



**COMMERCIAL DEVELOPMENT OPPORTUNITY
ZARZAMORA AT SOUTH LOOP 410**

LOCATION: The property is located at the east side of South Zarzamora, just south of Loop 410. It has cross access through the corner lot directly to Loop 410.

SIZE: 1.658 Acres

FRONTAGE: **Zarzamora:** 310.54 Feet

UTILITIES: **Electric:** City Public Service indicates power is available at the property.

Water: San Antonio Water System indicates that water is on the east side of South Zarzamora in front of the property.

Sewer: San Antonio Water System indicates that sewer is southeast of the property at the Texas A&M Campus. An off-site extension will be required.

Gas: City Public Service indicates that gas is at the southeast corner of the Loop 410/Zarzamora intersection.

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

ZONING: Urban Development District, City of San Antonio.

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

TOPOGRAPHY: The property has a gentle slope with drainage towards the southeast.

FLOOD PLAIN: Federal Emergency Management Agency maps do not appear to indicate any 100-year flood plain on the site.

EASEMENTS: There is a reciprocal cross-access easement with the corner tract owned by Circle K.

BROKER: ROALSON INTERESTS, INC.



DEED

RESTRICTIONS: There are some restrictions regarding convenience store uses. Contact Broker.

TRAFFIC COUNT: 2018 State Highway Department traffic count map indicates 50,008 vehicles per day on Loop 410 west of the property and 19,020 vehicles per day on Zarzamora, south of the property.

DEMOGRAPHICS:

ESRI forecasts:

2018 Population Estimates:

Average Household Income:

3 - mile	5 - mile
53,875	138,204
\$43,146	\$47,228

Source: U. S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2018 and 2023.

AREA

DEVELOPMENT: Area development includes Texas A & M College at San Antonio, Palo Alto College, convenience stores, light retail and residential neighborhoods. A new Valero / CST is planned for the adjacent tract at the southeast corner of Loop 410/Zarzamora.

POTENTIAL USES: The property is attractive for a variety of neighborhood retail uses, restaurants, banking facilities and automotive services.

INVESTMENT: \$ 12.00 per square foot; \$866,870.00

COMMENTS:

- ❑ This is a strategic corner adjacent to Verano, the master planned 1,700 acre development which includes the Texas A&M at San Antonio campus which opened in the fall of 2011.
- ❑ The Toyota plant is directly south of the property with over 2,000 employees.

