

# WOLF HOLLOW

DEVELOPMENT LAND TRACTS

±63.65 TOTAL ACRES

## TRACT 1

±35.12 OVERALL ACRES  
±17.15 DEVELOPABLE ACRES

## TRACT 2

±18.62 OVERALL ACRES  
±16.48 DEVELOPABLE ACRES

## TRACT 3

±5.431 ACRES

## TRACT 4

±4.479 ACRES



## OVERVIEW

**±63.65 Total Acres**

### SIZE:

Tract 1 - ±35.12 Acres Gross  
 ±17.15 Acres Net of Floodplain  
 Tract 2 - ±18.62 Acres Gross  
 ±16.48 Acres Net of Floodplain  
 Tract 3 - ±5.431 Acres  
 Tract 4 - ±4.479 Acres

### ASKING PRICE:

Available upon request

### SCHOOL DISTRICT:

Northside ISD / Southwest ISD

### ZONING:

OCL (Outside City Limits of San Antonio, but within ETJ)

### UTILITIES:

All utilities are available to site\*

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

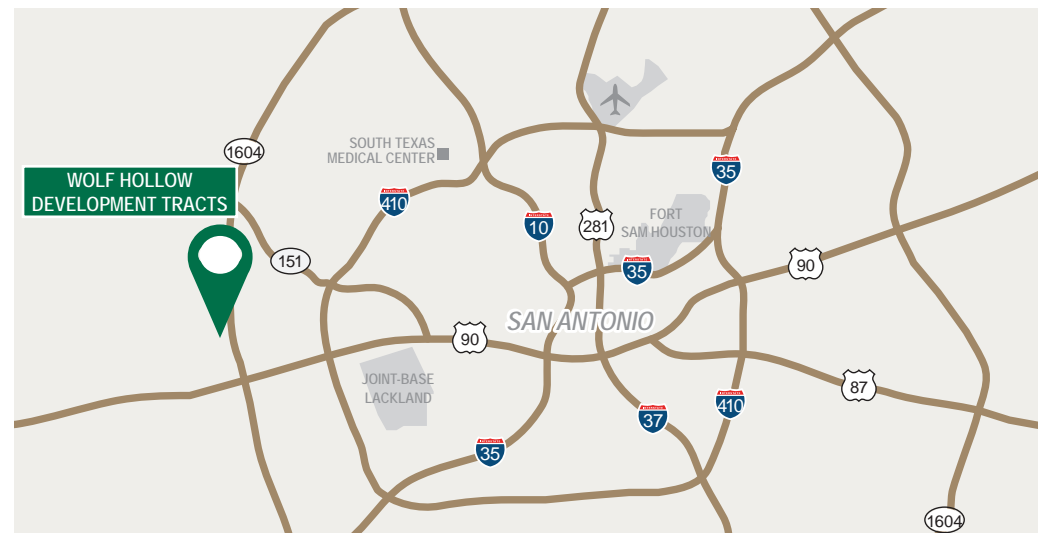
## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	9,246	93,778	194,854
<b>HOUSEHOLDS</b>	2,576	27,034	56,620
<b>AVERAGE HH INCOME</b>	\$80,885	\$78,903	\$74,435

Source: CoStar (2019 estimate)

## HIGHLIGHTS

- Four (4) tracts located in one of the hottest submarkets in San Antonio ideal for commercial and/or multifamily development.
- Each tract has ample frontage and visibility along Loop 1604 with excellent access off and on to Loop 1604.
- TxDot is undergoing major widening along Loop 1604 in front of these tracts from Potranco Rd to US Hwy 90. Also included is an overpass at Falcon Wolf and Loop 1604.
- Across Loop 1604 from these tracts is the largest retail master planned development known as The Shops at Dove Creek. The expected tenants include: TJ Maxx, HomeGoods, Ross, PetSmart, Michaels, Ulta, Skechers, Famous Footwear, Bath & Body Works and many others.
- Other major retailers in the area include: Walmart, HEB, Kohl's, Academy, and LA Fitness.
- In close proximity to major employment centers including the new GM Financial operations center, which will house up to 700 employees.



