

Randolph AFB

±383.075 ACRES

4703 & 5035 Scenic Lake Dr, Schertz TX



NORTH



FOR SALE
±383.075
ACRES

H-E-B

H-E-B
Owned

INTERSTATE
10

INTERSTATE
10

INTERSTATE
10

LOOP
1604

Shell

McDonald's

WHATABURGER

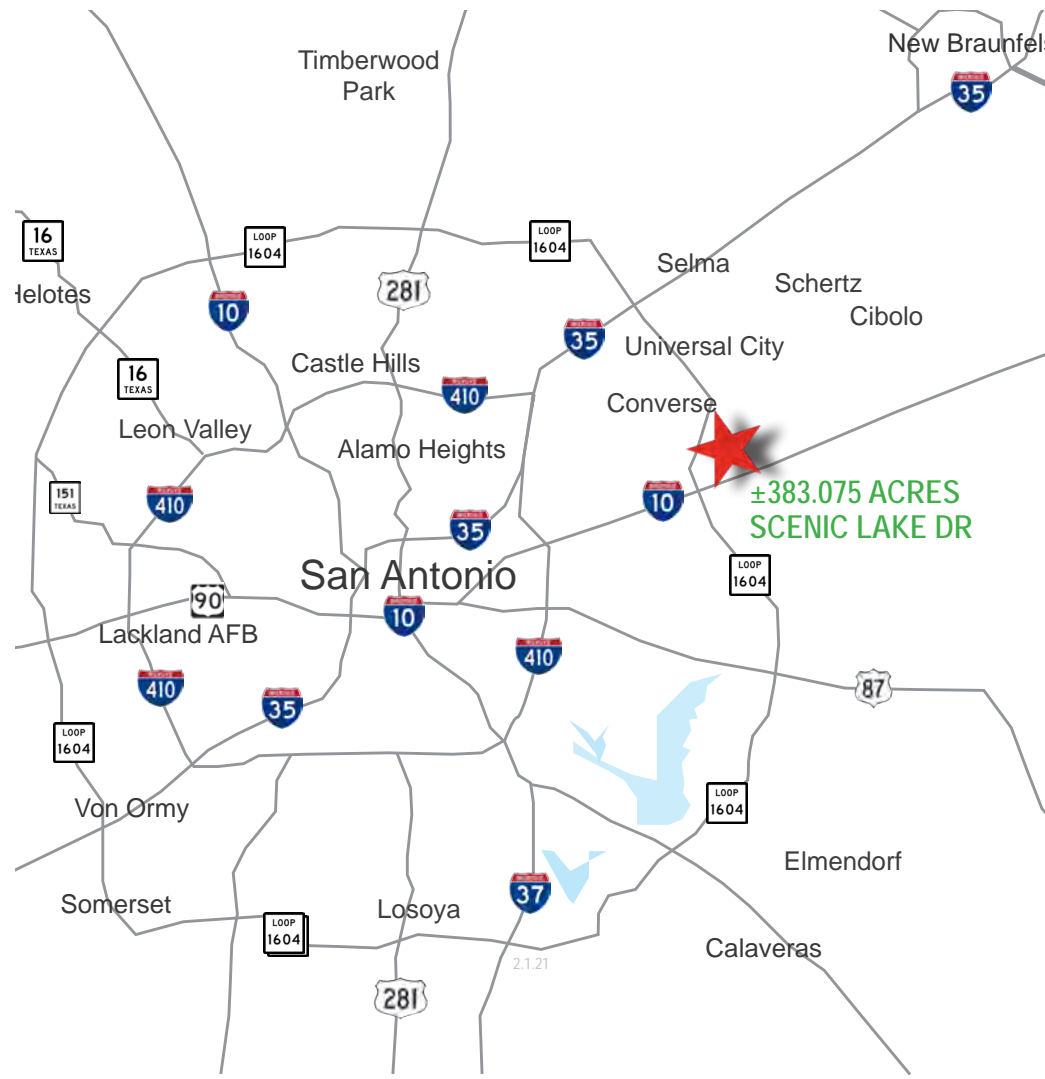
ENDURA®
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commercial real estate solutions

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Address:	4703 & 5035 Scenic Lake Dr Schertz, TX 78154
Land Size:	±383.075
Asking Price:	Contact Broker
Utilities*:	Water - City of Schertz Electricity- CPS Sewer - SARA <small>*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.</small>
Zoning:	City of Schertz GB (General Business) 775 feet off IH-10 M1 (Manufacturing District-Light) - remaining tract
School District:	East Central ISD

- Incredible large acreage opportunity in the hottest growth corridor of Bexar County.
- Direct access off Interstate 10 and access to Loop 1604/Graytown Rd via Scenic Lake Dr & Boeing Rd.
- Minutes from downtown San Antonio and major employment centers such as Randolph Air Force Base.
- Water (City of Schertz) & sewer (SARA) are to the property
Please confirm location and capacities with your civil engineer.

