



GREEN MOUNTAIN ROAD

GREEN MOUNTAIN INDUSTRIAL PARK

FUTURE NARDIS GUN CLUB

UNION PACIFIC RR

APPROXIMATE NET REMAINING ± 20.453 ACRES

SOLD MULTIFAMILY

± 1.0 AC PAD SITE

LOOP 1604

ROLLING OAKS MALL

NAVY FEDERAL Credit Union

IHOP

TACO CABANA

SECURITY SERVICE FEDERAL CREDIT UNION

TACO BELL

EXXON BURGER KING

WHATABURGER

Walmart

Wendy's

Jim's Restaurants

NACOGDOCHES ROAD

H-E-B OWNED PROPERTY

STAIL ROAD

± 21.453 ACRES FOR SALE

LOOP 1604 NEAR NACOGDOCHES ROAD | SAN ANTONIO, TEXAS

ENDURA
ADVISORY GROUP
commercial real estate solutions

± 21.453 ACRES | LOOP 1604 & NACOGDOCHES RD

SITE OVERVIEW

The property consists of ± 21.453 acres positioned directly across from Rolling Oaks Mall in the growing North Central submarket of San Antonio.

- + Conveniently located near major intersection of Loop 1604 and Nacogdoches Road
- + Excellent visibility along Loop 1604
- + Loop 1604 and Stahl Road frontage
- + Adjacent to Walmart Supercenter, multiple restaurants and other retail amenities
- + Preliminary engineering report has recently been completed by Pape-Dawson Engineers (February 2018)

Size: ± 21.453 Acres (± 20.453 acres divisible / ± 1.00 acre pad site)

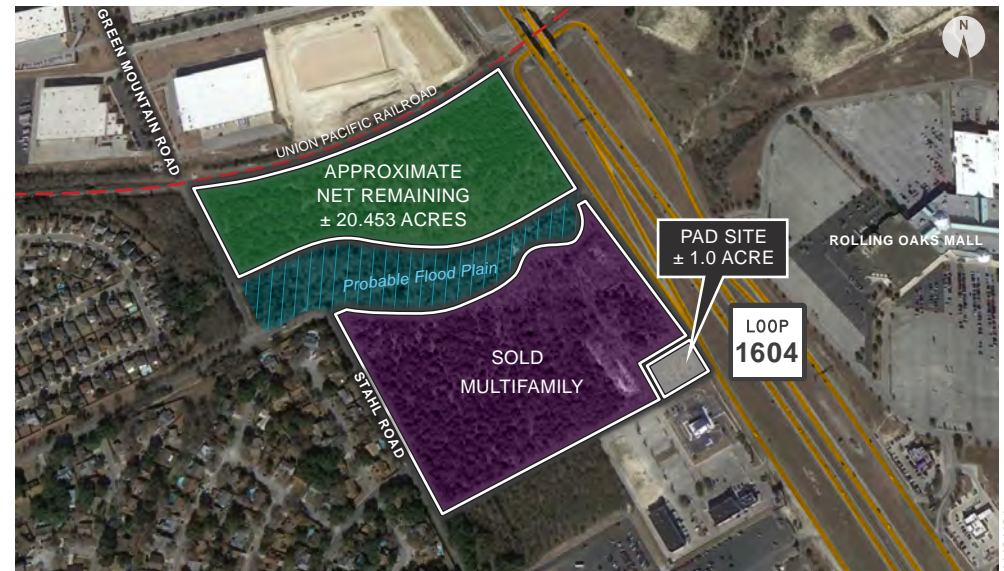
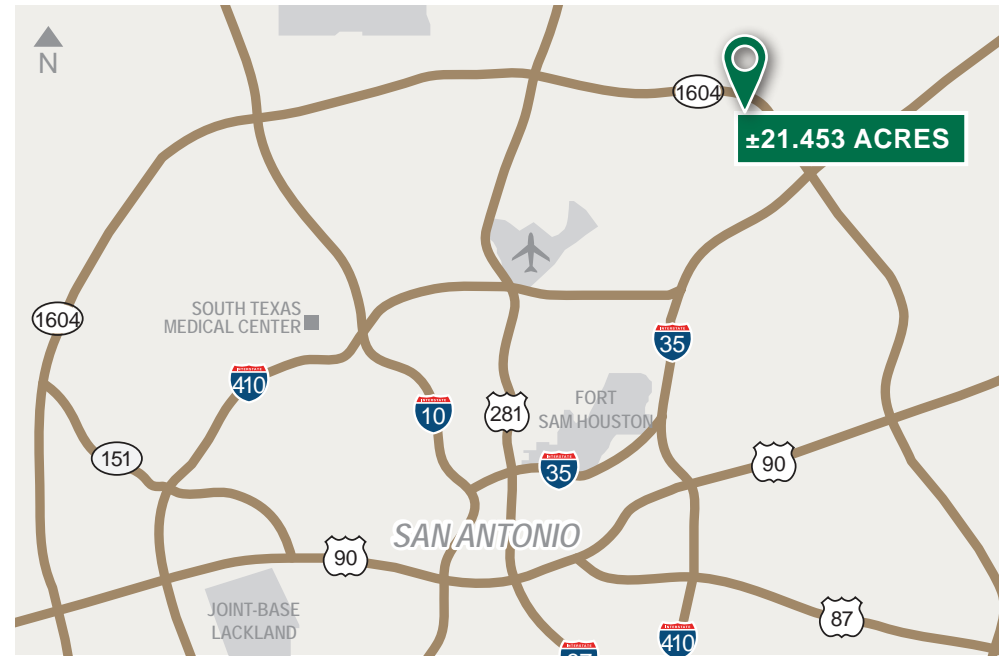
Utilities: Available to site. Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