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.

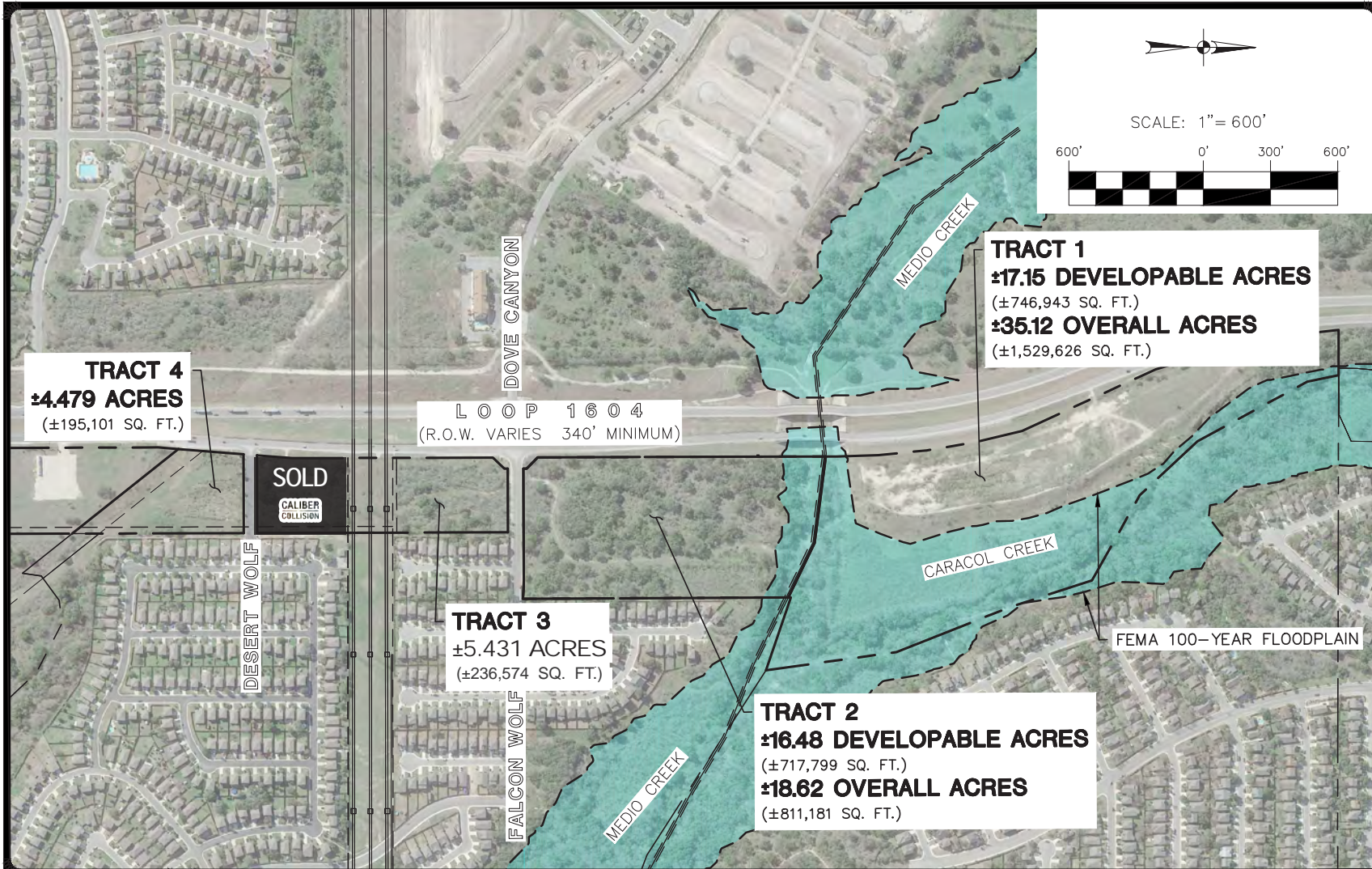
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# AERIAL VIEW WEST