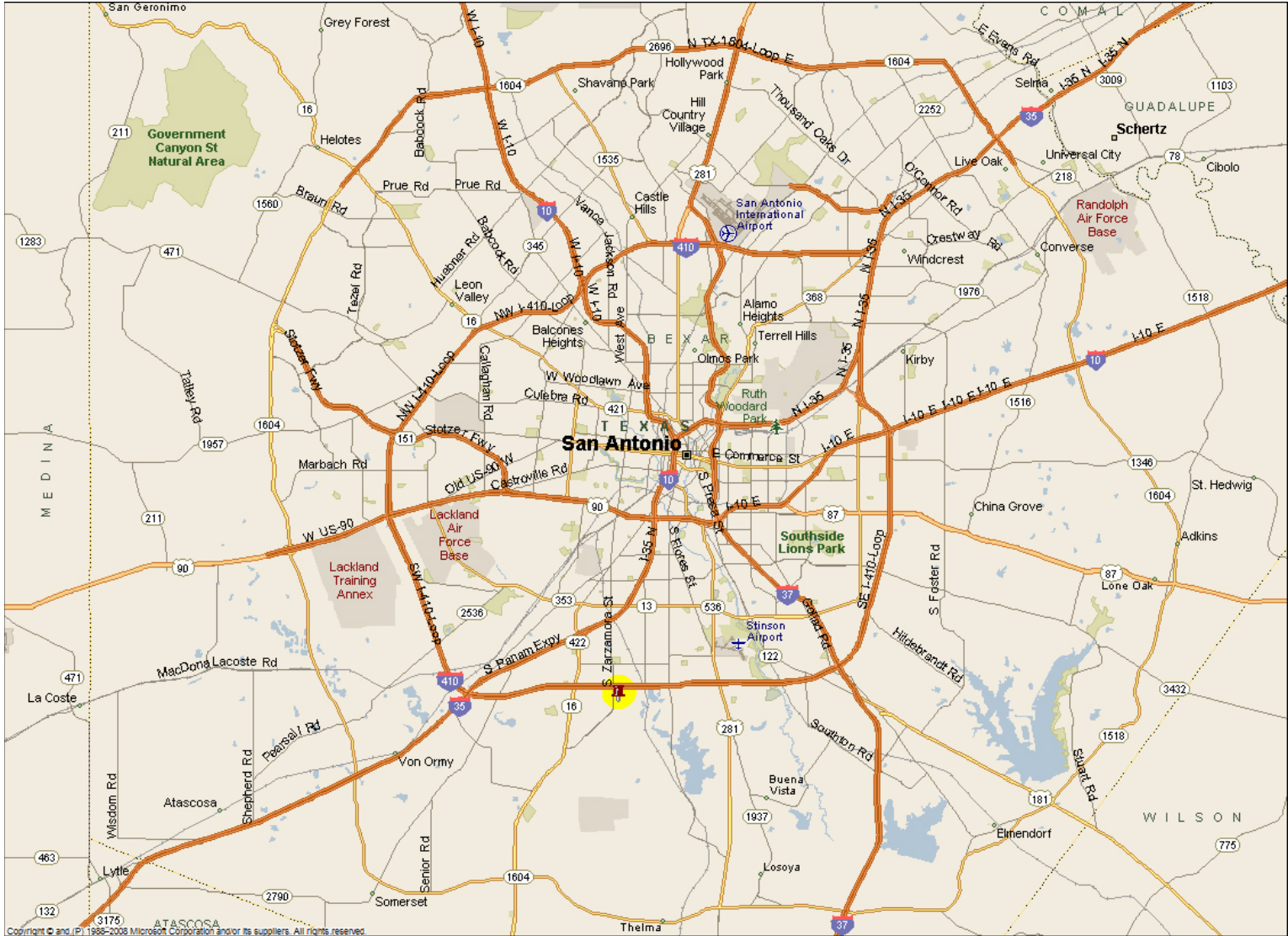
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BROKER: ROALSON INTERESTS, INC.



