



**± 3.98 ACRES FOR SALE**

NEAR INTERSTATE 10 & UTSA BOULEVARD | SAN ANTONIO, TX

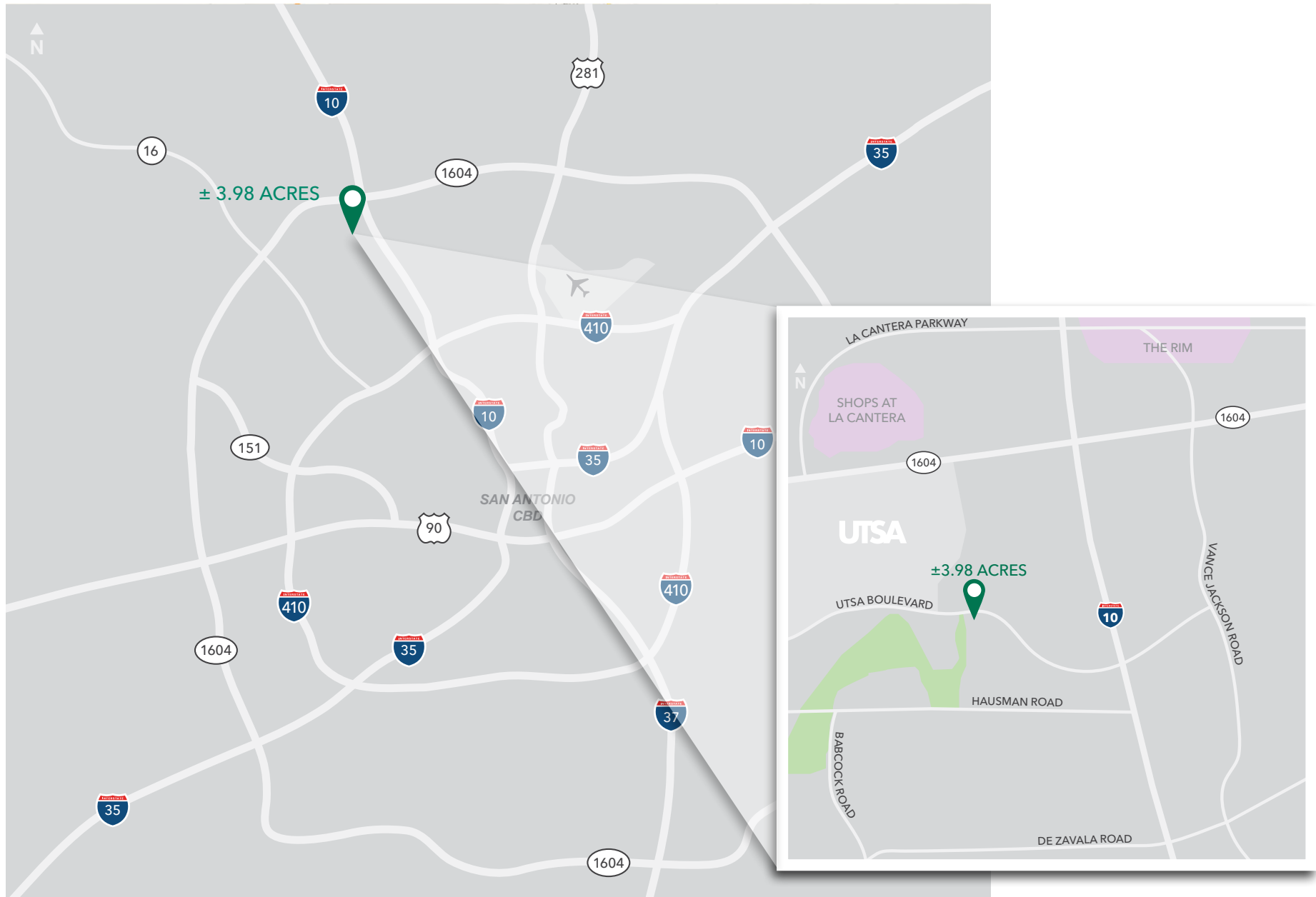
**ENDURA**  
ADVISORY GROUP  
commercial real estate solutions

9311 San Pedro Avenue | Suite 850  
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## SITE LOCATION



07.20.17



## SITE FEATURES



### SIZE

± 3.98 Acres

### LOCATION

Southwest corner of UTSA Boulevard and UTEX Boulevard

### ZONING

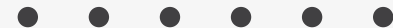
C-3 NA

### SUBMARKET

Northwest

### SURROUNDING AREA

- In the heart of San Antonio's fastest growing and most highly sought-after corridor
- Adjacent to the 114-acre master planned University Village mixed use project
- Across from The Luxx apartment complex and the new Security Service corporate headquarters
- Steps from the UTSA campus and Valero world headquarters
- Five-minute drive from The Shops at La Cantera and The Rim Shopping Center
- Expansion of UTSA Boulevard and UTEX Boulevard currently underway



