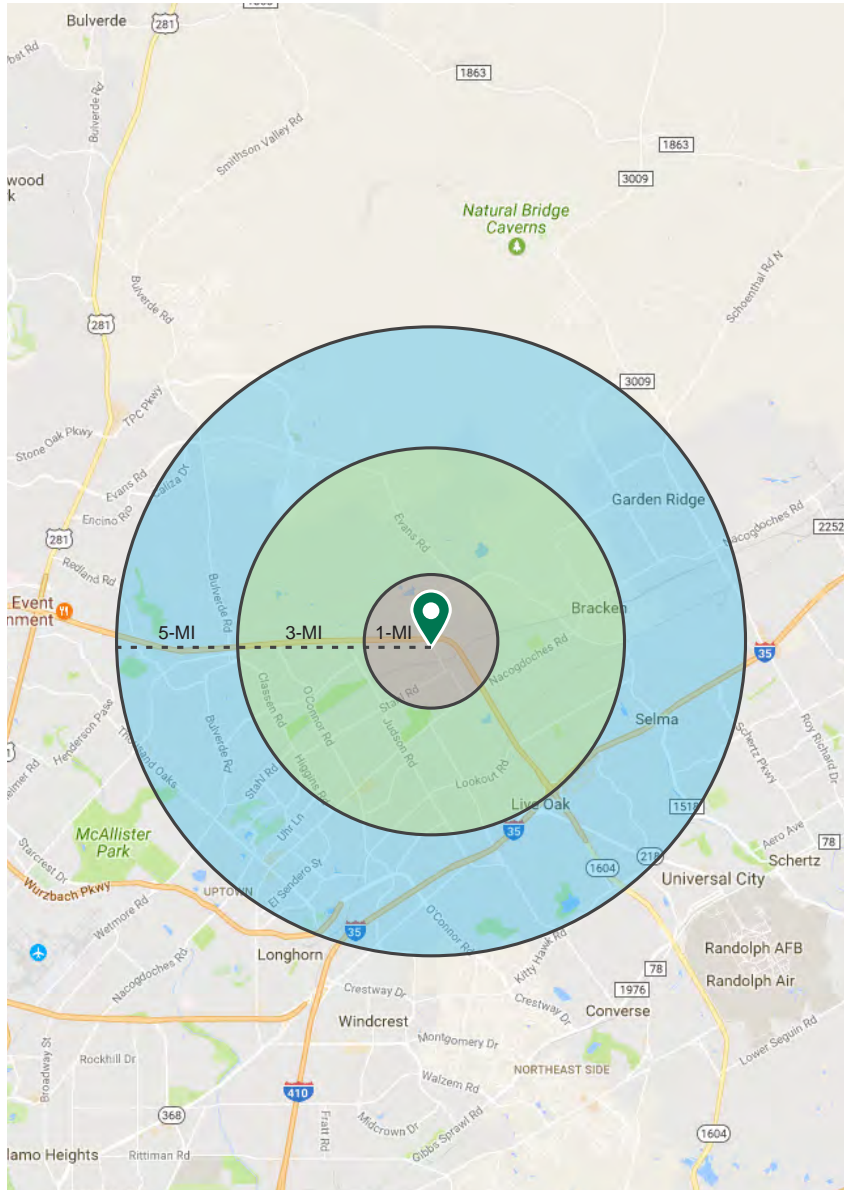


LOCATION MAP





AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population			
2023 Projection:	6,894	66,199	184,156
2018 Estimate:	6,516	60,730	168,762
Growth 2018-2023:	5.80%	9.01%	9.12%
Average Age:	39.60	35.20	37.10
Households			
2023 Projection:	2,334	22,749	67,645
2018 Estimate	2,213	20,926	62,207
Growth 2018 - 2023	5.47%	8.71%	8.74%
Owner Occupied	1,705	15,737	44,123
Renter Occupied	509	5,189	18,084
Median Household Income:	\$83,760	\$79,707	\$87,388
Average Household Size:	2.9	2.9	2.7
2018 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$150,829	\$153,926	\$167,355
Median Year Built:	1985	1995	1991
Daytime Employment			
Total Businesses:	67	1,069	4,497
Total Employees:	1,683	14,051	51,472
Vehicle Traffic			
Loop 1604 Access:	100,021 vpd		
Green Mountain Rd @ Loop 1604:	6,205 vpd		
Stahl Rd @ Green Mountain Rd:	6,270 vpd		

Source: CoStar



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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corbin Barker	491799	cbarker@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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