



241.4 Acres on Talley Rd

- Hottest submarket in San Antonio
- Excellent single-family site
- All utilities

1605 Talley Rd
San Antonio, TX

CONTACT:

Dale Kane

dkane@dirdealers.com
210.496.7775

Landon Kane

lkane@dirdealers.com
210.496.7775

Skip Lietz

slietz@dirdealers.com
210.496.7775

FIRST AMERICAN COMMERCIAL PROPERTY GROUP

18618 Tuscany Stone,
Suite 210
San Antonio, TX 78258

210.496.7775

www.dirdealers.com



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 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



All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Major Subdivision Activity in Market Area

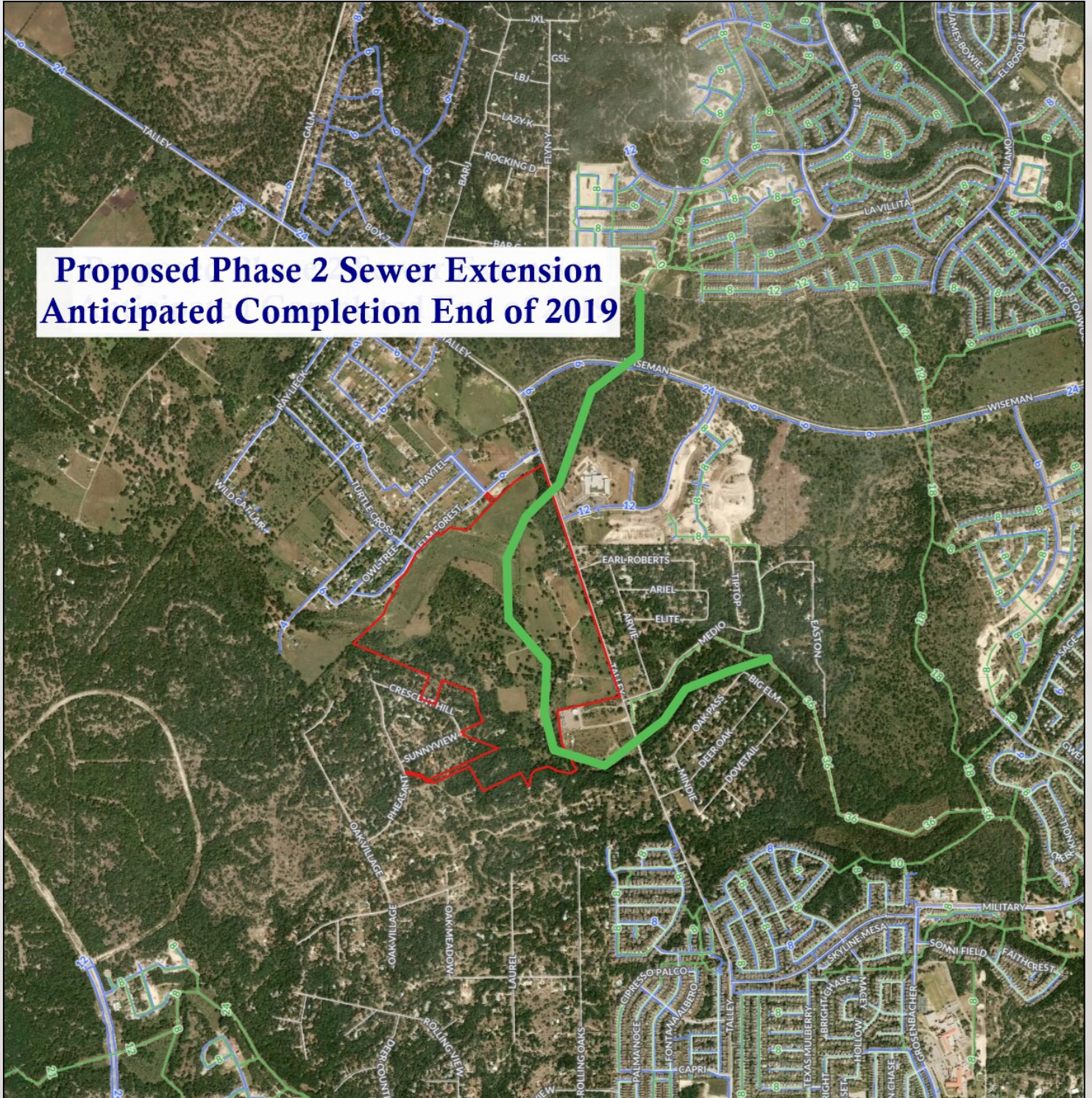
1	Weston Oaks 45's, 50's & 60's	Annual Starts Annual Closings	57 50	VDL 276 Future 581
2	Alamo Ranch 40's to 80's	Annual Starts Annual Closings	289 266	VDL 275 Future 477
3	Amhurst 45's	Annual Starts Annual Closings	49 24	VDL 50 Future 502
4	Arcadia Ridge 45's 50's & 60's	Annual Starts Annual Closings	150 130	VDL 352 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 0	VDL 0 Future 3226
8	Village Ranch 45's & 60's	Annual Starts Annual Closings	228 237	VDL 140 Future 1283

