



SCHERTZ, TEXAS
STRATEGIC FM 3009 COMMERCIAL CORNER NEAR IH 35

LOCATION: The property is at the east corner of FM 3009 (Roy Richard Drive) and Ripps Kreuzler Road, approximately 1/8 mile south of IH 35 in Schertz, Texas.

SIZE: Up to 4 Acres (to be configured out of larger tract)

DIMENSIONS: **Frontage:** To be configured

Depth: To be configured

UTILITIES: **Electric:** CPS has 3 phase along FM 3009 frontage.

Sewer: San Antonio Water System has a main in the drainage channel running diagonally north to south in the property.

Water: San Antonio Water System has a main on the Baptist Healthcare Drive frontage.

Gas: Available from City Public Service

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

ZONING: GB-3, General Business, City of Schertz

Prospective buyers should verify the zoning and permitted uses for the property with the appropriate governing authority.

TOPOGRAPHY: Site has a gentle slope to the east.

EASEMENTS: There is a 20 foot wide utility easement along the frontage of FM 3009 and along Ripps Kreuzler Road.

TRAFFIC COUNT: 2015 Texas State Highway Department maps indicate 27,444 vehicles per day on FM 3009, just south of IH 35 and in front of the property.



DEMOGRAPHICS:

2017 ESRI Estimates:	3-mile	5-mile
Population:	53,541	107,787
Average Household Income:	\$100,543	\$91,805

POTENTIAL USE:

This is an exceptionally strong commercial corner with a potential for a variety of retail, office or medical uses.

PRICE:

Contact Broker

COMMENTS:

- The last undeveloped commercial pad site at the intersection.
- There is a signalized intersection at FM 3009 and Ripps Kreuzler.
- The property is adjacent to the north corner of H.E.B.
- Site and configuration are negotiable.

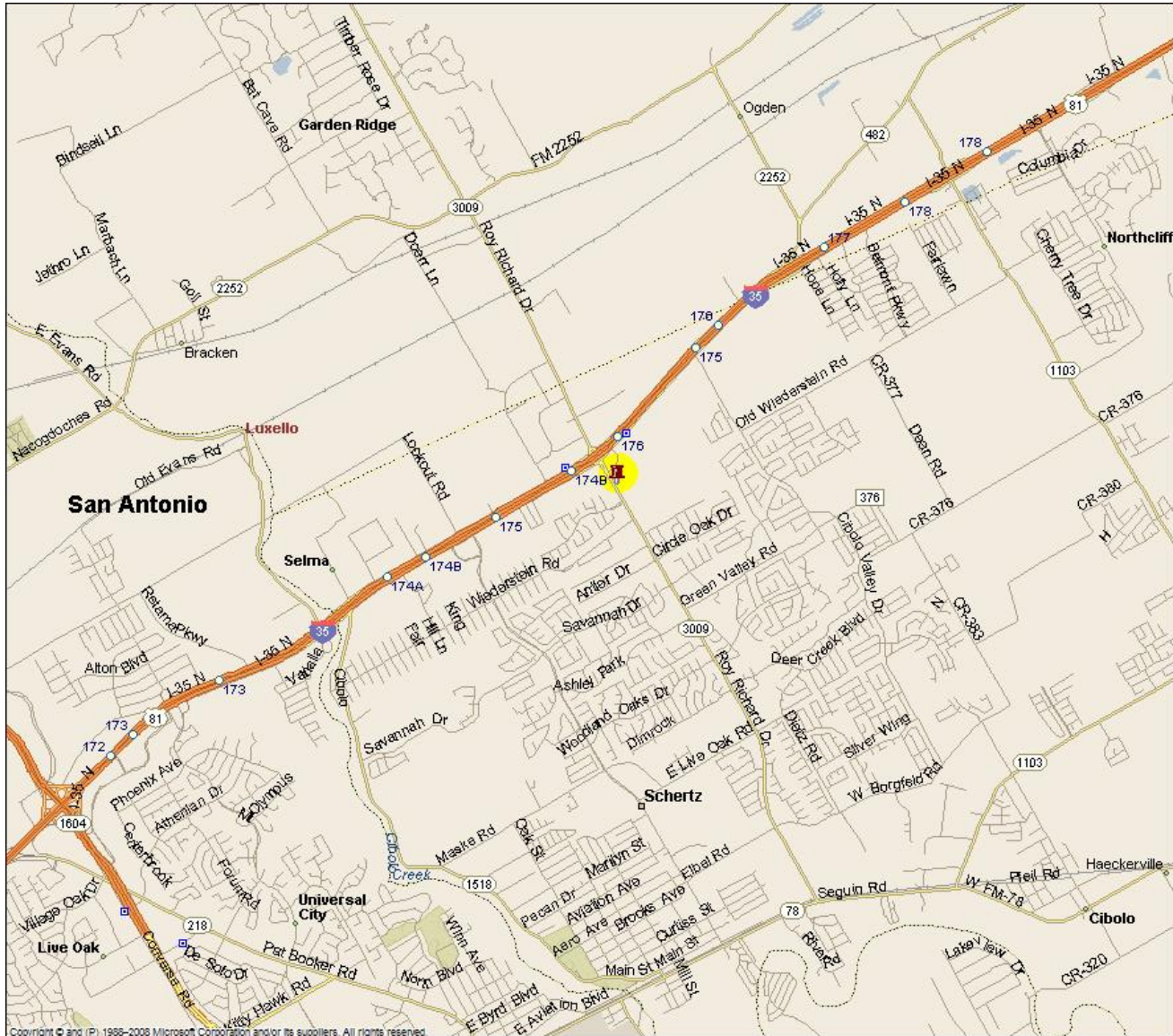
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR MATT HOWARD