Zoning: C-3 and C-2NA (see map on page 3)

Traffic Counts: 106,899 vpd
Loop 1604 @ Nacogdoches Road

School District: NEISD

Price: Available upon request



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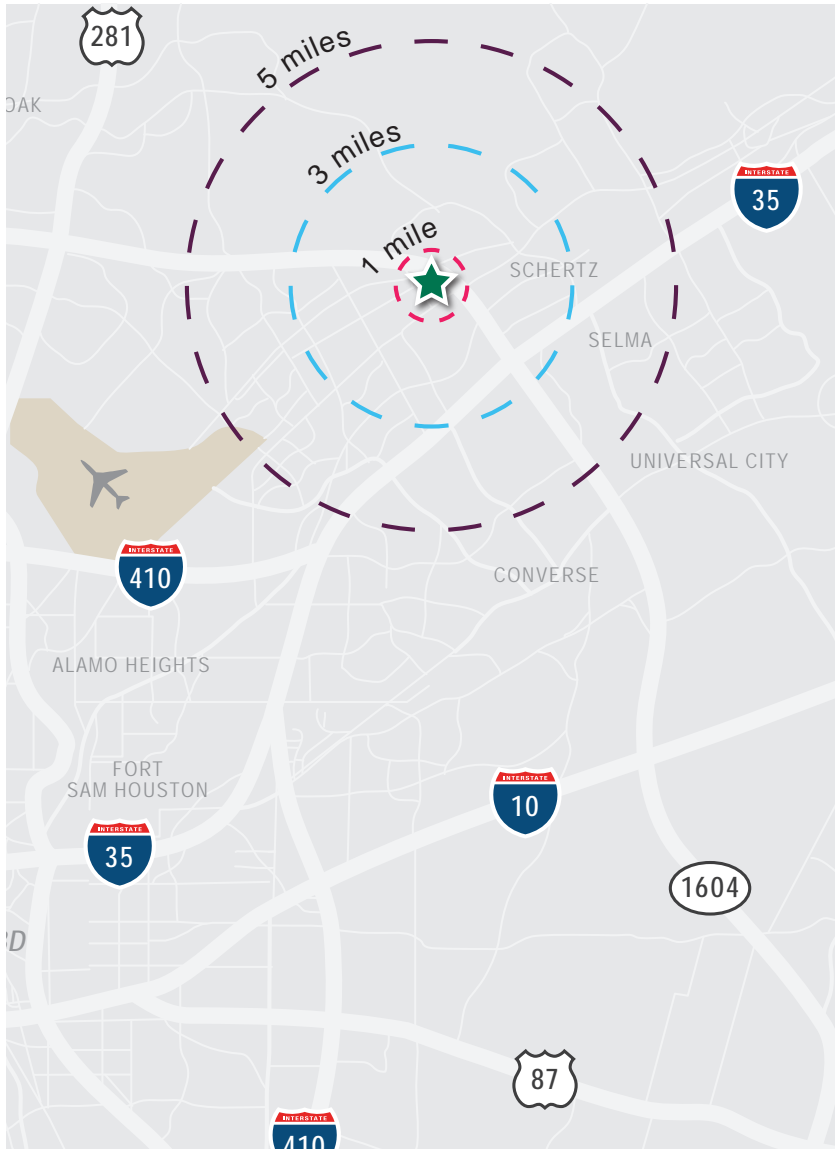
The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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	1 Mile	3 Miles	5 Miles
Population			
2019 Total Population	3,875	60,211	161,478
2024 Population	4,019	64,884	174,426
Pop Growth 2019-2024	3.72%	7.76%	8.02%
Average Age	37.0	35.1	36.9
Households			
2019 Total Households	1,307	20,779	58,770
HH Growth 2019-2024	3.14%	7.26%	7.52%
Median Household Income	\$69,537	\$68,143	\$71,446
Average Household Size	2.9	2.8	2.7
2019 Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$156,455	\$152,974	\$163,527
Median Year Built	1986	1995	1991

