



**SOUTHCROSS BOULEVARD AND GOLIAD ROAD
SAN ANTONIO, TEXAS**

LOCATION: The property is located on the east side of Goliad Road and the south side of Southcross, at the intersection of Southcross Boulevard and Clark Avenue.

SIZE: 4.24 Acres

FRONTAGE: Approximately 166 feet on E. Southcross Boulevard and 197 feet on Goliad Road

UTILITIES: **Electricity:** City Public Service (CPS) along both Goliad Road and Southcross Boulevard

Sewer: San Antonio Water System (SAWS) has sewer lines along Goliad Road and Southcross Boulevard.

Water: SAWS has water lines with the right of way of Goliad Road and Southcross Boulevard.

Gas: CPS services the property.

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ZONING: C-2, City of San Antonio

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

TOPOGRAPHY: The property has a very gentle slope, having previously been graded and developed.

FLOOD PLAIN: According to FEMA maps, there does not appear to be a 100-year flood plain on the property.

EASEMENTS: Various utility easements and protected driveways. See Site Plan.



DEED

RESTRICTIONS: Restrictive covenants are in place to promote quality development. Contact Broker.

TRAFFIC COUNT: 2018 Kalibrate Technologies latest traffic count map indicates 12,023 vehicles per day near the intersection of Goliad Road and Southcross Boulevard.

DEMOGRAPHICS:

2018 ESRI Estimates:	Population	Average Household Income
1-mile radius	17,089	\$ 44,830
3-mile radius	107,675	\$ 47,147
5-mile radius	250,730	\$ 47,638

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2018 and 2023.

AREA

DEVELOPMENT: The property is surrounded to the south and east with dense residential subdivisions. There are restaurants, banks and a CVS pharmacy at the immediate intersection.

POTENTIAL

USES: The site lends itself to a variety of retail uses, including restaurants, financial and neighborhood shopping services.

INVESTMENT: Contact Broker.

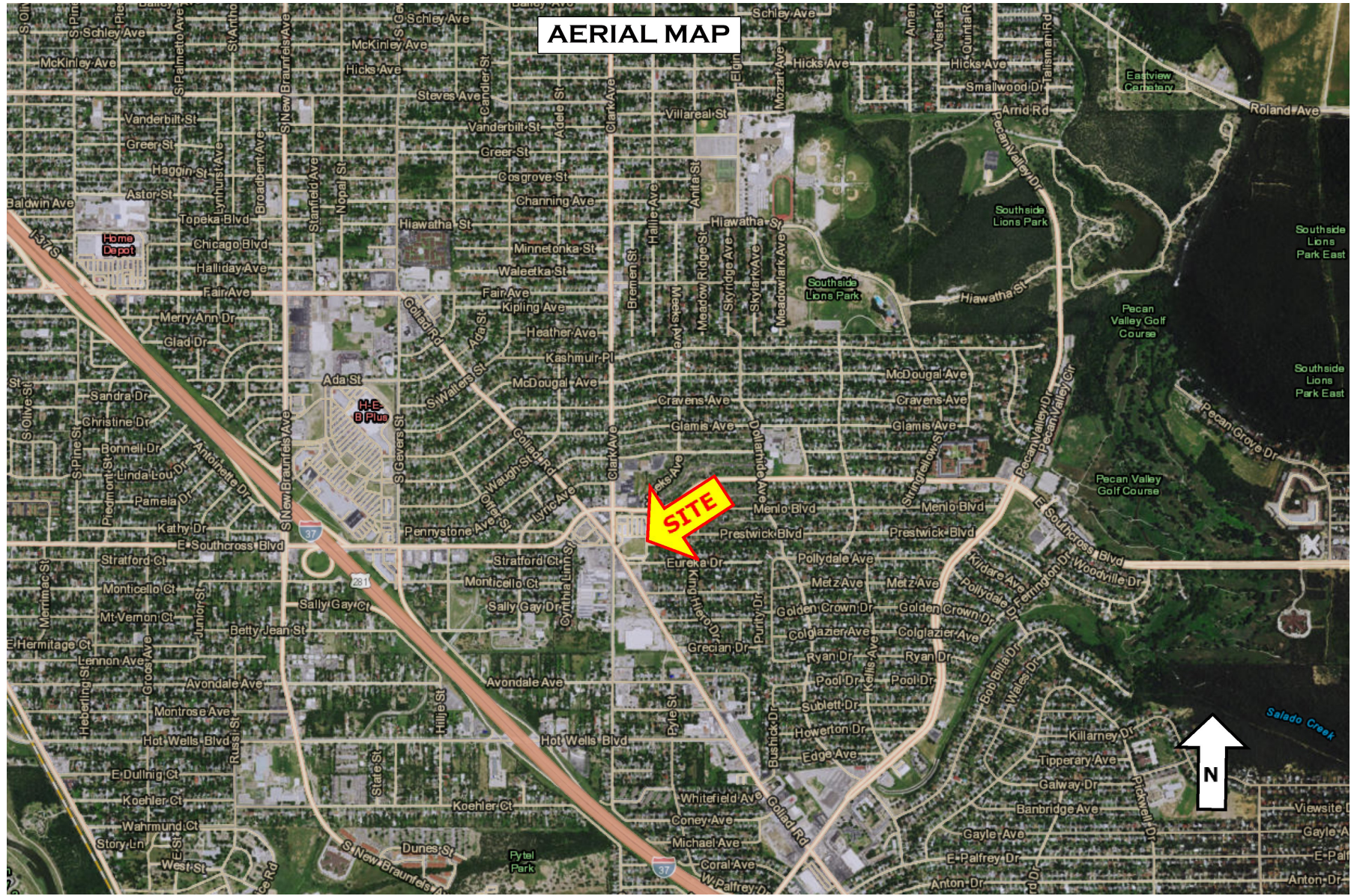
COMMENTS:

