

GRISSOM ROAD

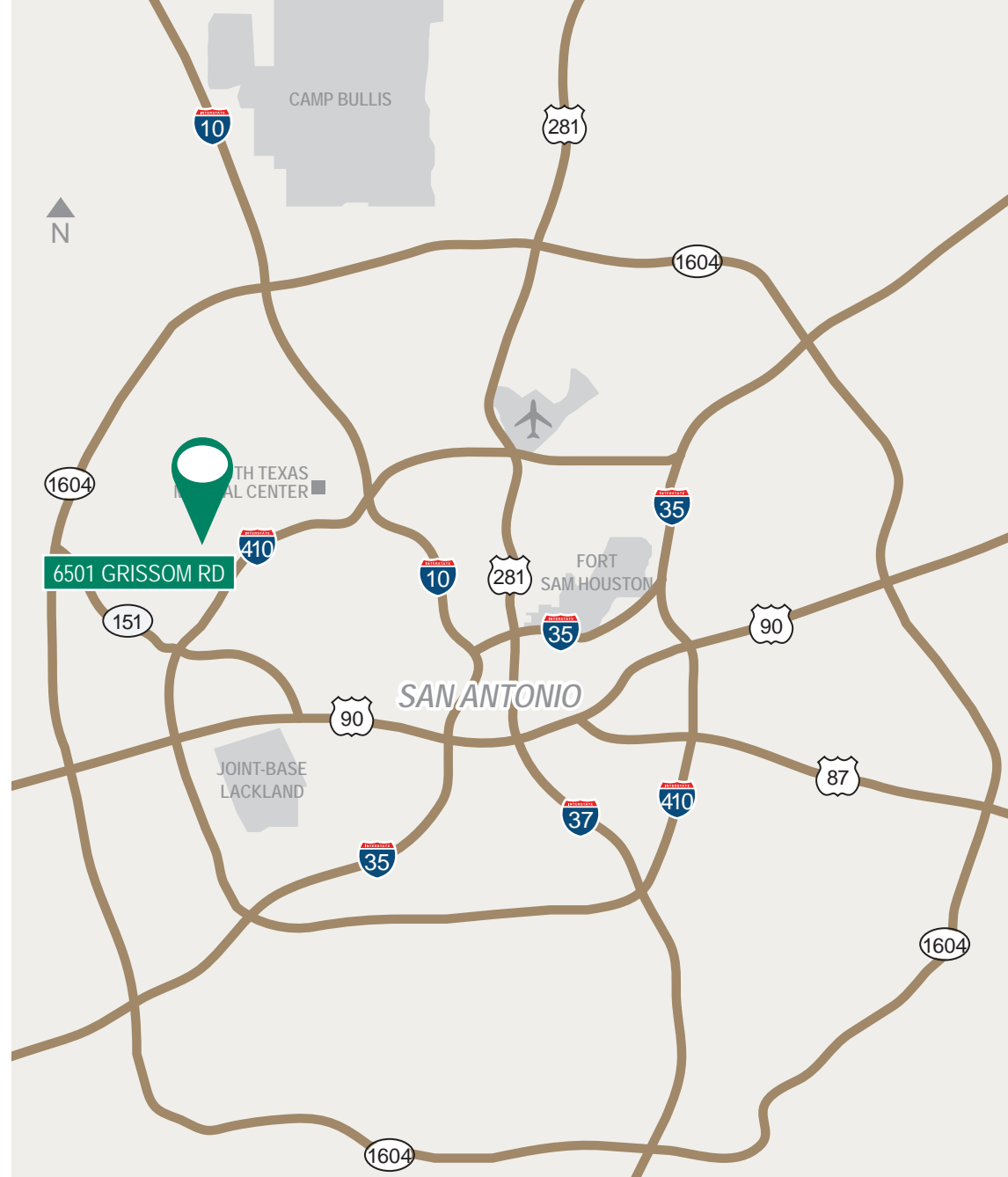
6501 Grissom Rd, Leon Valley, Texas 78238



±5,000 SF :: FREESTANDING BUILDING :: **FOR SALE**

OVERVIEW / LOCATION MAP

Address	6501 Grissom Rd Leon Valley, TX 78238
Asking Price	\$590,000
Building Size	± 5,000 sf
Lot Size	0.89 acre or 38,768 sf (includes ±0.64 acre vacant lot)
Zoning	B-2 retail district



ENDURA
ADVISORY GROUP
commercial real estate solutions
9311 San Pedro Ave, Suite 850
San Antonio, Texas 78216
210 366-2222
www.endurasa.com