Flood Plain



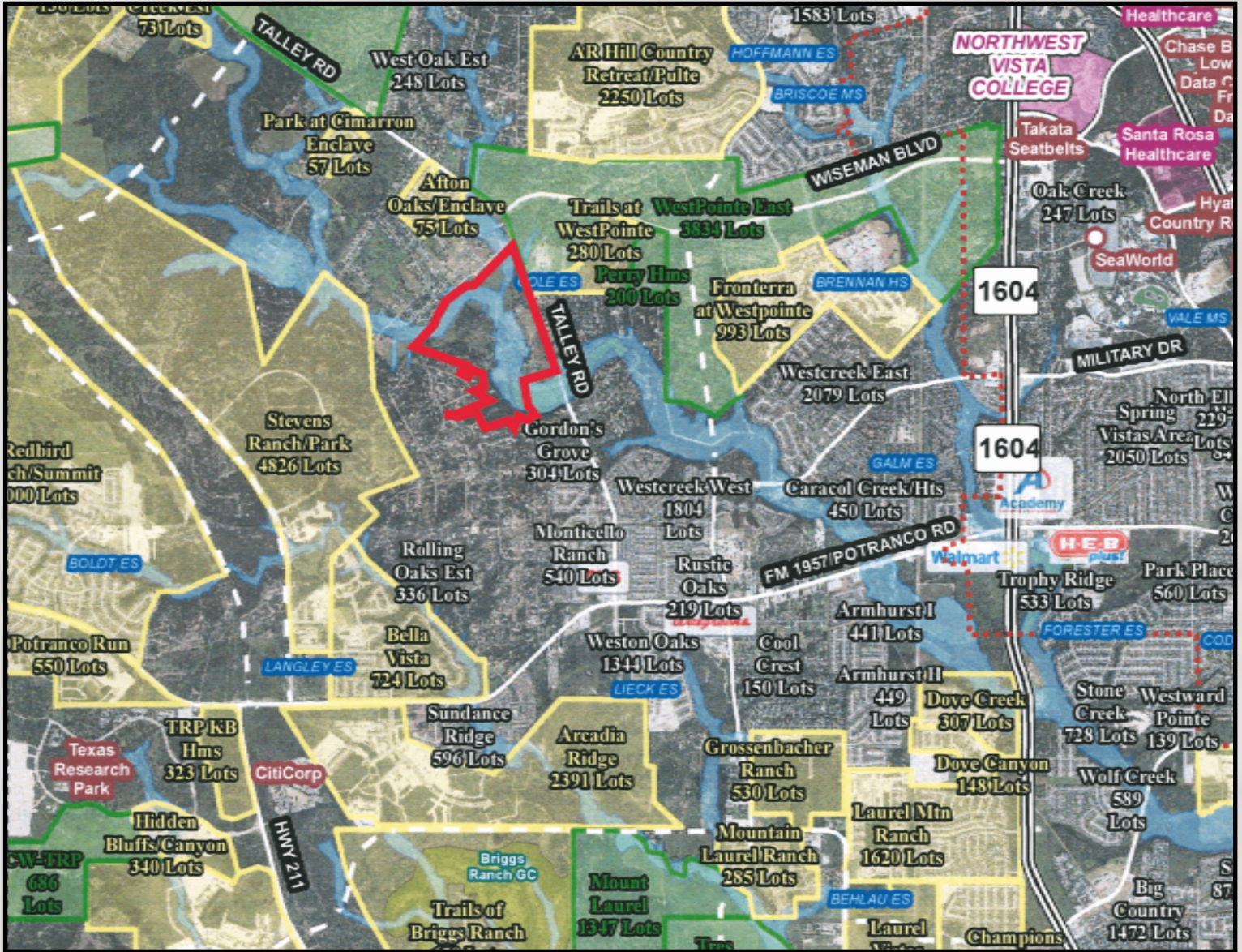
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Sewer Extension