- Subdivides will be considered.
- Great visibility and access to surrounding neighborhoods.
- The property is at the busiest intersection in this sector of San Antonio.

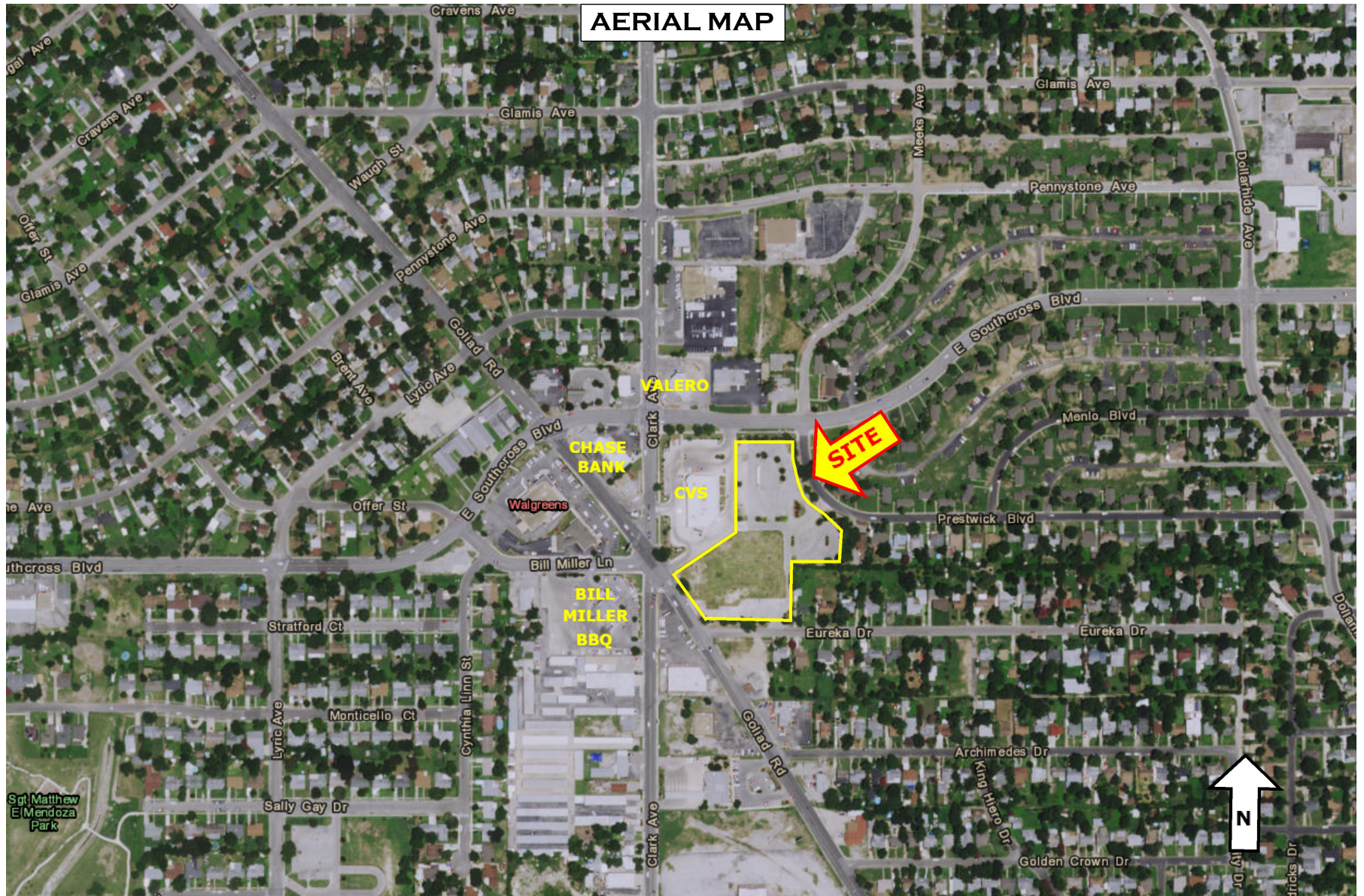
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

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DEMOGRAPHIC OVERVIEW

June 11, 2019

SOUTHCROSS BLVD AT GOLIAD RD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	16,631	99,733	227,358
2018 Estimate	17,089	107,675	250,730
5 Year Projection	17,593	113,186	266,949
Households			
2010 Census	6,234	33,996	76,929
2018 Estimate	6,387	36,855	85,563
5 Year Projection	6,563	38,791	91,513
2018 Population by Race			
White	71.6%	66.5%	65.4%
Black	5.3%	9.9%	10.9%
Asian or Pacific Islander	0.4%	0.4%	0.6%
American Indian	0.9%	1.0%	1.1%
2018 Population by Ethnicity			
Hispanic Origin	82.3%	79.3%	79.2%
2018 Total Housing Units			
Owner-Occupied	3,309	18,917	45,364
Renter-Occupied	3,078	17,938	40,199
Average Household Size	2.67	2.87	2.87
2018 Household Income			
Income \$ 0 - \$15,000	21.4%	20.5%	20.9%
Income \$ 15,000 - \$24,999	15.6%	15.5%	15.5%
Income \$ 25,000 - \$34,999	13.9%	13.0%	13.3%
Income \$ 35,000 - \$49,999	17.7%	16.1%	15.8%
Income \$ 50,000 - \$74,999	17.3%	17.7%	17.2%
Income \$ 75,000 - \$99,999	7.0%	8.0%	8.2%
Income \$ 100,000 - \$149,999	5.1%	7.0%	6.3%
Income \$ 150,000 - \$199,999	1.0%	1.3%	1.4%
Income \$200,000 +	1.2%	1.0%	1.4%
Average Household Income	\$44,830	\$47,147	\$47,638
Median Household Income	\$34,166	\$35,672	\$35,196
Per Capita Income	\$16,431	\$16,733	\$16,813

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2018 and 2023.

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PROPERTY DISCLOSURE STATEMENT

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Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

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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.

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 coincidental 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date