

241.4 Acres on Talley Rd

- Hottest submarket in San Antonio
- Excellent singlefamily site
- All utilities

1605 Talley Rd San Antonio, TX

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Location: The site is located on Talley Rd, between Wiseman Blvd & Potranco Rd.

Size: +/- 241.40 Gross Acres +/- 160 Net Acres

Zoning: Outside City Limits

Utilities: Electric: CPS
Water: SAWS
Sewer: SAWS*

*New line being extended through site

Prospective buyers should use a professional to closely examine the

Prospective buyers should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

School District: NISD

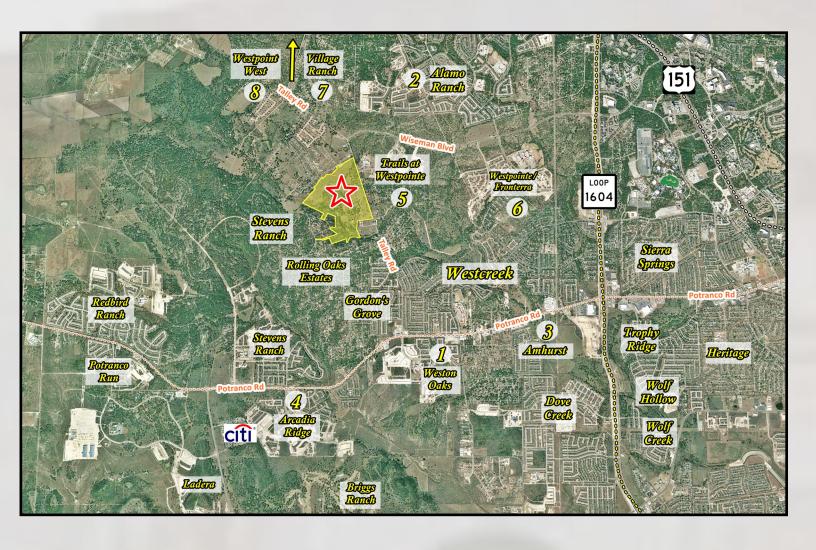
Elementary: Lieck Middle School : Bernal High School: Brennan

Comments: Excellent single family development in the fastest growing area of San Antonio.

Easy access back to Potranco Rd and Loop 1604 along Wiseman Blvd.