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Westside Growth Map



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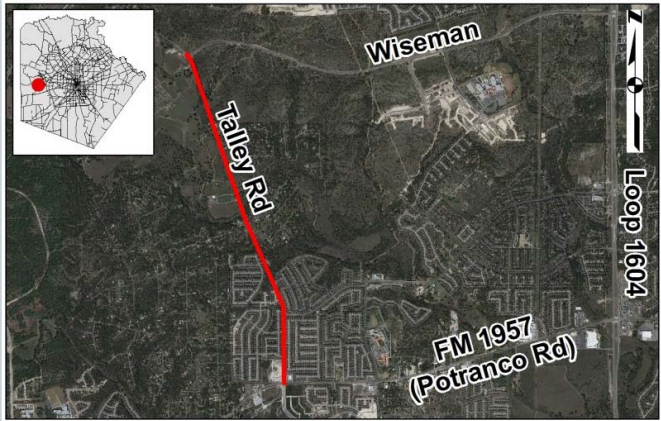


ALAMO REGIONAL MOBILITY AUTHORITY
 COUNTY OF BEXAR



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.
- Contractor:** TBD
- Total Project Cost:** \$15,375,000
- Utility Joint Bid:** Yes

- Advertise Date:** 4th Quarter FY 2018
- Construction Start Date:** 1st Quarter FY 2019
- Construction End Date:** 1st Quarter FY 2021

Updated: November 9, 2017



Demographic and Income Profile

2195-2289 Talley Rd
 2195-2289 Talley Rd, San Antonio, Texas, 78253
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 29.45713
 Longitude: -98.75690

Summary	Census 2010		2018		2023	
Population	81,180		138,697		165,930	
Households	26,369		45,423		54,254	
Families	20,884		35,280		42,039	
Average Household Size	3.08		3.05		3.06	
Owner Occupied Housing Units	20,169		34,451		41,758	
Renter Occupied Housing Units	6,200		10,972		12,495	
Median Age	30.6		33.0		32.9	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	3.65%		1.65%		0.83%	
Households	3.62%		1.62%		0.79%	
Families	3.57%		1.58%		0.71%	
Owner HHS	3.92%		2.09%		1.16%	
Median Household Income	1.53%		2.23%		2.50%	
Households by Income	2018				2023	
	Number		Percent		Number	Percent
<\$15,000	2,071		4.6%		2,024	3.7%
\$15,000 - \$24,999	1,603		3.5%		1,620	3.0%
\$25,000 - \$34,999	2,423		5.3%		2,485	4.6%
\$35,000 - \$49,999	5,094		11.2%		5,369	9.9%
\$50,000 - \$74,999	10,164		22.4%		11,277	20.8%
\$75,000 - \$99,999	8,191		18.0%		9,708	17.9%
\$100,000 - \$149,999	10,052		22.1%		13,642	25.1%
\$150,000 - \$199,999	3,503		7.7%		4,722	8.7%
\$200,000+	2,321		5.1%		3,406	6.3%
Median Household Income	\$78,069		\$84,230		\$84,230	
Average Household Income	\$93,245		\$103,906		\$103,906	
Per Capita Income	\$30,779		\$34,254		\$34,254	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,403	9.1%	11,418	8.2%	13,798	8.3%
5 - 9	7,574	9.3%	11,491	8.3%	13,693	8.3%
10 - 14	7,017	8.6%	11,082	8.0%	13,230	8.0%
15 - 19	6,053	7.5%	9,301	6.7%	11,116	6.7%
20 - 24	4,804	5.9%	8,562	6.2%	9,311	5.6%
25 - 34	14,492	17.9%	21,908	15.8%	28,301	17.1%
35 - 44	13,382	16.5%	22,412	16.2%	26,676	16.1%
45 - 54	9,690	11.9%	17,278	12.5%	19,127	11.5%
55 - 64	6,103	7.5%	12,693	9.2%	14,323	8.6%
65 - 74	2,963	3.6%	7,868	5.7%	9,845	5.9%
75 - 84	1,274	1.6%	3,323	2.4%	4,707	2.8%
85+	426	0.5%	1,361	1.0%	1,804	1.1%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	58,346	71.9%	97,513	70.3%	115,315	69.5%
Black Alone	7,428	9.2%	13,240	9.5%	16,295	9.8%
American Indian Alone	570	0.7%	930	0.7%	1,101	0.7%
Asian Alone	2,480	3.1%	5,110	3.7%	6,906	4.2%
Pacific Islander Alone	178	0.2%	320	0.2%	421	0.3%
Some Other Race Alone	8,436	10.4%	14,691	10.6%	17,279	10.4%
Two or More Races	3,741	4.6%	6,894	5.0%	8,613	5.2%
Hispanic Origin (Any Race)	43,007	53.0%	74,771	53.9%	91,919	55.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