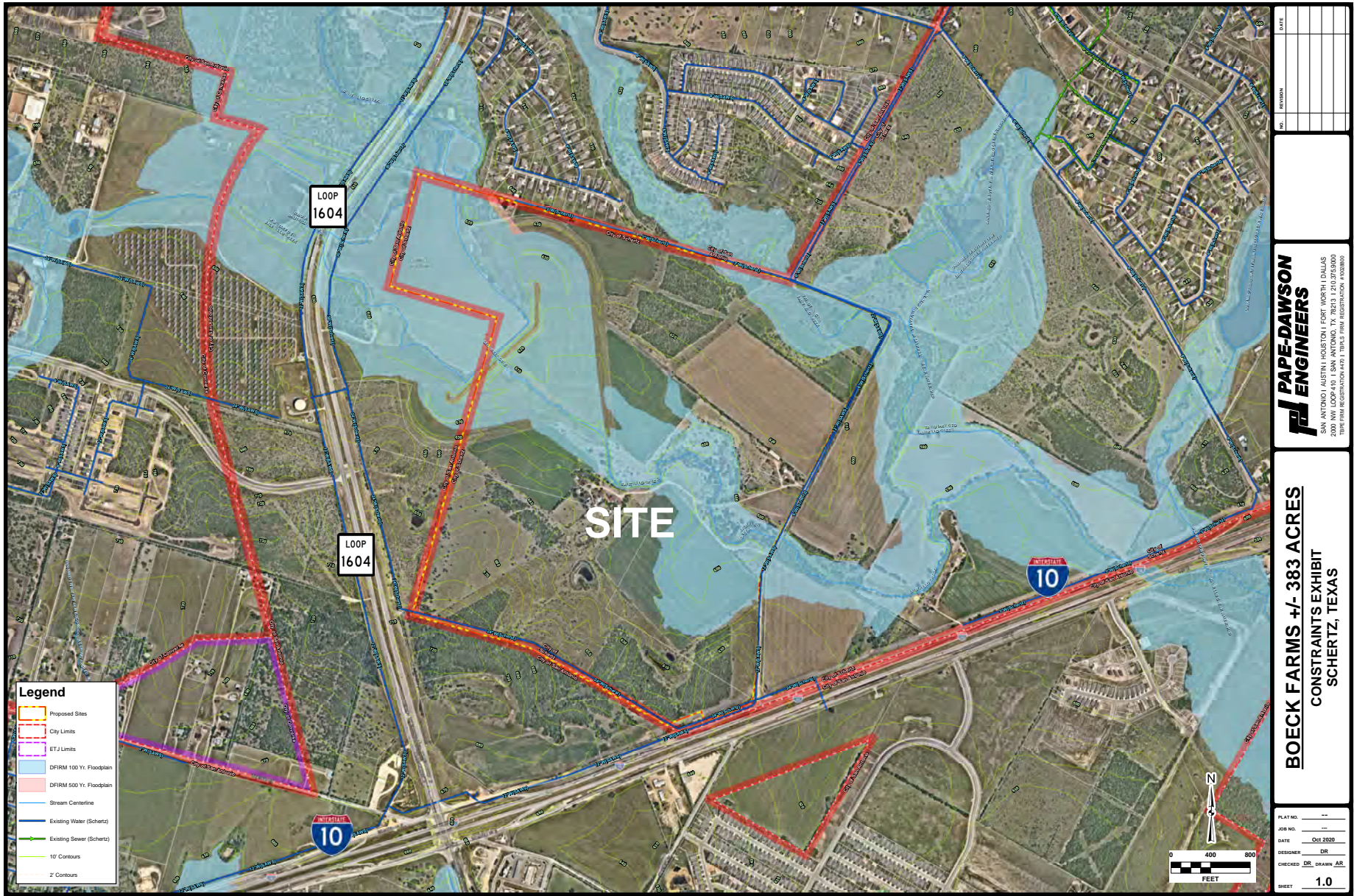


The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

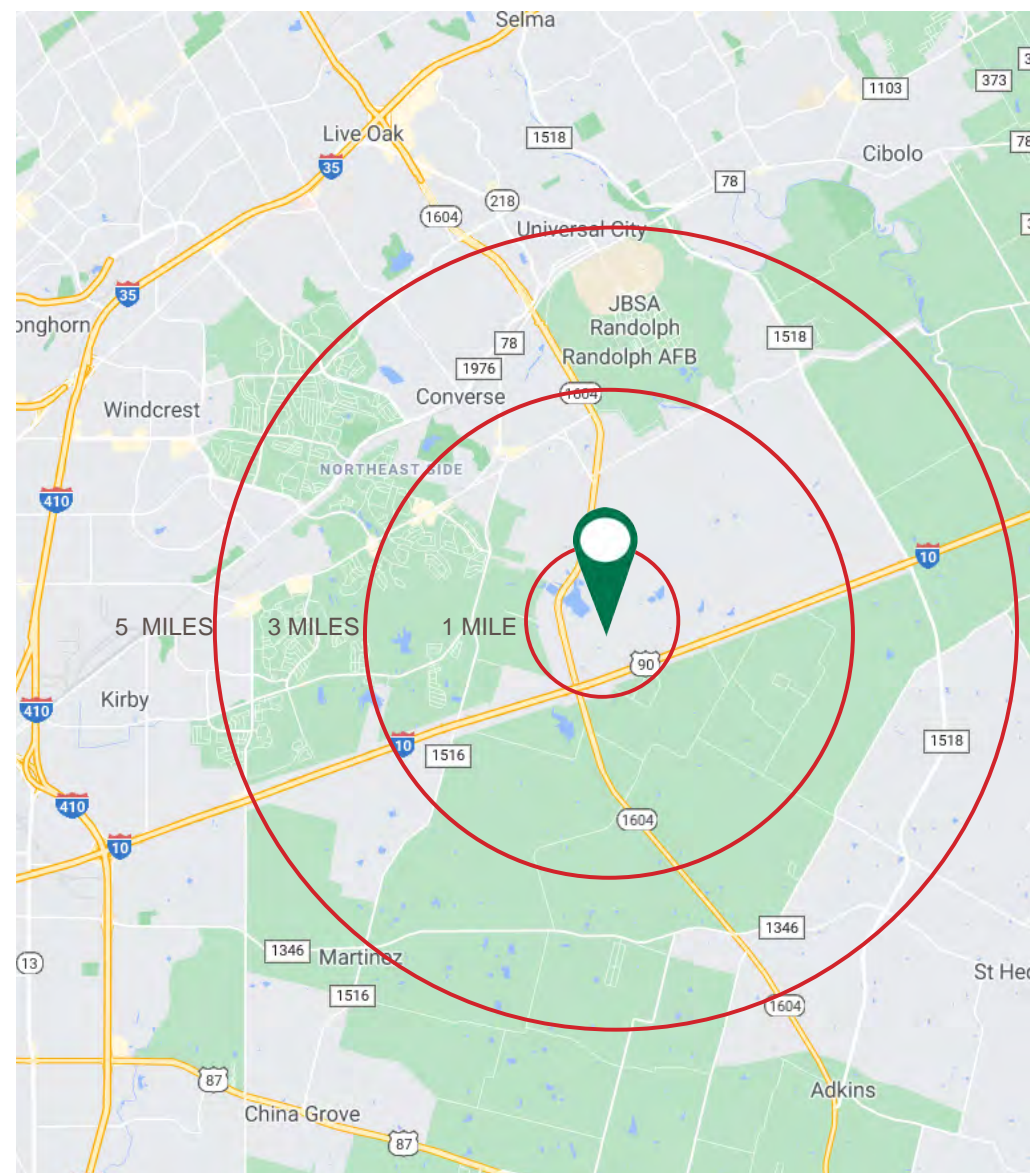
±383.075 ACRES - 4703 & 5035 SCENIC LAKE DR, SCHERTZ, TX

AERIAL









	1 Mile	3 Mile	5 Mile
Population			
2020 Total Population:	465	28,346	98,754
2025 Population Projection:	516	29,976	103,899
Annual Growth 2020-2025:	2.2%	1.2%	1.0%
Average Age:	36.5	31.6	32.7
Households			
2020 Total Households:	159	9,026	32,042
Annual Growth 2020-2025:	2.1%	1.1%	1.0%
Median Household Income:	\$101,042	\$74,212	\$66,937
Average Household Size:	2.9	3.1	3
2020 Average Household Vehicles:	3	2	2
Housing			
Median Home Value:	\$259,433	\$164,957	\$154,186
Median Year Built:	2008	2002	1998
Daytime Employment			
Total Businesses:	38	488	1,642
Total Employees:	238	17,834	28,995
Vehicle Traffic			
Loop 1604 @ IH 10:	31,887 vpd		
Loop 1604 @ Binz-Engleman Rd	21,261 vpd		

Source: Costar

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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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
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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 _____