Phone: (210) 496-5800 • **Email:** eldon@roalson.com / mhoward@roalson.com

www.roalson.com



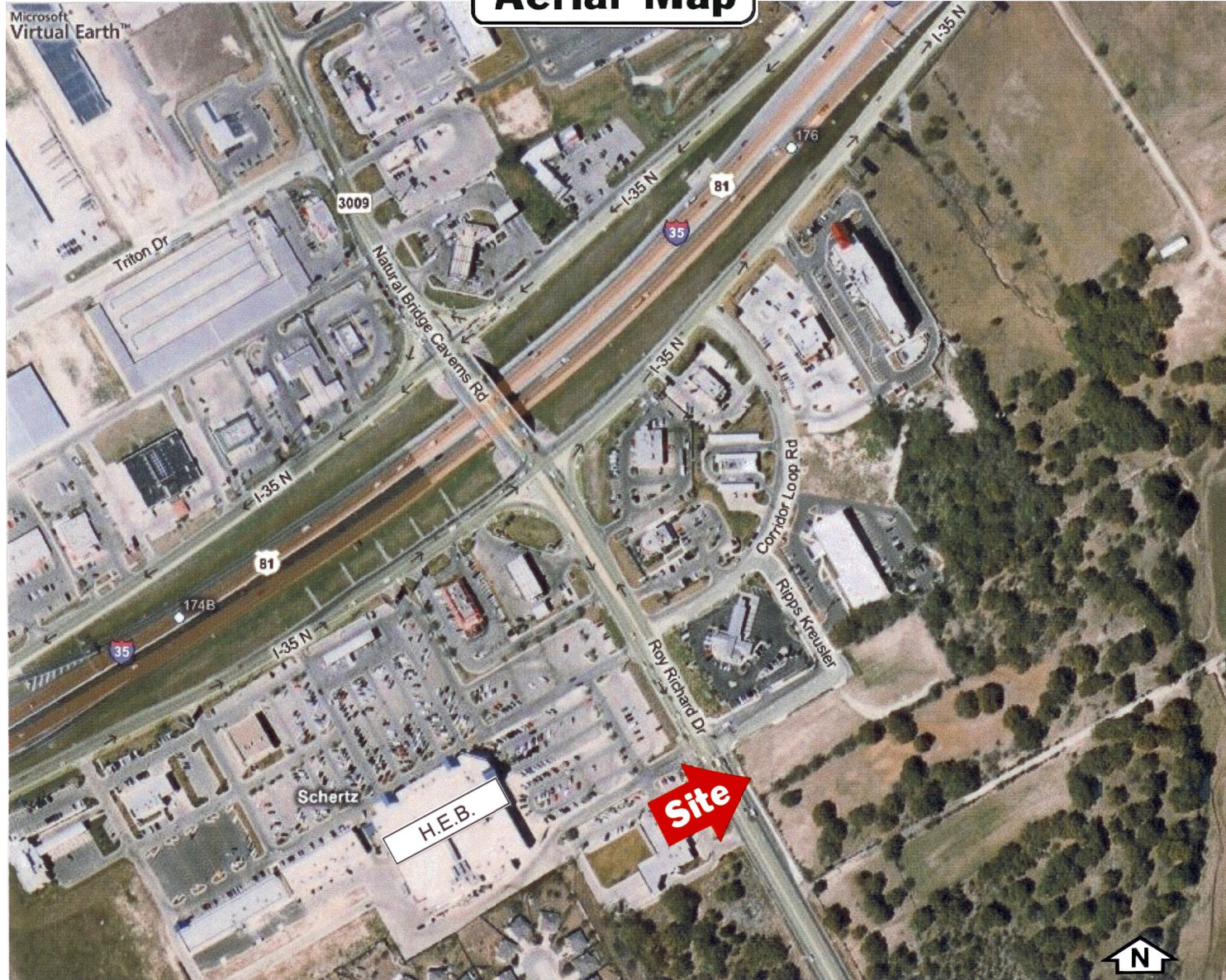
Area Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Aerial Map