# AERIAL VIEW NORTH



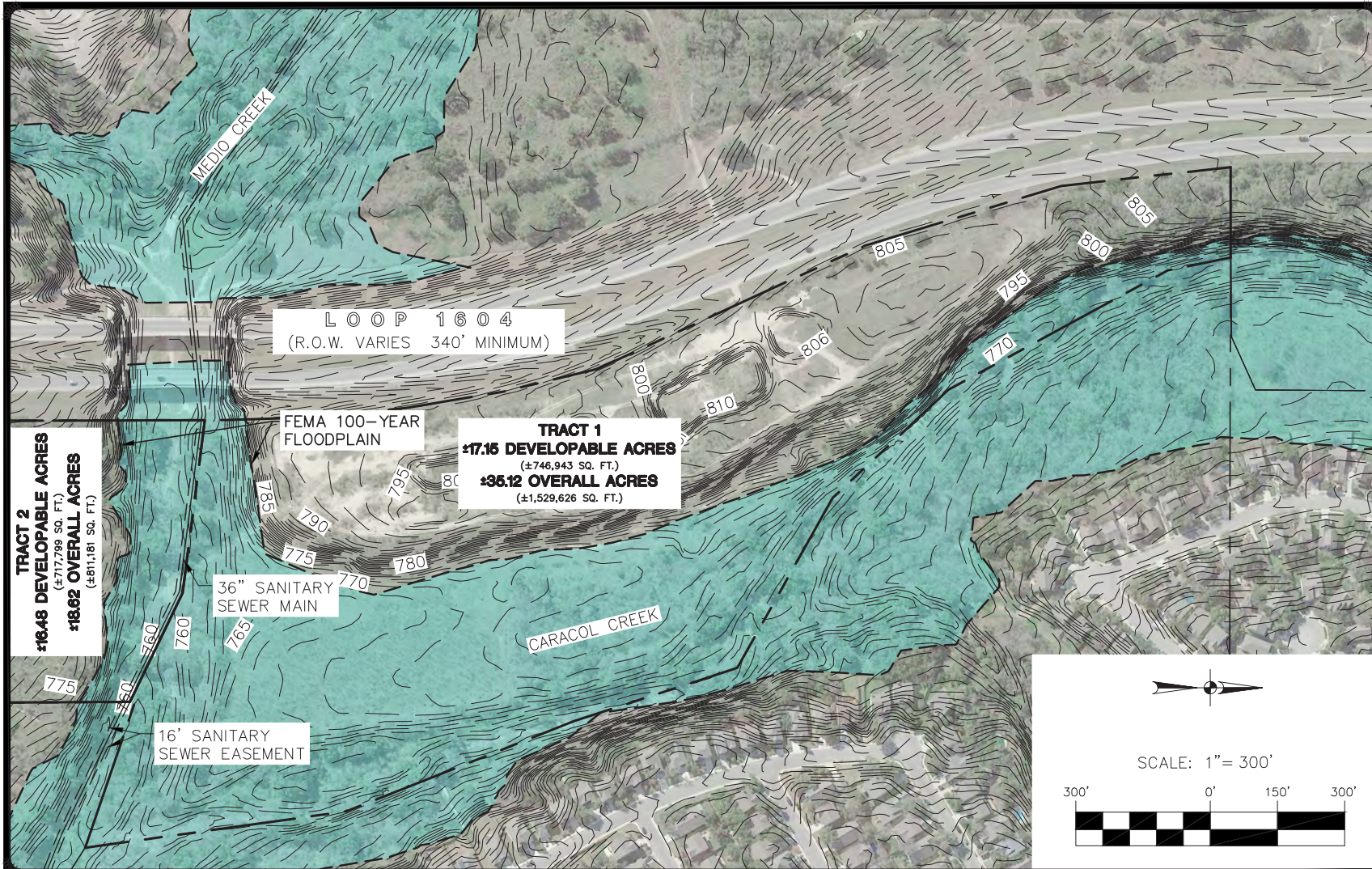


JOB NO. 5891-01  
DATE APRIL 2017  
DESIGNER JV  
CHECKED MJ DRAWN JV  
SHEET 1 of 1

**OVERALL SITE**  
SAN ANTONIO, TEXAS  