CALL FOR PRICING



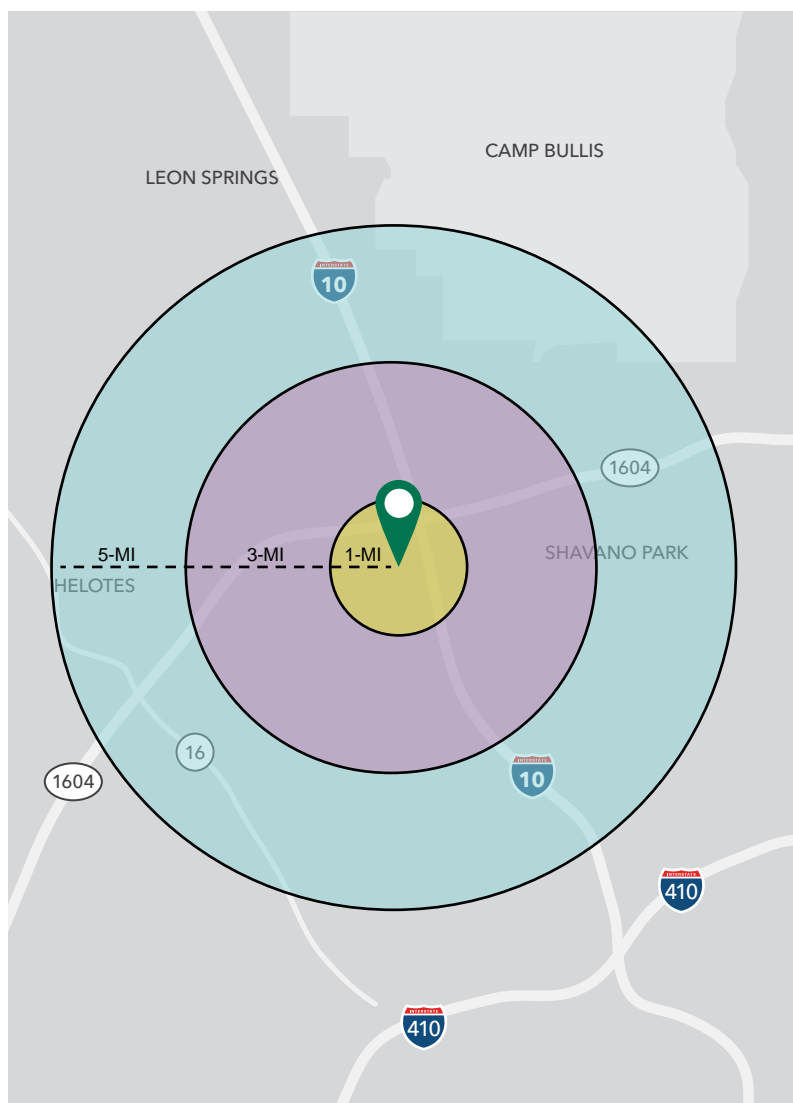


## SITE UTILITIES





# AREA DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	10,896	82,825	228,952
2016 Estimate	9,951	75,865	209,890
2010 Census	8,679	67,868	188,749
Growth 2016 - 2021	9.50%	9.17%	9.08%
Growth 2010 - 2016	14.66%	11.78%	11.20%
<b>2016 Population by Hispanic Origin</b>	3,648	32,683	89,176
<b>2016 Population</b>	9,951	75,865	209,890
White	7,242 72.78%	62,232 82.03%	174,978 83.37%
Black	1,294 13.00%	4,871 6.42%	12,558 5.98%
Am. Indian & Alaskan	79 0.79%	632 0.83%	1,764 0.84%
Asian	952 9.57%	5,941 7.83%	14,915 7.11%
Hawaiian & Pacific Island	56 0.56%	167 0.22%	327 0.16%
Other	328 3.30%	2,023 2.67%	5,349 2.55%
U.S. Armed Forces	3	281	1,380
<b>Households</b>			
2021 Projection	3,046	32,565	93,253
2016 Estimate	2,742	29,766	85,404
2010 Census	2,239	26,434	76,635
Growth 2016 - 2021	11.09%	9.40%	9.19%
Growth 2010 - 2016	22.47%	12.60%	11.44%
Owner Occupied	864 31.51%	15,494 52.05%	44,723 52.37%
Renter Occupied	1,878 68.49%	14,272 47.95%	40,681 47.63%
<b>2016 Households by HH Income</b>	2,744	29,765	85,404
Income: <\$25,000	1,171 42.67%	6,764 22.72%	17,085 20.00%
Income: \$25,000 - \$50,000	380 13.85%	5,543 18.62%	16,900 19.79%
Income: \$50,000 - \$75,000	338 12.32%	5,331 17.91%	15,593 18.26%
Income: \$75,000 - \$100,000	364 13.27%	4,304 14.46%	10,885 12.75%
Income: \$100,000 - \$125,000	177 6.45%	2,831 9.51%	8,425 9.86%
Income: \$125,000 - \$150,000	105 3.83%	1,748 5.87%	5,043 5.90%
Income: \$150,000 - \$200,000	142 5.17%	1,640 5.51%	5,533 6.48%
Income: \$200,000+	67 2.44%	1,604 5.39%	5,940 6.96%
<b>2016 Avg Household Income</b>	\$57,157	\$78,480	\$84,538
<b>2016 Med Household Income</b>	\$33,651	\$60,801	\$62,860

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date