

## STRATEGIC COMMERCIAL DEVELOPMENT PROPERTY NEC U.S. 281 AT FM 1863 BULVERDE, TEXAS

LOCATION:	The property is strategically located at the northeast corner of U. S. 281 and FM 1863, just north of San Antonio, Texas		
ZONING:	100.67 Acres		
FRONTAGE:	Approximately 4,300 feet on U.S. 281 and approximately 2,200 feet on FM 1863		
UTILITIES:	Electricity:	Available along entire frontage of Hwy 281 and FM 1863	
	Sewer:	Not available	
	Water:	Available along Southside of FM 1863	
	Gas:	Not available	
	Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.		
ZONING:	The property is zoned Commercial C-2, City of Bulverde.		
	Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.		
FLOOD PLAIN:	Federal Emergency Management Agency maps do appear to indicate a small amount of 100 year flood plain on the northern end of the property.		
TOPOGRAPHY:	Property is mostly gently sloping		
EASEMENTS:	Small channel easement on North end and Utility Easements		



**DEED RESTRICTIONS:** None of record.

**TRAFFIC COUNT:** Texas Department of Transportation maps indicate 29,538 vehicles per day on U.S. 281 north of the 281/1863 intersection, and 33,841 vehicles per day on 281 south of the intersection. The maps indicate 9,279 vehicles per day on FM 1863 at east side intersection with Hwy 281.

DEMOGRAPHICS:	2017 ESRI Estimates:	Population	Average Household Income
	3-mile radius	6,408	\$135,124
	5-mile radius	36,318	\$130,831
	7-mile radius	80,931	\$140,427

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

# AREA

**DEVELOPMENT:** Immediate area development includes a variety of retail services and numerous residential developments as well as the City of Bulverde offices.

- **INVESTMENT:** Contact Broker
- **COMMENTS:** Strong traffic counts combined with excellent visibility and accessibility create exceptional commercial user opportunities.
  - □ Residential development in the immediate area continues to develop.
  - □ Site is located in a high growth and high income 281 corridor area.

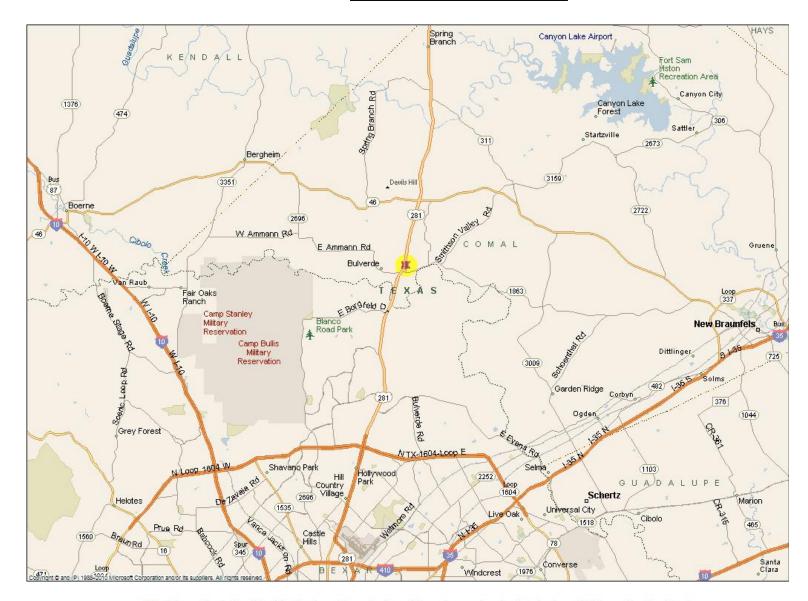
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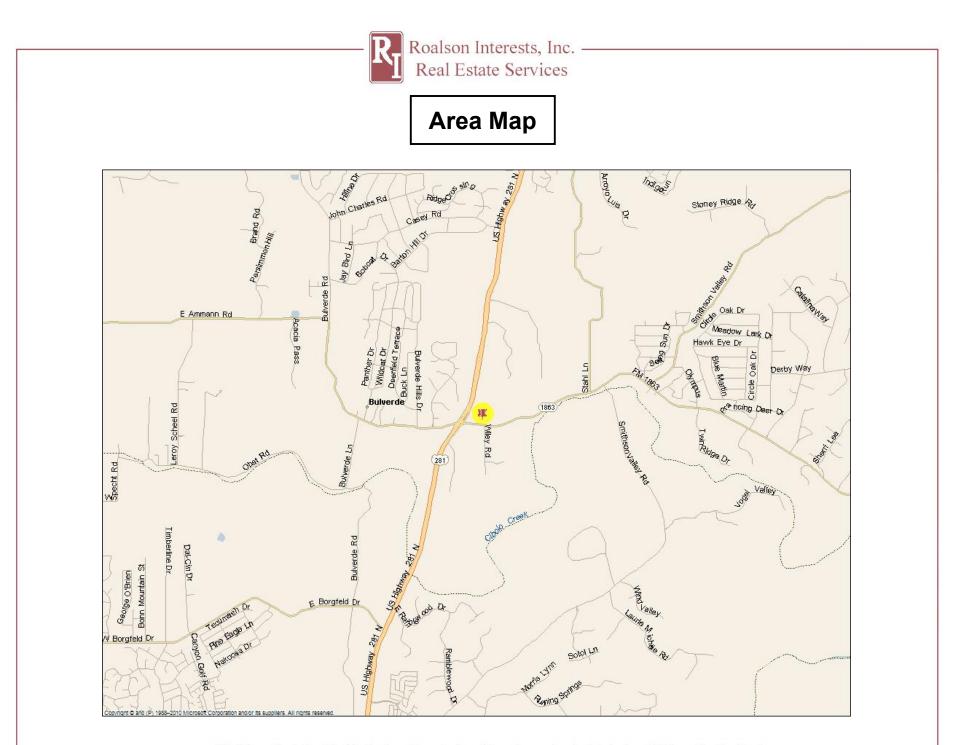
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Roalson Interests, Inc. – Real Estate Services