AERIAL SITE & TOPO EXHIBIT



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



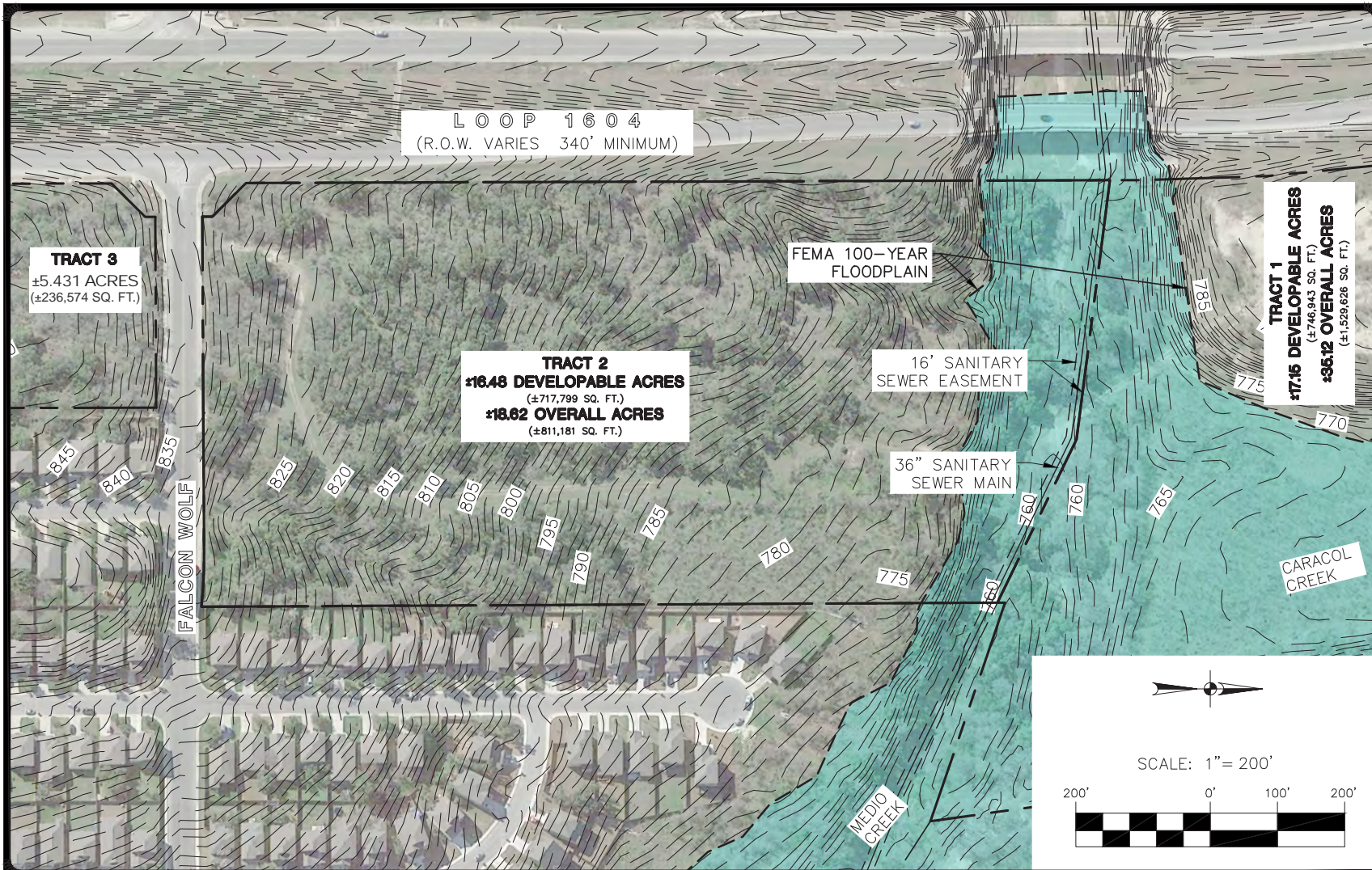
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## TRACT 1