Price: \$10,000,000.00

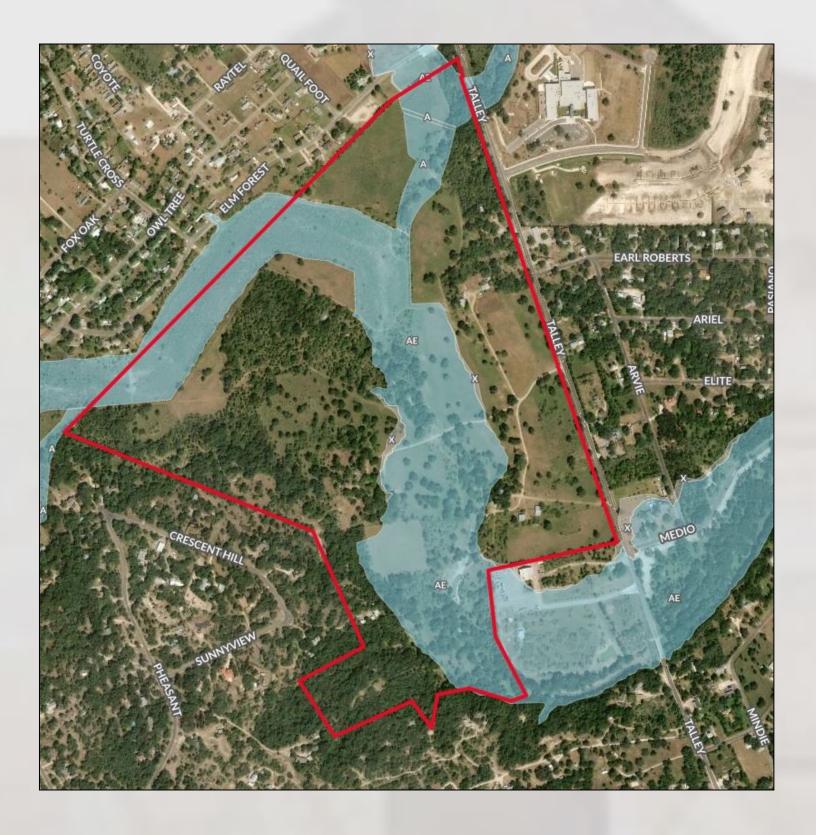
Regional Exhibit



Major Subdivision Activity in Market Area

1	Weston Oaks	Annual Starts	57	VDL 276
	45's, 50's & 60's	Annual Closings	50	Future 581
2	Alamo Ranch	Annual Starts	289	VDL 275
	40's to 80's	Annual Closings	266	Future 477
3	Amhurst	Annual Starts	49	VDL 50
	45's	Annual Closings	24	Future 502
4	Arcadia Ridge	Annual Starts	150	VDL 352
	45's 50's & 60's	Annual Closings	130	Future 398
5	Trails of West Pointe 45's & 50's	Annual Starts Annual Closings	65 44	VDL 29 Future 644
6	Westpointe East & Fronterra 50's & 70's & 75's	Annual Starts Annual Closings	148 174	VDL 230 Future 1081
7	Westpoint West	Annual Starts Annual Closings	0	VDL 0 Future 3226
8	Village Ranch	Annual Starts	228	VDL 140
	45's & 60's	Annual Closings	237	Future 1283

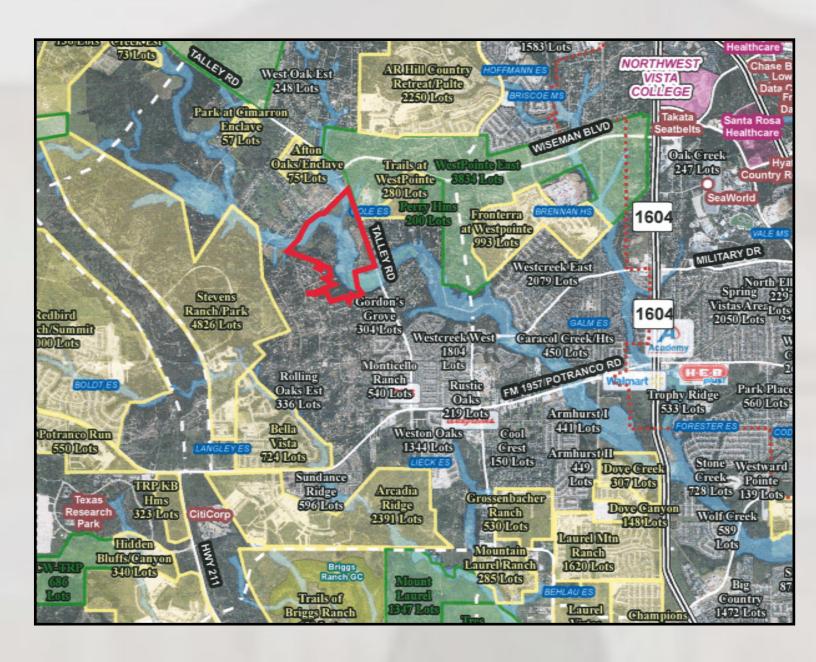
Flood Plain



Sewer Extension



Westside Growth Map





ALAMO REGIONAL MOBILITY AUTHORITY

COUNTY OF BEXAR



Project: Talley Road Phase I – Non-Tolled (BC03)

Location Map

Precinct: 1

Limits: Potranco Road (FM 1957) to

Wiseman

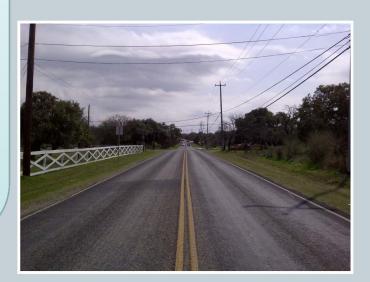
Scope: Expand from an existing two-lane rural roadway to a four-lane urban roadway consisting of two 12-foot travel lanes in each direction, a median, curb, and sidewalk.