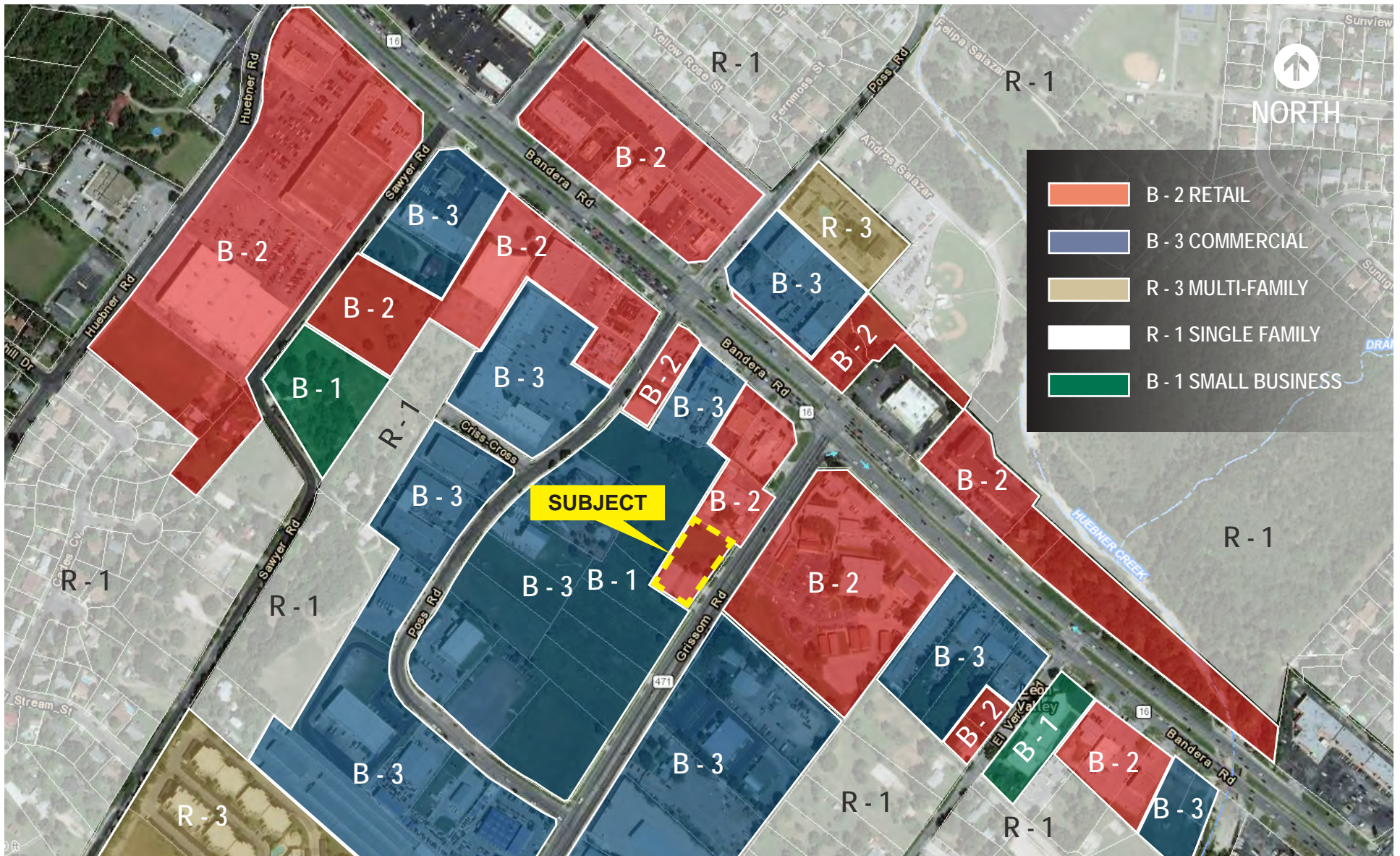
ERIC LUNDBLAD, CCIM
210.918.6402 direct
210.273.2946 mobile
elundblad@endurasa.com

KAYLA HARMS
210.477.0826 direct
210.379.7479 mobile
kharms@endurasa.com

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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