SAN ANTONIO, TEXAS  
 AERIAL SITE & TOPO EXHIBIT

**Pape-Dawson**  
**ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
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**TRACT 3**  
±5.431 ACRES  
(±236,574 SQ. FT.)

**LOOP 1604**  
(R.O.W. VARIES 340' MINIMUM)

**TRACT 2**  
±16.48 DEVELOPABLE ACRES  
(±717,799 SQ. FT.)  
±18.62 OVERALL ACRES  
(±811,181 SQ. FT.)

FEMA 100-YEAR  
FLOODPLAIN

16' SANITARY  
SEWER EASEMENT

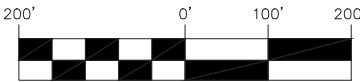
36" SANITARY  
SEWER MAIN

**TRACT 1**  
±17.15 DEVELOPABLE ACRES  
(±746,943 SQ. FT.)  
±36.12 OVERALL ACRES  
(±1,529,626 SQ. FT.)

CARACOL  
CREEK



SCALE: 1" = 200'



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**TRACT 2**  
SAN ANTONIO, TEXAS  
AERIAL SITE & TOPO EXHIBIT



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**TRACT 3**  
 SAN ANTONIO, TEXAS  
 AERIAL SITE & TOPO EXHIBIT



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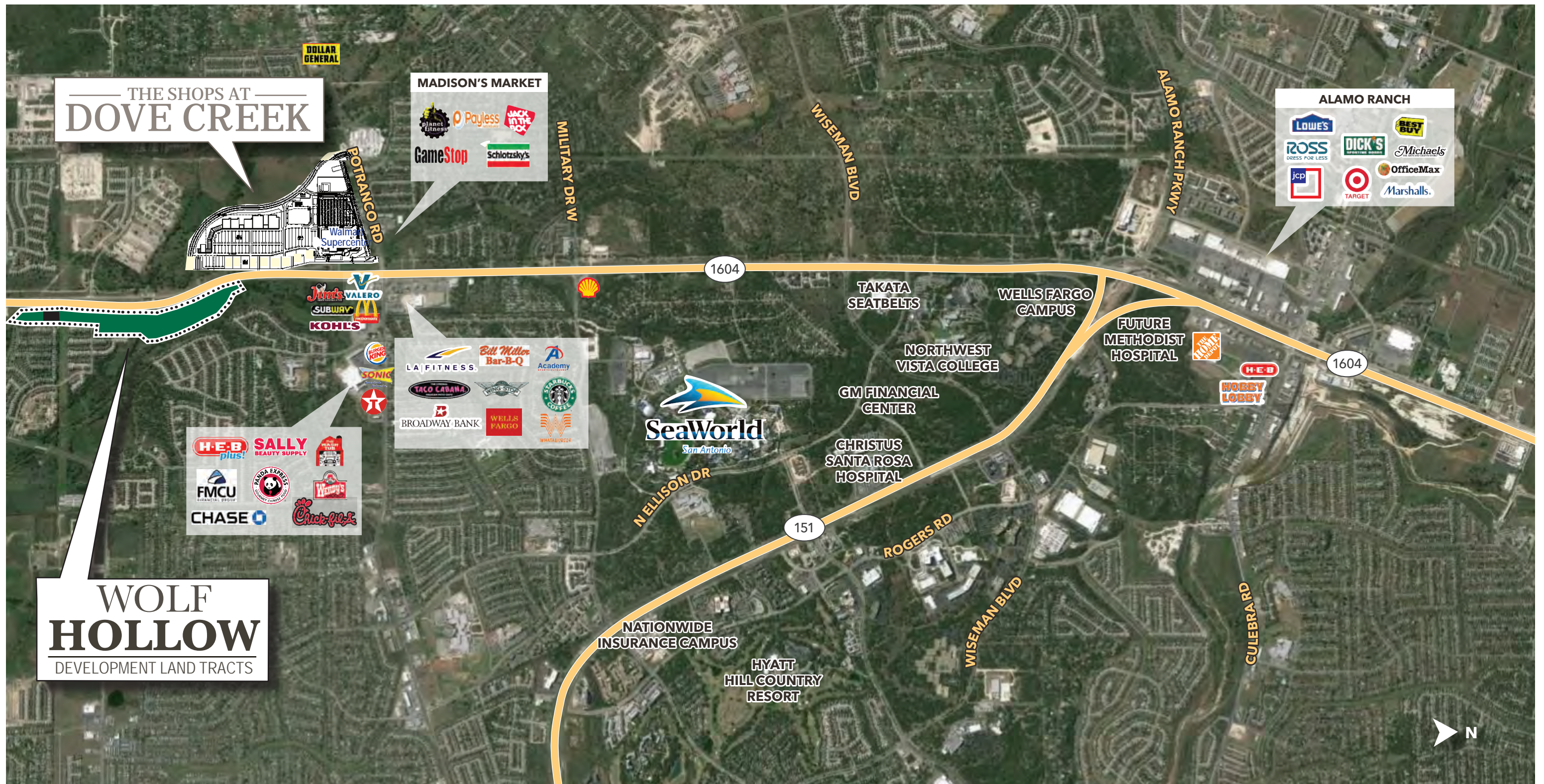
## TRACT 4