Status: Currently in design

Funding Sources:

County Road and Bridge (\$1,875,000) Vehicle Registration Fee (\$13,500,000)





Additional Information:

Consultant: CP&Y, Inc. Advertise Date: 4th Quarter FY 2018

Contractor: TBD Construction Start Date: 1st Quarter FY 2019
Total Project Cost: \$15,375,000 Construction End Date: 1st Quarter FY 2021

Utility Joint Bid: Yes

Updated: November 9, 2017



Demographic and Income Profile

Prepared by Esri

Latitude: 29.45713

Longitude: -98.75690

2195-2289 Talley Rd

2195-2289 Talley Rd, San Antonio, Texas, 78253

Ring: 5 mile radius

Summary	Cer	sus 2010		2018		20
Population		81,180		138,697		165,9
Households		26,369		45,423		54,2
Families		20,884		35,280		42,0
Average Household Size		3.08		3.05		3
Owner Occupied Housing Units		20,169		34,451		41,7
Renter Occupied Housing Units		6,200		10,972		12,4
Median Age		30.6		33.0		3
Trends: 2018 - 2023 Annual Rate		Area		State		Natio
Population		3.65%		1.65%		0.8
Households		3.62%		1.62%		0.7
Families		3.57%		1.58%		0.7
Owner HHs		3.92%		2.09%		1.1
Median Household Income		1.53%		2.23%		2.5
				18		23
Households by Income			Number	Percent	Number	Perd
<\$15,000			2,071	4.6%	2,024	3.
\$15,000 - \$24,999			1,603	3.5%	1,620	3.
\$25,000 - \$34,999			2,423	5.3%	2,485	4.
\$35,000 - \$49,999			5,094	11.2%	5,369	9.
\$50,000 - \$74,999			10,164	22.4%	11,277	20
\$75,000 - \$99,999			8,191	18.0%	9,708	17
\$100,000 - \$149,999			10,052	22.1%	13,642	25
\$150,000 - \$199,999			3,503	7.7%	4,722	8
\$200,000+			2,321	5.1%	3,406	6
Median Household Income			\$78,069		\$84,230	
Average Household Income			\$93,245		\$103,906	
Per Capita Income			\$30,779		\$34,254	
	Census 20	10		18	20	23
Population by Age	Number	Percent	Number	Percent	Number	Per
0 - 4	7,403	9.1%	11,418	8.2%	13,798	8
5 - 9	7,574	9.3%	11,491	8.3%	13,693	8
10 - 14	7,017	8.6%	11,082	8.0%	13,230	8
15 - 19	6,053	7.5%	9,301	6.7%	11,116	6
20 - 24	4,804	5.9%	8,562	6.2%	9,311	5
25 - 34	14,492	17.9%	21,908	15.8%	28,301	17
35 - 44	13,382	16.5%	22,412	16.2%	26,676	16
45 - 54	9,690	11.9%	17,278	12.5%	19,127	11
55 - 64	6,103	7.5%	12,693	9.2%	14,323	8
65 - 74	2,963	3.6%	7,868	5.7%	9,845	5
75 - 84	1,274	1.6%	3,323	2.4%	4,707	2
85+	426	0.5%	1,361	1.0%	1,804	1
	Census 20			18		23
Race and Ethnicity	Number	Percent	Number	Percent	Number	Per
White Alone	58,346	71.9%	97,513	70.3%	115,315	69
Black Alone	7,428	9.2%	13,240	9.5%	16,295	9
American Indian Alone	570	0.7%	930	0.7%	1,101	0
Asian Alone	2,480	3.1%	5,110	3.7%	6,906	4
	178	0.2%	320	0.2%	421	0
Pacific Islander Alone		10.4%	14,691	10.6%	17,279	10
Pacific Islander Alone Some Other Race Alone	8,436					_
Pacific Islander Alone	8,436 3,741	4.6%	6,894	5.0%	8,613	5.
Pacific Islander Alone Some Other Race Alone			6,894 74,771	5.0% 53.9%	8,613 91,919	5. 55.

FIRST AMERICAN COMMERCIAL PROPERTY GROUP INFORMATION ON BROKERAGE SERVICES

INFORMATION ABOUT AGENCY RELATIONSHIPS

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE OWNER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner:
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge	receipt of this information	n on agency relationships for broker's	records.	
Owner or Landlord	Date	Buyer or Tenant	Date	

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at PO Box 12188, Austin, TX 78711-2188 or (512) 465-3960.