6501 GRISSOM RD / ZONING MAP



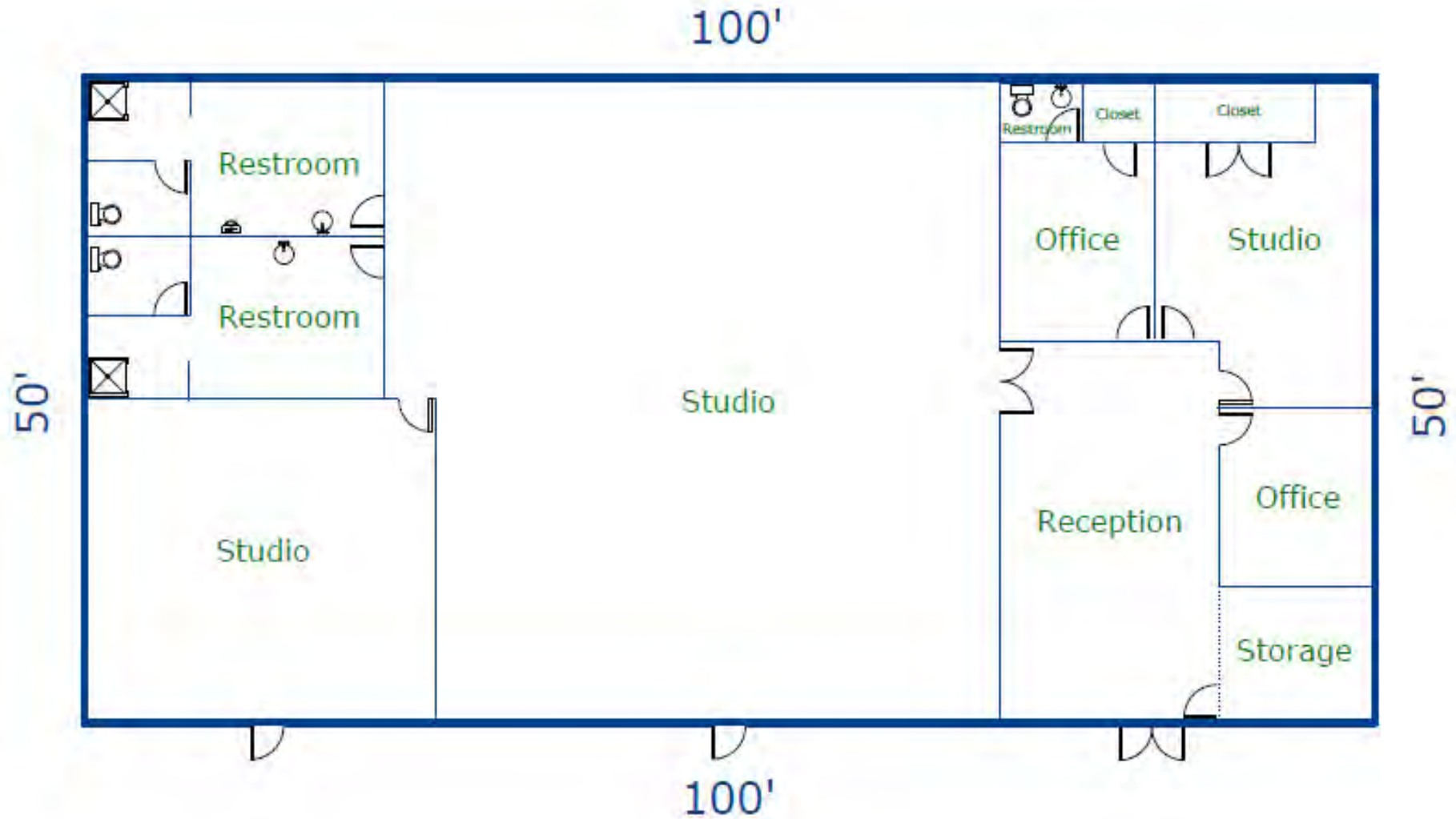
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VACATING PLAT

LOT 60, LEON VALLEY ADDITION, AS RECORDED IN VOL. 880 P. 408, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE PROPER ENGINEERING HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, ALLEYS, AND LOTS LAYOUT.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF Dec. 2014.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HEREIN, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, INDICATES TO THE CITY OF LEON VALLEY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EGRESS, AND THE WALLS AND SEWER LINES BY ALL OF THE AFORESAID PUBLIC PLACES AND OTHER PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND EXTENSION THEREOF. I AND THE ENGINEER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT THIS PLAT DOES NOT ALTER OR REMOVE ANY AGREEMENTS OR RESTRICTIONS.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Eric Lundblad, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul E. Carey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

RESUBDIVISION PLAT

BEING LOT 60, BLOCK 578A, LEON VALLEY ADDITION, CITY OF LEON VALLEY.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF Dec. 2014.