### SAN ANTONIO, TEXAS

### AERIAL SITE & TOPO EXHIBIT

**PAPE-DAWSON ENGINEERS**

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 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
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Three-Mile Demographics

<b>1</b>	Loop 1604 @ Interstate 10
Median Age (in years)	33.8
Median Household Income	\$65,294
Average Household Income	\$88,954
No. of Households	25,961
2018 Estimated Population	64,504
Estimated Population Growth (2010 - 2018)	30.18%
Projected Population Growth (2018 - 2023)	10.35%

<b>2</b>	Loop 1604 @ Bandera Road
Median Age (in years)	35.1
Median Household Income	\$80,775
Average Household Income	\$95,659
No. of Households	36,093
2018 Estimated Population	104,592
Estimated Population Growth (2010 - 2018)	9.91%
Projected Population Growth (2018 - 2023)	7.93%

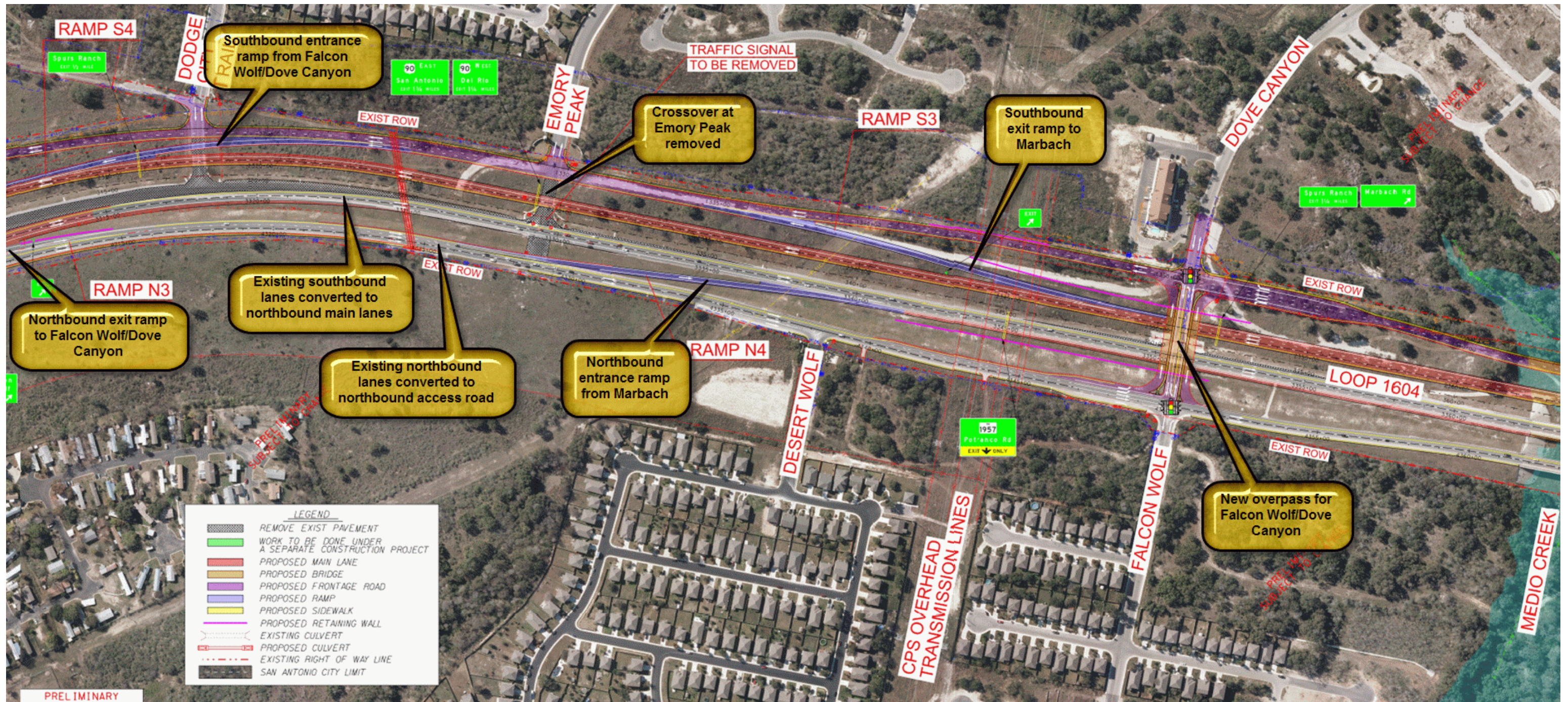
<b>3</b>	Loop 1604 @ Culebra Road
Median Age (in years)	33.5
Median Household Income	\$74,355
Average Household Income	\$88,434
No. of Households	34,738
2018 Estimated Population	104,432
Estimated Population Growth (2010 - 2018)	23.54%
Projected Population Growth (2018 - 2023)	9.65%

