



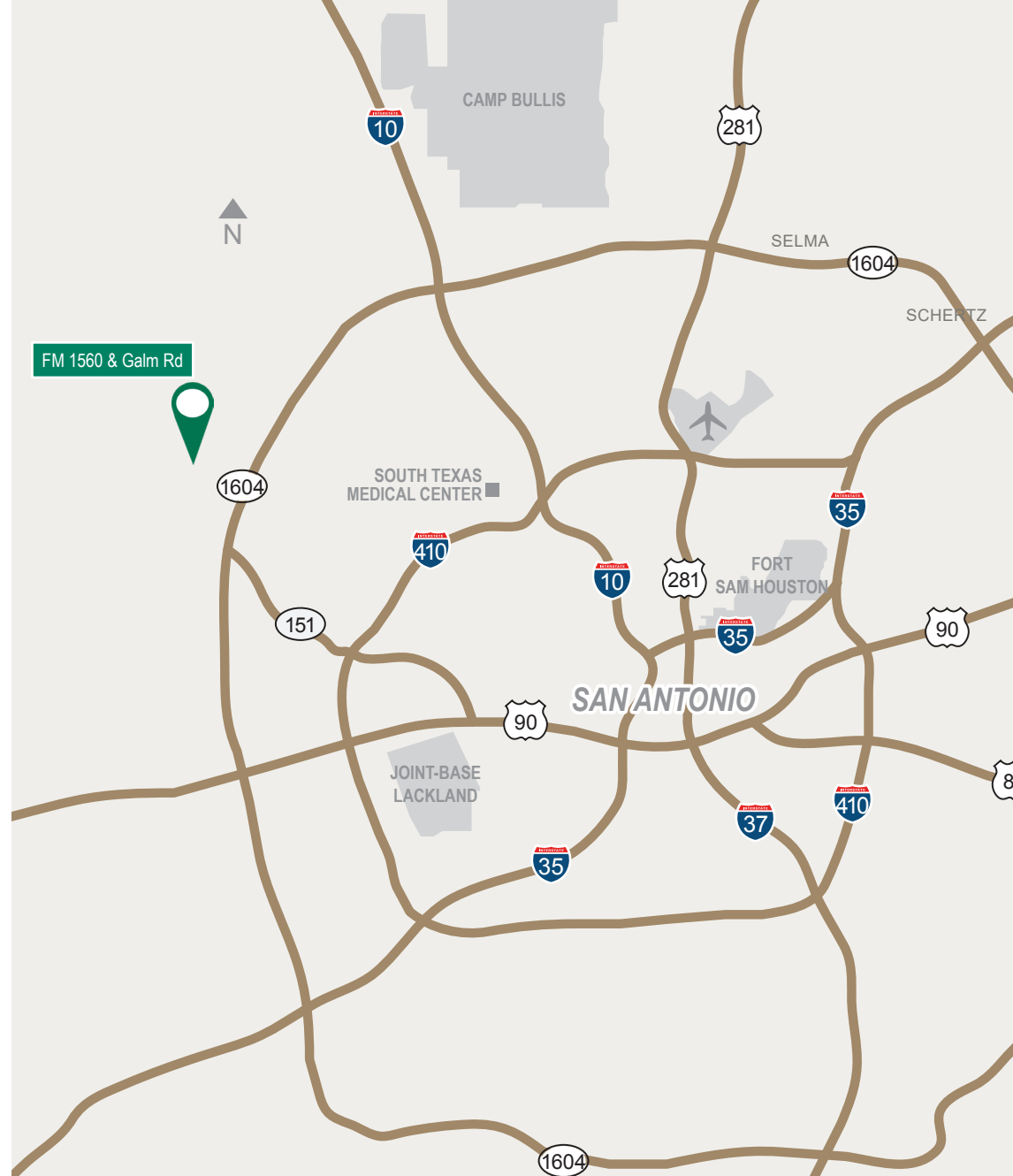
±2.98 ACRES :: FM 1560, S.A. TX :: **FOR SALE**

OVERVIEW / LOCATION MAP

Address:	FM 1560 & Galm Rd San Antonio, TX 78254
Lot Size:	± 2.98 acres
Asking Price:	Call for pricing
Zoning:	OCL
Distance to Major Highway:	Close proximity to Loop 1604 (less than 2 miles)

HIGHLIGHTS

- Located in one of the fastest growing San Antonio submarkets
- Adjacent to new Walmart and Sonic
- Access to Galm Rd and FM 1560
- Great site for self-storage facilities
- Feasibility study for self-storage conducted and available upon request



11.19.20

ENDURA
ADVISORY GROUP
commercial real estate solutions
9311 San Pedro Ave, Suite 850
San Antonio, Texas 78216
210 366-2222
www.endurasa.com

