

CASTROVILLE RIVERFRONT TRACT FOR LEASE

5.6 ACRE DEVELOPMENT OPPORTUNITY

CASTROVILLE, TEXAS 78009



PROPERTY HIGHLIGHTS

5.6 acre riverfront development opportunity ideally situated on the main North/South access along FM 471 in Castroville just off Highway 90.

This property offers a picturesque location and river frontage, showing great potential for a new mixed-use entertainment district featuring retail, restaurant, hotel, office, river, land or recreational uses.

With close proximity to downtown San Antonio, just 15 short miles off U.S. Hwy 90, Castroville is set up to experience rapid growth.

LOCATION

FM 471 & Highway 90
Castroville, Texas 78009

SIZE AVAILABLE

5.6 Acres (divisible)

PRICE

Please contact Broker for pricing.

TRAFFIC COUNTS

US 90 east of FM 471 23,645 CPD
US 90 west of FM 471 24,858 CPD

DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
2018 Population	5,915	8,796	17,115
2018 Households	2,092	3,050	5,839
Daytime Population	3,535	3,875	4,305
AVG HH Income	\$90,815	\$90,818	\$93,722

CONTACT US

JUSTIN ROBERTS
VICE PRESIDENT
210.841.3228
jroberts@reatares.com



OUR OFFICES

1100 NE LOOP 410, STE 400
SAN ANTONIO, TX 78209
TEL 210.930.4111
FAX 210.930.1114



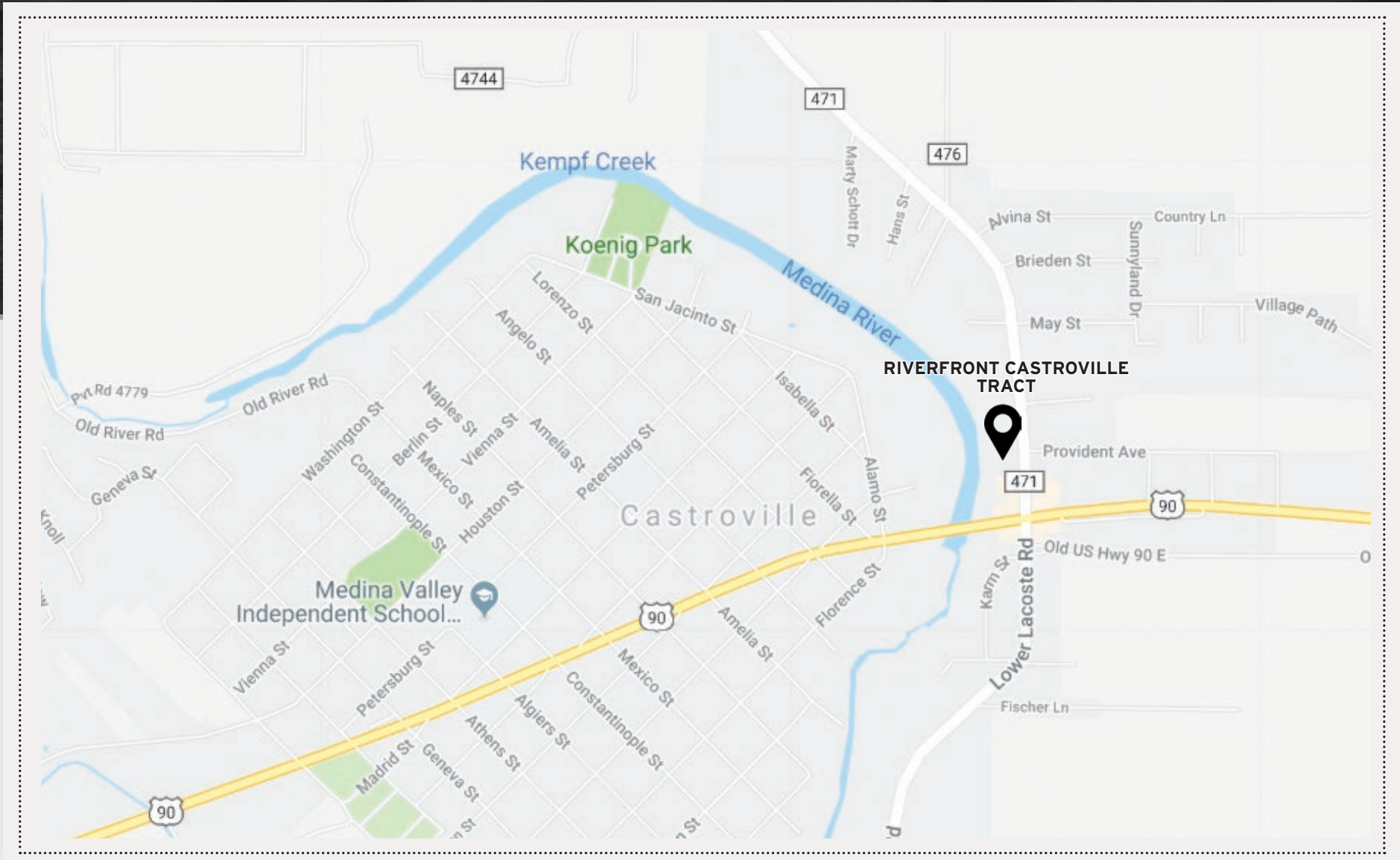
REATAREALSTATE.COM

CASTROVILLE RIVERFRONT TRACT FOR LEASE

5.6 ACRE DEVELOPMENT OPPORTUNITY
CASTROVILLE, TEXAS 78009



REATA
REAL ESTATE

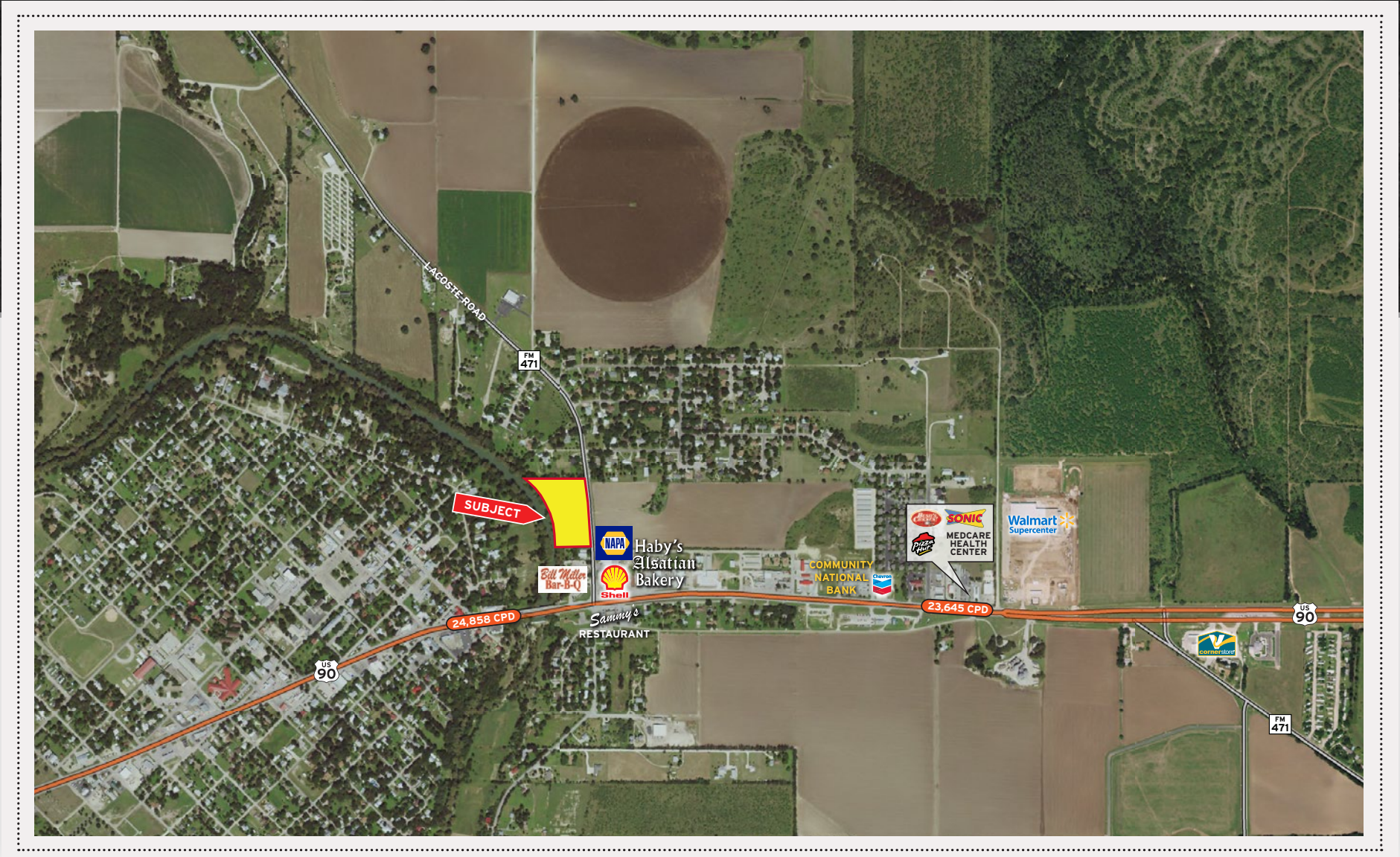


CASTROVILLE RIVERFRONT TRACT FOR LEASE

5.6 ACRE DEVELOPMENT OPPORTUNITY
CASTROVILLE, TEXAS 78009



REATA
REAL ESTATE



CASTROVILLE RIVERFRONT TRACT FOR LEASE

5.6 ACRE DEVELOPMENT OPPORTUNITY

CASTROVILLE, TEXAS 78009



REATA
REAL ESTATE





REATA
REAL ESTATE

CASTROVILLE RIVERFRONT TRACT FOR LEASE