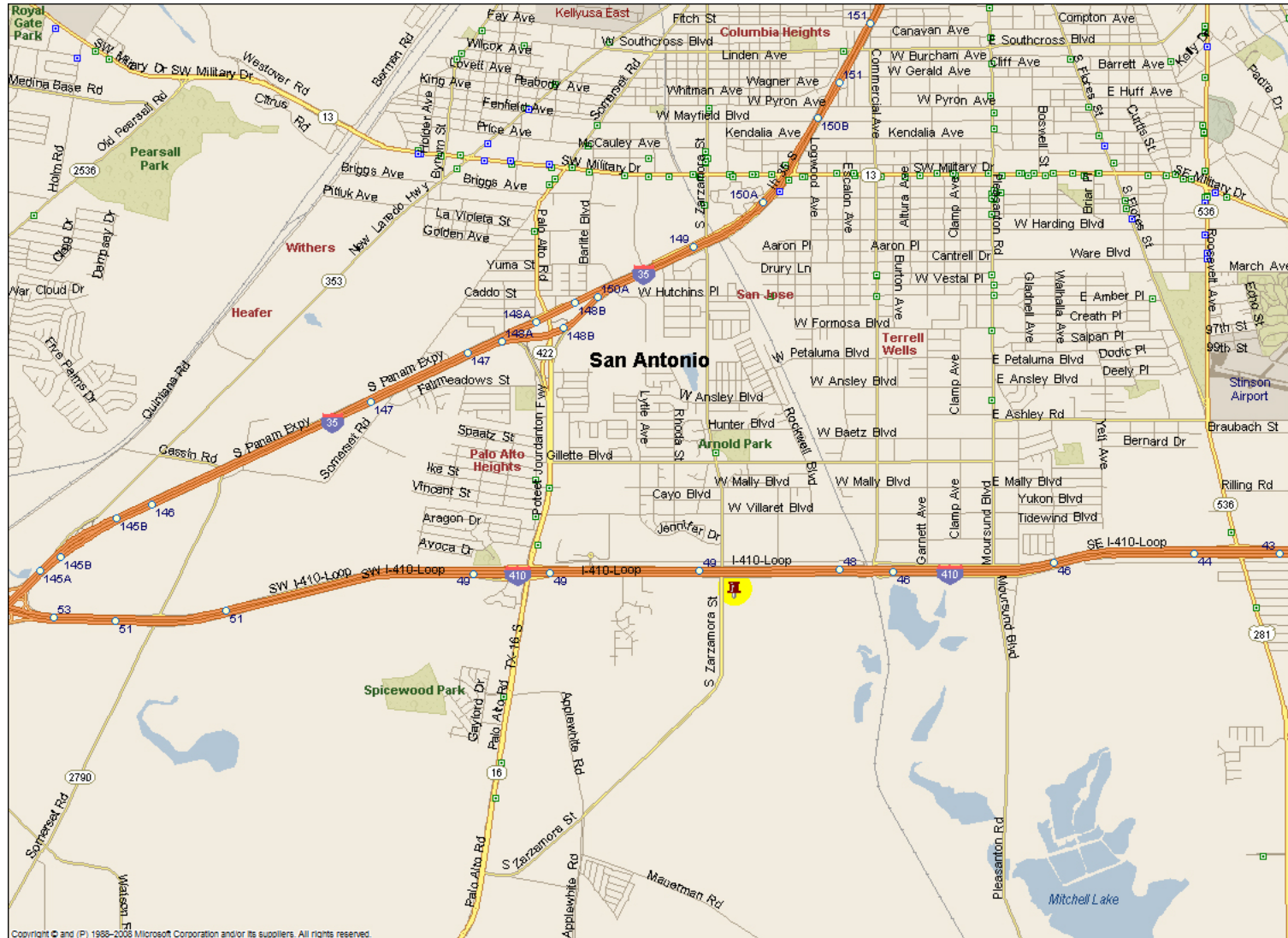
Location Map



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.



Area Map



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Aerial Map



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Survey



SOUTHWEST LOOP 410

SOLD

Mini-Storage Addition

S02°10'00"E ~ 311.42'

SOLD

Valero

N89°35'34"E ~ 221.80'

1.658 OF AN ACRE
(72,215 SQUARE FEET MORE OR LESS)

S89°49'39"W ~ 243.84'

N00°11'51"W ~ 24.58'

N02°04'35"E ~ 285.96'

SOUTH ZARZAMORA

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DEMOGRAPHIC OVERVIEW

November 26, 2018

LOOP 410 AT S. ZARZAMORA

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	53,371	130,423	268,827
2018 Estimate	58,480	138,204	288,792
5 Year Projection	62,019	144,898	303,938
Households			
2010 Census	15,853	40,011	83,641
2018 Estimate	17,337	42,411	90,090
5 Year Projection	18,354	44,447	94,884
2018 Population by Race			
White	75.4%	73.5%	73.1%
Black	1.1%	1.4%	2.6%
Asian or Pacific Islander	0.4%	0.4%	0.5%
American Indian	1.0%	1.0%	1.1%
2018 Population by Ethnicity			
Hispanic Origin	92.9%	93.1%	88.9%
2018 Total Housing Units			
Owner-Occupied	10,961	24,908	50,758
Renter-Occupied	6,375	15,103	39,332
Average Household Size	3.34	3.23	3.12
2018 Household Income			
Income \$ 0 - \$15,000	14.8%	17.6%	19.1%
Income \$ 15,000 - \$24,999	14.3%	15.4%	15.3%
Income \$ 25,000 - \$34,999	14.5%	15.0%	14.1%
Income \$ 35,000 - \$49,999	17.7%	17.4%	17.1%
Income \$ 50,000 - \$74,999	18.4%	17.9%	17.6%
Income \$ 75,000 - \$99,999	9.0%	8.1%	8.1%
Income \$ 100,000 - \$149,999	7.9%	5.9%	6.3%
Income \$ 150,000 - \$199,999	2.3%	1.6%	1.4%
Income \$200,000 +	0.9%	0.9%	1.1%
Average Household Income	\$51,330	\$47,228	\$47,508
Median Household Income	\$39,103	\$36,176	\$35,927
Per Capita Income	\$15,693	\$14,745	\$15,483

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2018 and 2023.

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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.

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