

# ±14.91 ACRES

10120 S State Hwy 16, San Antonio, TX 78224

## FOR SALE



## DEVELOPMENT OPPORTUNITY

### PROPERTY OVERVIEW

- Location: SEC of Hwy 16 & Loop 410
- Total Size: ±14.91 Acres
- Asking Price: \$7.00/sf
- Zoning: C-2
- \*Utilities: Available to site
- Plat: Approved but unrecorded
- Traffic Counts: S State Hwy 16 = 22,929 VPD (Costar 2019)  
Loop 410 = 33,652 VPD (Costar 2019)

### HIGHLIGHTS

- Great for mixed uses or multifamily
- Across from Palo Alto College
- 5 miles from Toyota Motor Manufacturing
- 3 miles from Texas A&M University campus



### 2019 EST

	1 MILE	3 MILE	5 MILE
Population:	11,808	47,562	144,414
Households:	3,233	13,970	43,070
Avg HH Inc:	\$50,989	\$50,232	\$46,992

CoStar 2019

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



KIT CORBIN

210.918.6390 d

210.218.0949 c

[kcorbin@endurasa.com](mailto:kcorbin@endurasa.com)

210.366.2222 phone

210.366.2231 fax

9311 San Pedro, Suite 850

San Antonio, Texas 78216

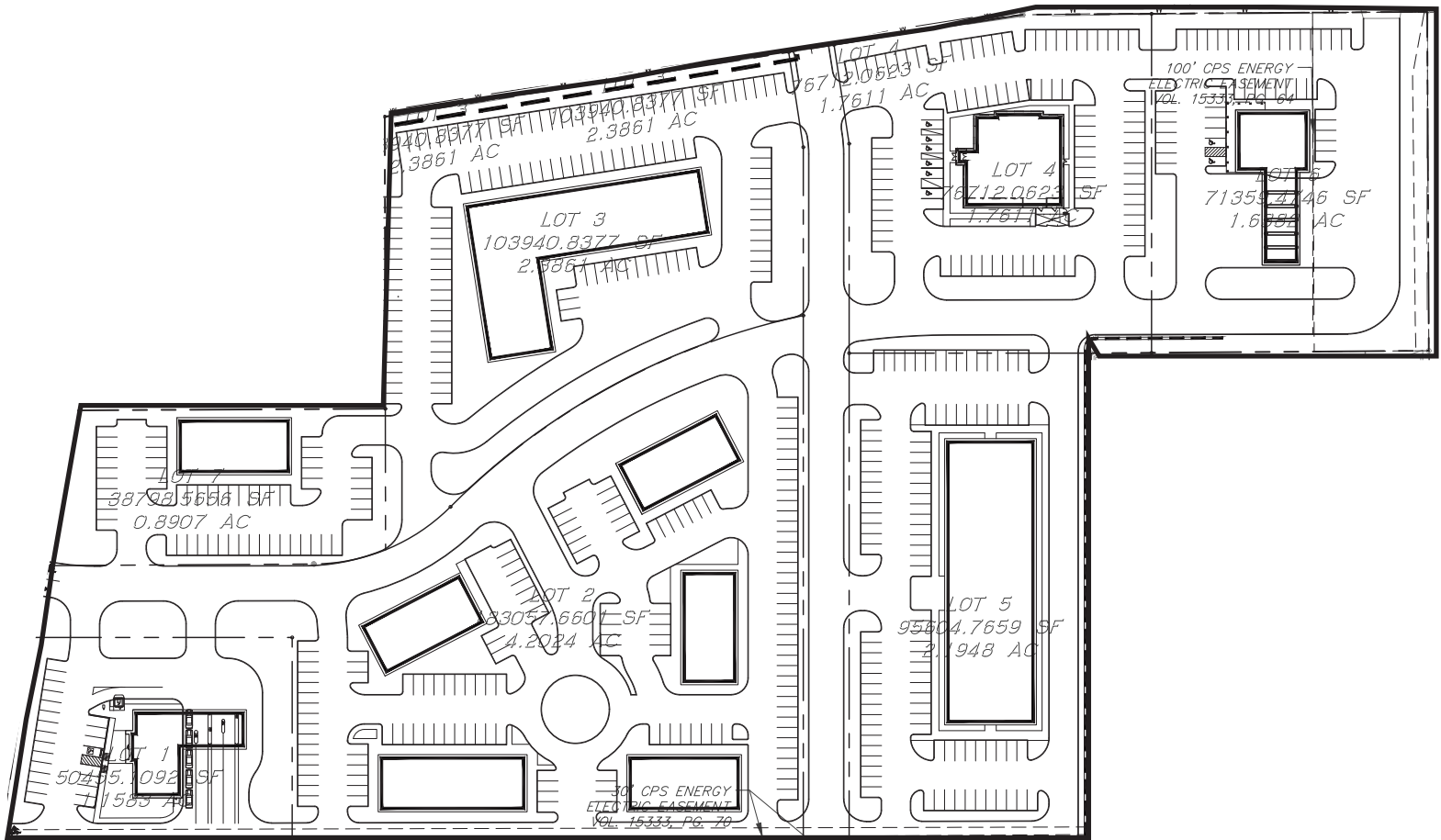
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Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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# POTENTIAL LAND USE PLAN



