

CANYON
LAKE



NORTH



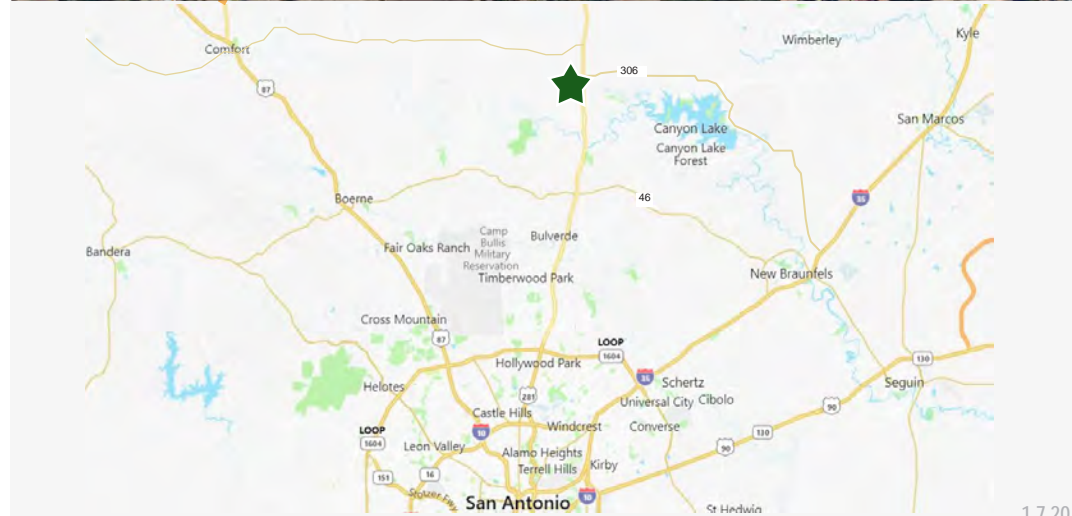
±211.171 ACRES FOR SALE

SWQ OF US Hwy 281 N & FM 306, Spring Branch, Texas 78070



SWQ OF US HWY 281 & FM 306 / SITE OVERVIEW

Location	SWQ of US Hwy 281 & FM 306 Spring Branch, Comal County, TX 78070
Size	± 211.171 acres in two (2) tracts: ±205 acres on west side of US 281 ±6.171 acres in between US 281 frontage roads
Zoning	Spring Branch currently has no zoning ordinance
Asking Price	Available upon request
School District	Comal ISD



- Large acreage tract in the path of growth
- Approximately 4,140 ft of frontage on US 281
- Excellent opportunity for single-family and/or commercial development
- Located less than 10 miles from the US 281 & SH 46 intersection and is within minutes of Canyon Lake
- Located within the desirable Comal ISD
- Agricultural Exemption in place

