

FOR SALE

1.202 ACRES

BRAUN RD, SAN ANTONIO 78254



Established 1908

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ID#20503158

Property Information

Located next to Pinnacle Kids Academy
(Opening Summer 2018)
And Pinnacle Oaks, a 9,100 SF Shopping Center
(Also Opening Summer 2018)

Size

Approximately 1.202 Acres Platted

Price

\$14.00 Per Square Foot

Zoning

C-2

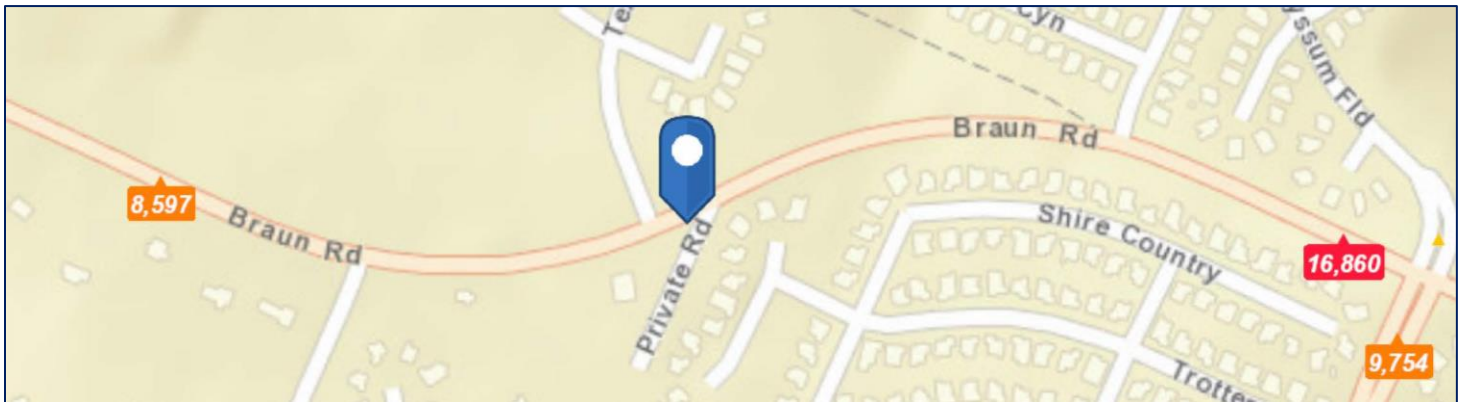
Utilities are to the site and
should be verified by appropriate qualified Engineers

Traffic Count: 20,000 VPD

Demographics

<u>Detail</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Population	11,148	85,055	194,592
Average Hshld Income	\$101,515	\$91,474	\$94,209

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	675	36,699	100,935
2010 Population	9,285	71,182	162,511
2017 Population	11,148	85,055	194,592
2022 Population	12,961	93,886	215,483
2000-2010 Annual Rate	29.97%	6.85%	4.88%
2010-2017 Annual Rate	2.55%	2.49%	2.52%
2017-2022 Annual Rate	3.06%	2.00%	2.06%
2017 Male Population	48.7%	48.7%	48.6%
2017 Female Population	51.3%	51.3%	51.4%
2017 Median Age	30.7	33.3	34.0

In the identified area, the current year population is 194,592. In 2010, the Census count in the area was 162,511. The rate of change since 2010 was 2.52% annually. The five-year projection for the population in the area is 215,483 representing a change of 2.06% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 30.7, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	73.5%	74.7%	73.8%
2017 Black Alone	5.6%	6.1%	6.1%
2017 American Indian/Alaska Native Alone	0.4%	0.6%	0.6%
2017 Asian Alone	4.1%	3.5%	4.6%
2017 Pacific Islander Alone	0.2%	0.2%	0.2%
2017 Other Race	11.3%	10.4%	10.3%
2017 Two or More Races	4.8%	4.6%	4.4%
2017 Hispanic Origin (Any Race)	55.2%	54.9%	53.8%

Persons of Hispanic origin represent 53.8% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	219	11,965	32,743
2010 Households	2,855	23,860	54,980
2017 Total Households	3,302	27,882	64,707
2022 Total Households	3,826	30,625	71,345
2000-2010 Annual Rate	29.28%	7.15%	5.32%
2010-2017 Annual Rate	2.03%	2.17%	2.27%
2017-2022 Annual Rate	2.99%	1.89%	1.97%
2017 Average Household Size	3.36	3.05	3.00

The household count in this area has changed from 54,980 in 2010 to 64,707 in the current year, a change of 2.27% annually. The five-year projection of households is 71,345, a change of 1.97% annually from the current year total. Average household size is currently 3.00, compared to 2.95 in the year 2010. The number of families in the current year is 49,772 in the specified area.

Median Household Income

2017 Median Household Income	\$85,184	\$76,213	\$77,787
2022 Median Household Income	\$93,013	\$81,772	\$83,473
2017-2022 Annual Rate	1.77%	1.42%	1.42%

Average Household Income

2017 Average Household Income	\$101,515	\$91,474	\$94,209
2022 Average Household Income	\$114,240	\$102,251	\$105,231
2017-2022 Annual Rate	2.39%	2.25%	2.24%

Per Capita Income

2017 Per Capita Income	\$30,674	\$29,814	\$31,473
2022 Per Capita Income	\$34,334	\$33,139	\$34,994
2017-2022 Annual Rate	2.28%	2.14%	2.14%

Households by Income

Current median household income is \$77,787 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$83,473 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$94,209 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$105,231 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$31,473 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$34,994 in five years, compared to \$34,828 for all U.S. households



Information About Brokerage Services

11-2-2015

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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<u>ALFRED WILLIAM ROHDE, III</u>	<u>0146682</u>	<u>tomrohde@rohderealty.com</u>	<u>(210) 366-1400</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	<u>(210) 366-1400</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Information about

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