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10.16.19

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## DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2024 Projection	12,921		51,681		154,904	
2019 Estimate	11,808		47,562		144,414	
2010 Census	9,006		38,464		128,775	
Growth 2019 - 2024	9.43%		8.66%		7.26%	
Growth 2010 - 2019	31.11%		23.65%		12.14%	
<b>2019 Population by Hispanic Origin</b>	11,058		44,699		132,170	
<b>2019 Population</b>	11,808		47,562		144,414	
White	11,141	94.35%	45,132	94.89%	136,231	94.33%
Black	242	2.05%	860	1.81%	3,123	2.16%
Am. Indian & Alaskan	187	1.58%	746	1.57%	2,182	1.51%
Asian	68	0.58%	213	0.45%	847	0.59%
Hawaiian & Pacific Island	19	0.16%	61	0.13%	195	0.14%
Other	151	1.28%	550	1.16%	1,836	1.27%
U.S. Armed Forces	0		0		954	
<b>Households</b>						
2024 Projection	3,526		15,161		46,033	
2019 Estimate	3,233		13,970		43,070	
2010 Census	2,493		11,228		38,784	
Growth 2019 - 2024	9.06%		8.53%		6.88%	
Growth 2010 - 2019	29.68%		24.42%		11.05%	
Owner Occupied	2,113	65.36%	7,725	55.30%	25,715	59.71%
Renter Occupied	1,120	34.64%	6,245	44.70%	17,354	40.29%
<b>2019 Households by HH Income</b>	3,234		13,971		43,071	
Income: <\$25,000	922	28.51%	4,546	32.54%	14,249	33.08%
Income: \$25,000 - \$50,000	892	27.58%	3,900	27.91%	13,413	31.14%
Income: \$50,000 - \$75,000	775	23.96%	2,686	19.23%	8,146	18.91%
Income: \$75,000 - \$100,000	383	11.84%	1,505	10.77%	4,014	9.32%
Income: \$100,000 - \$125,000	105	3.25%	756	5.41%	1,699	3.94%
Income: \$125,000 - \$150,000	78	2.41%	295	2.11%	916	2.13%
Income: \$150,000 - \$200,000	66	2.04%	125	0.89%	351	0.81%
Income: \$200,000+	13	0.40%	158	1.13%	283	0.66%
<b>2019 Avg Household Income</b>	\$50,989		\$50,232		\$46,992	
<b>2019 Med Household Income</b>	\$44,136		\$40,439		\$38,362	

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# 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.

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
Kit Corbin	223197	jlundblad@endurasa.com	(210) 366-2222
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date