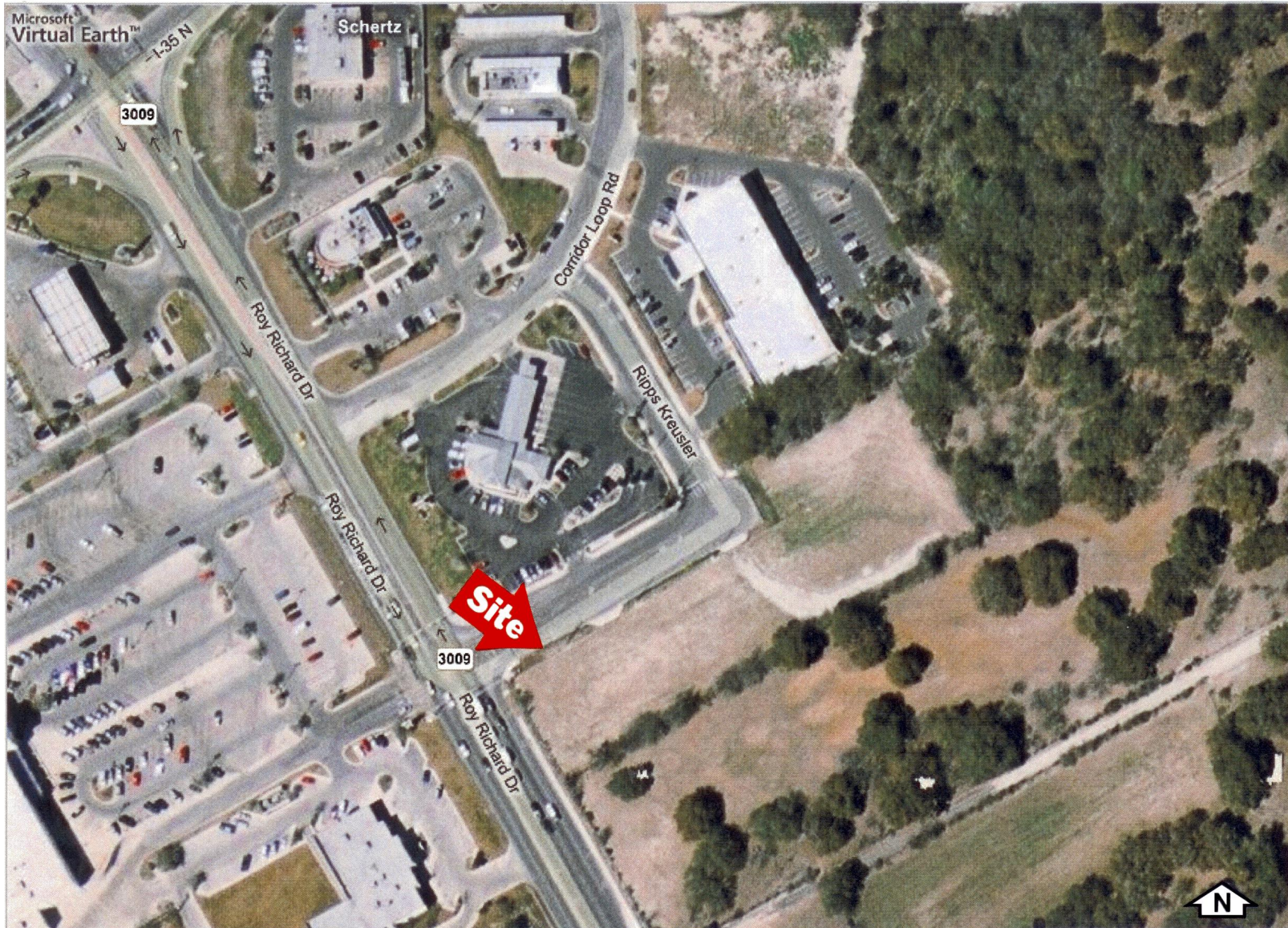


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Roalson Interests, Inc.
Real Estate Services

Aerial Map



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Plat Map



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DEMOGRAPHIC OVERVIEW

April 25, 2018

FM 3009 AT RIPPS KREUSLER ROAD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	6,119	44,281	87,624
2017 Estimate	6,195	53,541	107,787
5 Year Projection	6,404	59,964	121,683
Households			
2010 Census	2,109	15,505	32,278
2017 Estimate	2,110	18,584	38,913
5 Year Projection	2,176	20,772	43,691
2017 Population by Race			
White	74.3%	72.1%	72.2%
Black	12.8%	13.2%	11.9%
Asian or Pacific Islander	3.3%	3.3%	3.6%
American Indian	0.4%	0.6%	0.7%
2017 Population by Ethnicity			
Hispanic Origin	24.7%	27.9%	31.5%
2017 Total Housing Units			
Owner-Occupied	1,819	14,251	26,972
Renter-Occupied	291	4,333	11,941
Average Household Size	2.94	2.87	2.76
2017 Household Income			
Income \$ 0 - \$15,000	1.8%	3.1%	5.3%
Income \$ 15,000 - \$24,999	1.7%	3.7%	4.8%
Income \$ 25,000 - \$34,999	2.4%	4.1%	5.8%
Income \$ 35,000 - \$49,999	2.8%	9.7%	11.6%
Income \$ 50,000 - \$74,999	21.9%	18.8%	20.5%
Income \$ 75,000 - \$99,999	23.4%	19.7%	18.4%
Income \$ 100,000 - \$149,999	31.0%	26.0%	20.9%
Income \$ 150,000 - \$199,999	7.6%	9.4%	7.8%
Income \$200,000 +	7.5%	5.6%	5.0%
Average Household Income	\$110,850	\$100,543	\$91,805
Median Household Income	\$94,448	\$86,424	\$77,040
Per Capita Income	\$37,406	\$35,069	\$33,226

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TEXAS 78258**



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date