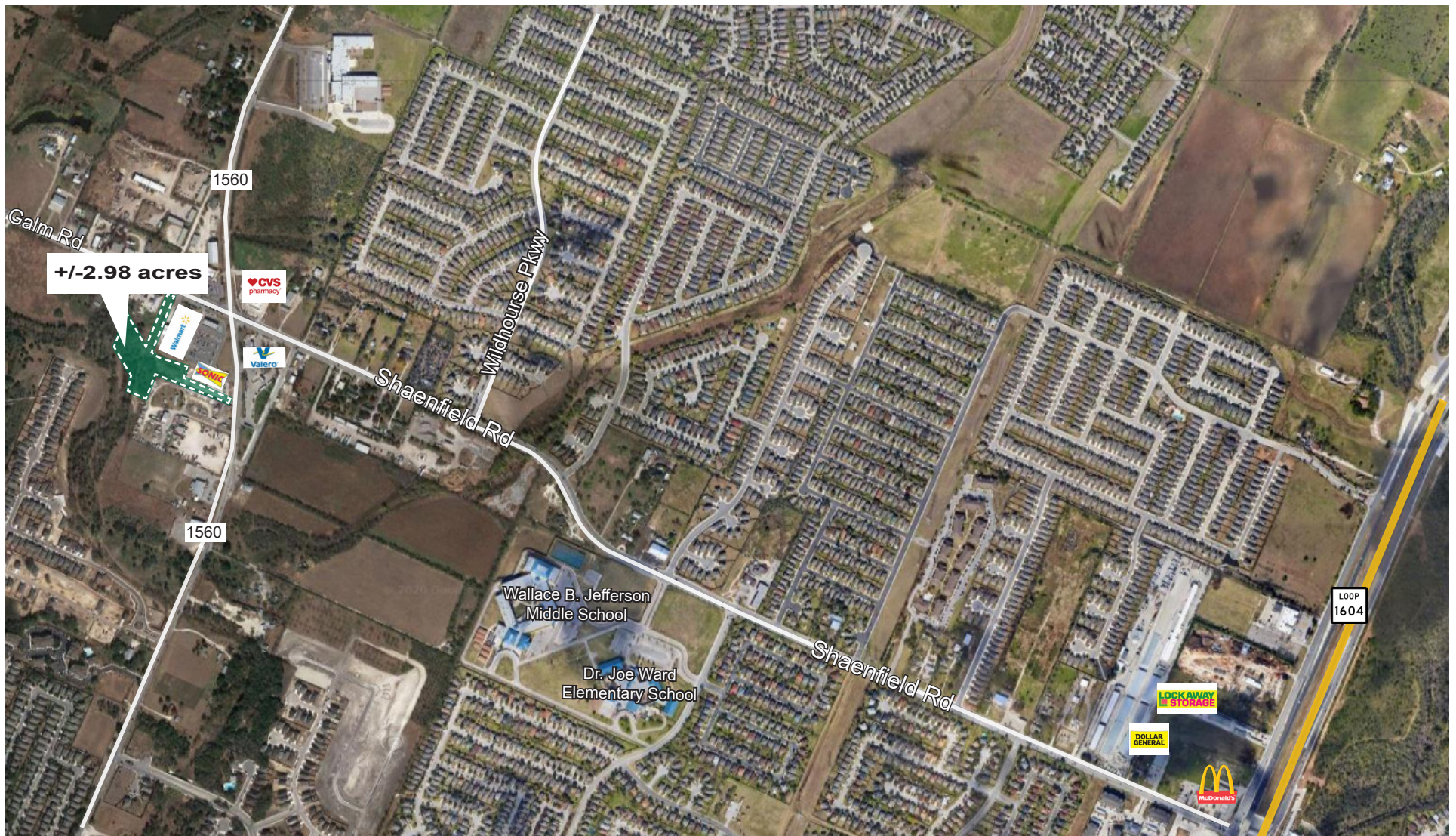
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FOR SALE

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.

FM 1560 & GALM RD / AERIAL VIEW



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FM 1560 & GALM RD / DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	12,407	79,522	173,584
2024 Population:	13,613	85,982	186,612
Population Growth 2019-2024:	9.72%	8.12%	7.51%
Average Age:	28.80	32.10	34.50
Households			
2019 Total Households:	3,955	26,019	58,132
Household Growth 2019-2024:	9.61%	8.01%	7.26%
Median Household Income:	\$87,190	\$75,447	\$81,205
Average Household Size:	3.10	3.00	2.90
2019 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$218,776	\$187,270	\$204,937
Median Year Built:	2008	2003	2000
Daytime Employment			
Total Businesses:	97	1,106	3,351
Total Employees:	1,169	11,961	38,708
Vehicle Traffic			
FM 1560:	20,029 vpd		
Galm Rd:	8,928 vpd		
Shaenfield Rd:	5,030 vpd		

Source: CoStar 2019



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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.

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
Rick LaGrange	484122	rlagrange@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
Marcus Andrade	624421	mandrade@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____