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SUR TEXAS CORP.
CONSULTING ENGINEERS

1414 MADISON
SAN ANTONIO, TEXAS 78204
TEL: 781-344-4444
TAM: 781-344-8774



LEON VALLEY SUBDIVISION
MIL & MRS WES OLNEY
JOB NO 64-125P DATE: 5-31-04

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6501 GRISSOM RD / AERIAL VIEW



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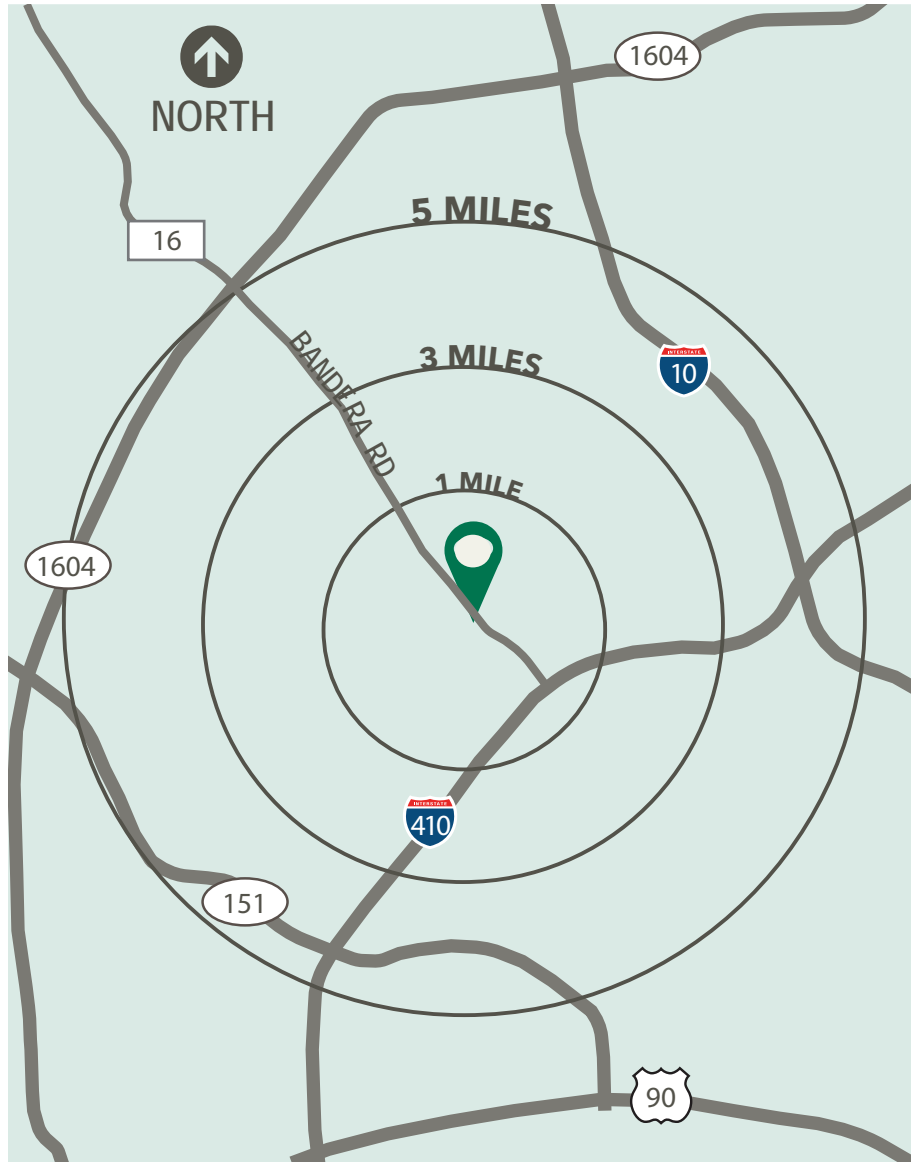
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6501 GRISSOM RD / DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population			
2017 Total Population:	12,783	136,793	379,158
2022 Population:	13,911	149,517	413,854
Population Growth 2017-2022:	8.82%	9.30%	9.15%
Average Age:	37.2	35.7	34.9
Households			
2017 Total Households:	4,849	54,487	144,597
Household Growth 2017-2022:	8.60%	9.16%	9.04%
Median Household Income:	\$59,548	\$52,558	\$52,530
Average Household Size:	2.6	2.5	2.6
2017 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$143,736	\$148,782	\$144,341
Median Year Built:	1999	1996	1992
Daytime Employment			
Total Businesses:	607	6,890	17,573
Total Employees:	4,312	82,966	193,320
Vehicle Traffic			
Bandera Rd @ Grissom Rd:	52,409 vpd		
Grissom Rd @ Bandera Rd:	26,978 vpd		
Huebner Rd @ Bandera Rd:	11,410 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kayla Harms	706286	kharms@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____