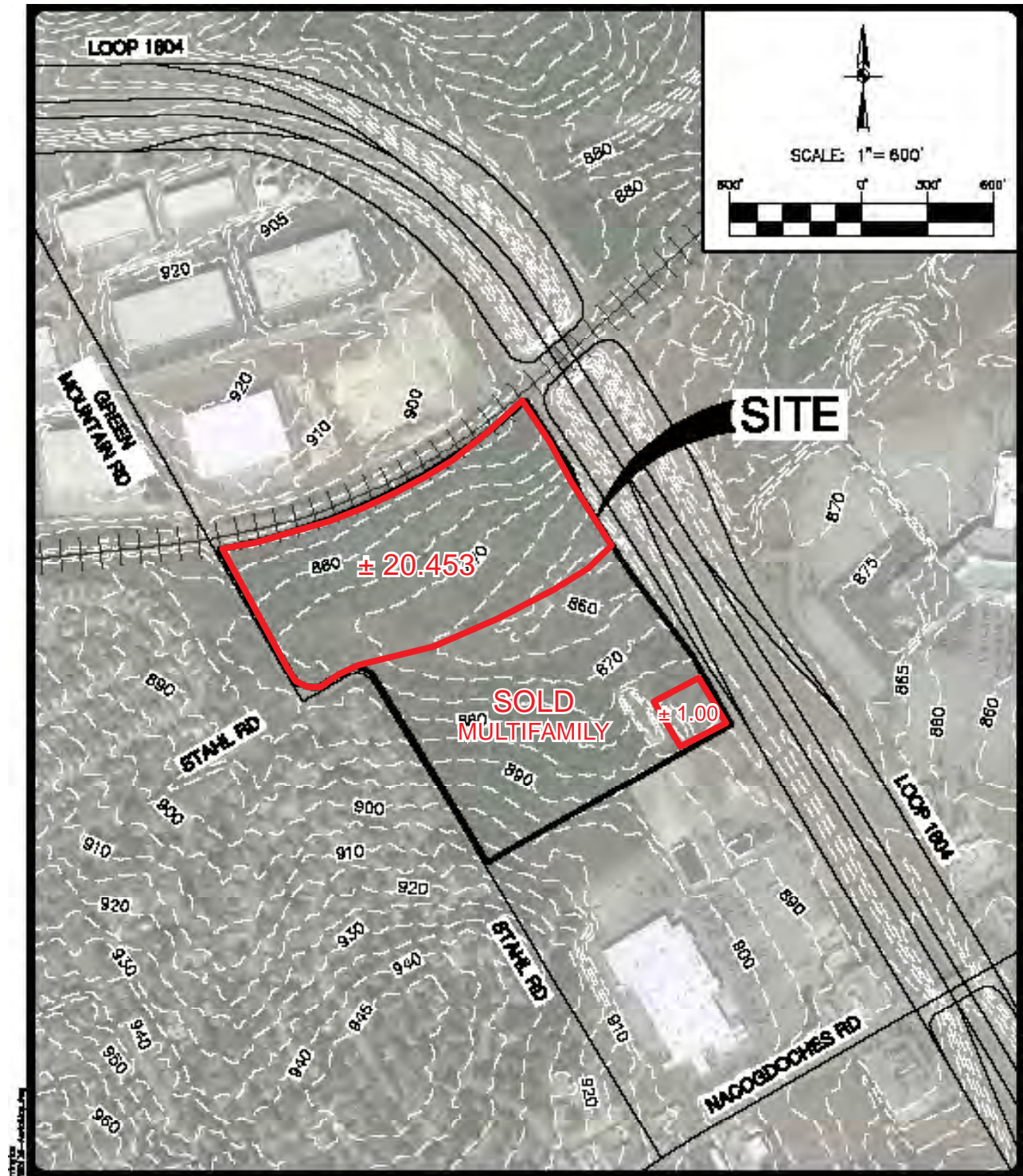
Source: CoStar 2019



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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
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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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Sales Agent/Associate’s Name	License No.	Email	Phone

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