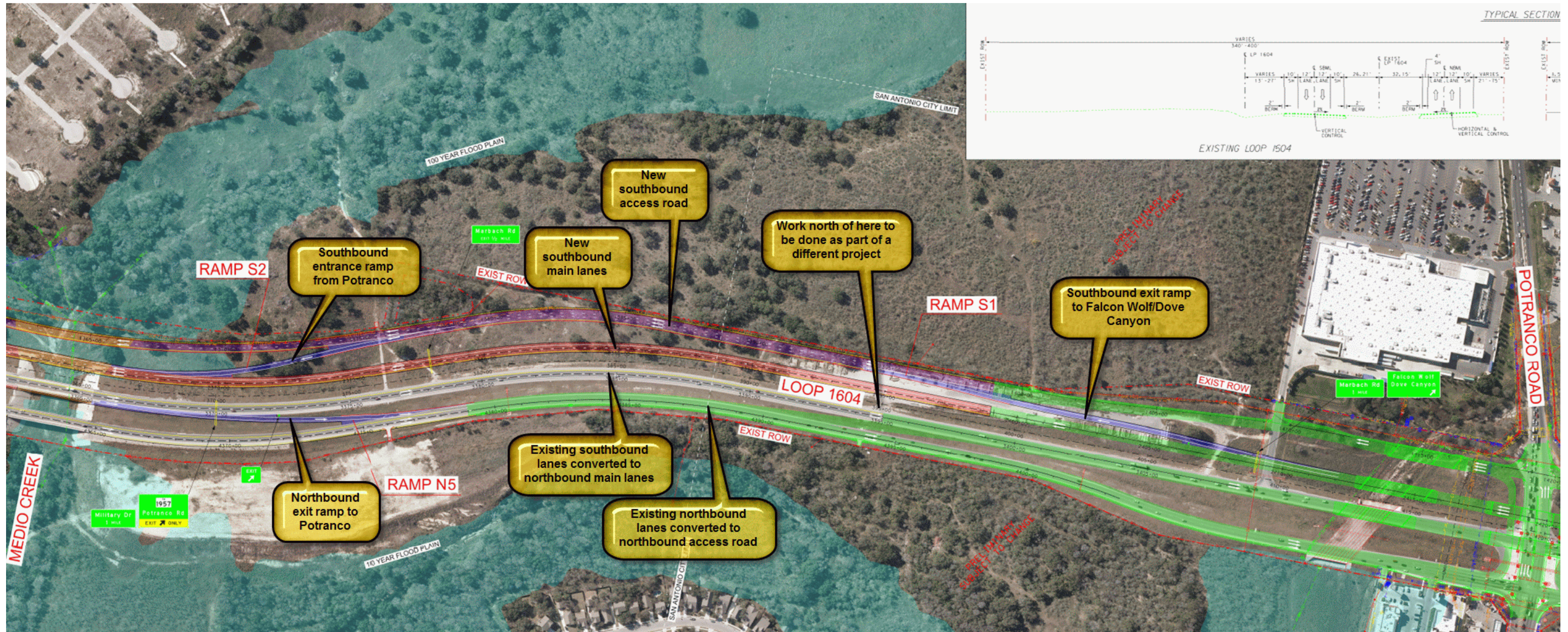
<b>4</b>	Loop 410 @ Highway 151
Median Age (in years)	33.3
Median Household Income	\$52,416
Average Household Income	\$62,616
No. of Households	40,922
2018 Estimated Population	120,675
Estimated Population Growth (2010 - 2018)	16.43%
Projected Population Growth (2018 - 2023)	8.80%

<b>★</b>	Loop 1604 @ Potranco Road
Median Age (in years)	32.6
Median Household Income	\$72,476
Average Household Income	\$82,091
No. of Households	26,906
2018 Estimated Population	84,730
Estimated Population Growth (2010 - 2018)	12.80%
Projected Population Growth (2018 - 2023)	8.33%

Source: CoStar (2018 estimates)







## AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Total Population:	8,435	87,316	179,700
2024 Population:	9,246	93,778	194,854
Population Growth 2019-2024:	9.61%	7.40%	8.43%
Average Age:	30.6	32.3	32.8
<b>Households</b>			
2019 Total Households:	2,576	27,034	56,620
Household Growth 2019-2024:	9.24%	7.21%	8.31%
Median Household Income:	\$75,463	\$68,275	\$62,339
Average Household Size:	3.3	3.2	3.0
2019 Average Household Vehicles:	2.0	2.0	2.0
<b>Housing</b>			
Median Home Value:	\$160,343	\$152,257	\$152,164
Median Year Built:	2005	2002	2001
<b>Daytime Employment</b>			
Total Businesses:	65	935	2,477
Total Employees:	505	10,820	33,167
<b>Vehicle Traffic</b>			
Marbach Rd @ River Crest:	11,470 vpd		
Pue Rd @ Skull Valley Rd:	9,369 vpd		
Marbach Rd @ Buffalo Pass Dr:	9,383 vpd		

Source: CoStar (2019 estimates)



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

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

\_\_\_\_\_  
Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Taylor Dorris	503845	tdorris@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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