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

1.7.20

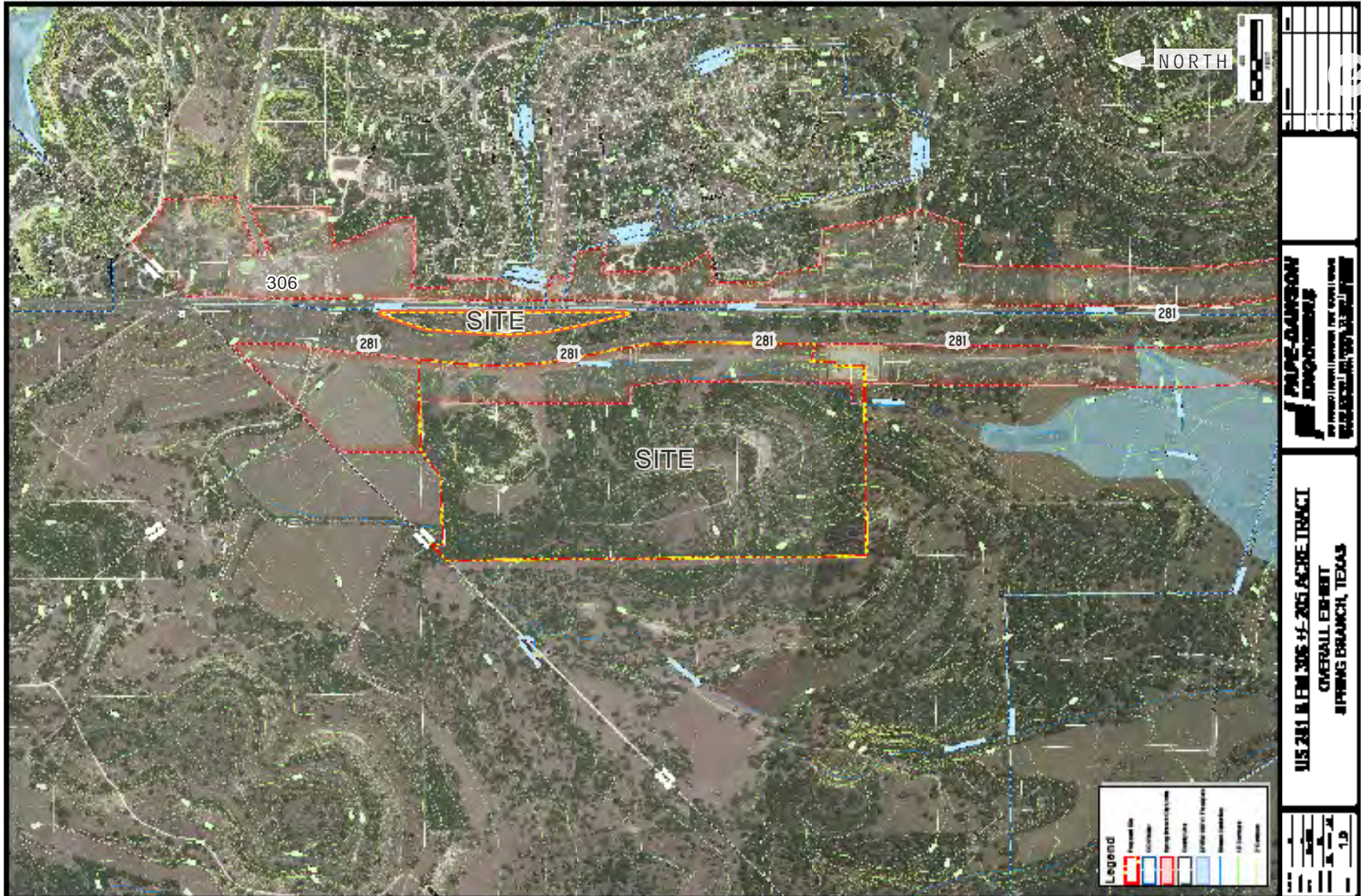


CORBIN BARKER

210.366.2222 office
210.477.0827 direct
cbarker@endurasa.com

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.

SWQ OF US HWY 281 & FM 306 / EXIHIBIT



CORBIN BARKER
 210.366.2222 office
 210.477.0827 direct
 cbarker@endurasa.com

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.

SWQ OF US HWY 281 & FM 306 / DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Projection	864	4,625	7,923
2019 Estimate	743	3,973	6,813
2010 Census	737	3,670	6,232
Growth 2019-2024	16.29%	16.41%	16.29%
Growth 2010-2019	0.81%	8.26%	9.32%
HOUSEHOLDS			
2024 Projection	322	1,721	2,980
2019 Estimate	278	1,483	2,569
2010 Census	278	1,376	2,355
Growth 2019 - 2024	15.83%	16.05%	16.00%
Growth 2010 - 2019	0.00%	7.78%	9.09%
Owner Occupied	240	1,286	2,239
Renter Occupied	38	197	330
HOUSEHOLD INCOME			
2019 Avg Household Income	\$81,379	\$91,426	\$99,385
2019 Med Household Income	\$53,666	\$59,999	\$69,335

RADIUS	NO. OF BUSINESSES			NO. OF EMPLOYEES		
	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	25	111	165	100	519	719
Retail	7	20	34	32	82	128
Wholesale	0	1	3	0	3	11
Hospitality & Food Service	4	7	11	21	40	63
Real Estate, Renting, Leasing	3	12	13	12	58	60
Finance & Insurance	2	3	5	8	11	17
Information	0	1	2	0	3	6
Scientific & Technology Services	2	6	9	5	18	31
Management of Companies	0	0	0	0	0	0
Health Care & Social Assistance	0	2	3	0	6	7
Education Services	0	1	1	0	28	28
Public Administration & Sales	0	0	1	0	0	2
Arts, Entertainment, Recreation	0	7	11	0	68	78
Utilities	0	0	0	0	0	0
Admin Support & Waste Management	0	7	9	0	24	27
Construction	4	25	36	12	81	128
Manufacturing	1	6	7	6	69	88
Agriculture, Mining, Fishing	1	2	2	1	3	3
Other Services	1	11	18	3	25	42

Source: CoStar



CORBIN BARKER
 210.366.2222 office
 210.477.0827 direct
 cbarker@endurasa.com

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.



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
Corbin Barker	491799	cbarker@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date