5.6 ACRE DEVELOPMENT OPPORTUNITY

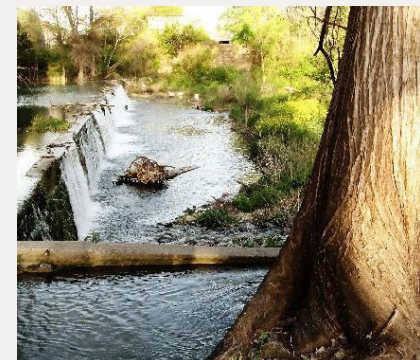
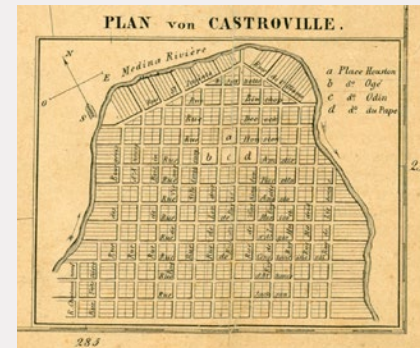
CASTROVILLE, TEXAS 78009

Located just 15 miles west of San Antonio in Medina County, Castroville is a small city with a rich history dating back to 1844 when the town was founded by Henri Castro. The first European emigrant settlers in this area were mostly Catholic farmers from Alsace, a region of France, brought over to fulfill Castro's contract to colonize vacant Texas Land. Calling themselves Alsatians, they were mostly of German descent and spoke a blended dialect of German and French. From its beginning as a farming community, the city has grown to more than 3,000 people employed in agriculture, civic, commercial and industrial areas. Castroville still has strong cultural ties to France as many of its citizens are descendents of the original settlers. The "Little Alsace of Texas" has much to offer including plenty of history, cozy accommodations, mouth-watering dining, shopping, antique stores, a vineyard and winery and the great outdoors at the Castroville Regional Park located on 126 pecan and cypress tree shaded acres and outlined by the pristine Medina River.

Castroville is nestled in the Medina River Valley just a short drive from downtown San Antonio. With so many

attractions close by, Castroville is the perfect place to settle your family and still be able to find plenty to do on the weekends. The San Antonio River Walk is just 25 miles east and features an amazing array of restaurants, shops and attractions. Sea World and Six Flags are also in close proximity to Castroville, just 20 and 30 miles respectively. And if you like to spend your days on the water, Medina Lake is just 25 miles north of Castroville.

Castroville is part of the Medina Valley Independent School District, a "Recognized District", and home to the Panthers. The district was formed in 1959 by the consolidation of the schools in Castroville and LaCoste. The boundaries of Medina Valley ISD extend north to the Medina Lake area, south to Lytle and Natalia, west toward Hondo, and east to San Antonio. The district includes five schools; three elementary, a middle school and a high school. It is a 4A UIL District with approximately 3,000 students and more than 450 employees. MVISD stands as a leader in academic excellence with outstanding classroom teachers, exemplary schools and programs that support student achievement.



CASTROVILLE RIVERFRONT TRACT FOR LEASE

5.6 ACRE DEVELOPMENT OPPORTUNITY

CASTROVILLE, TEXAS 78009



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. The information contained was obtained from sources believed reliable, however, REATA Real Estate Services, LP, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this project is submitted subject to the errors, omissions and change of price or conditions prior to lease or withdrawal.

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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov IABS 1-0 02/16/16

REATA Real Estate Services, LP Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9002891 License Number	ttynq@reatares.com Email	210.930.4111 Phone
Thomas C. Tyng, Jr. Designated Broker of Firm	0406718 License Number	ttynq@reatares.com Email	210.930.4111 Phone
Justin Roberts Sales Agent	0613499 License Number	jroberts@reatares.com Email	210.930.4111 Phone
..... Sales Agent License Number Email Phone
..... Sales Agent License Number Email Phone
..... Buyer/Tenant/Seller/Landlord Initials Date