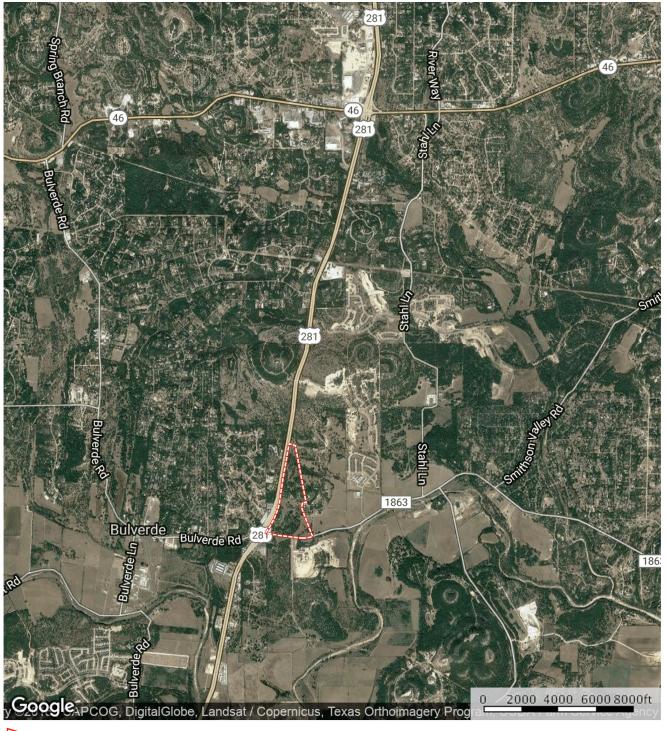
# Location Map







Hwy 281 and 1863 NEC Texas, AC +/-



Boundary

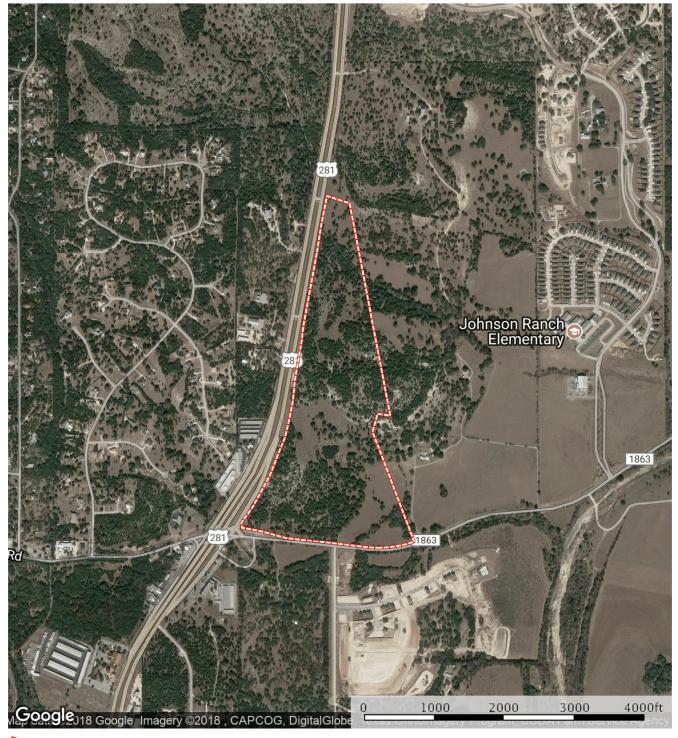
Matt Howard mhoward@roalson.com



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Hwy 281 and 1863 NEC Texas, AC +/-



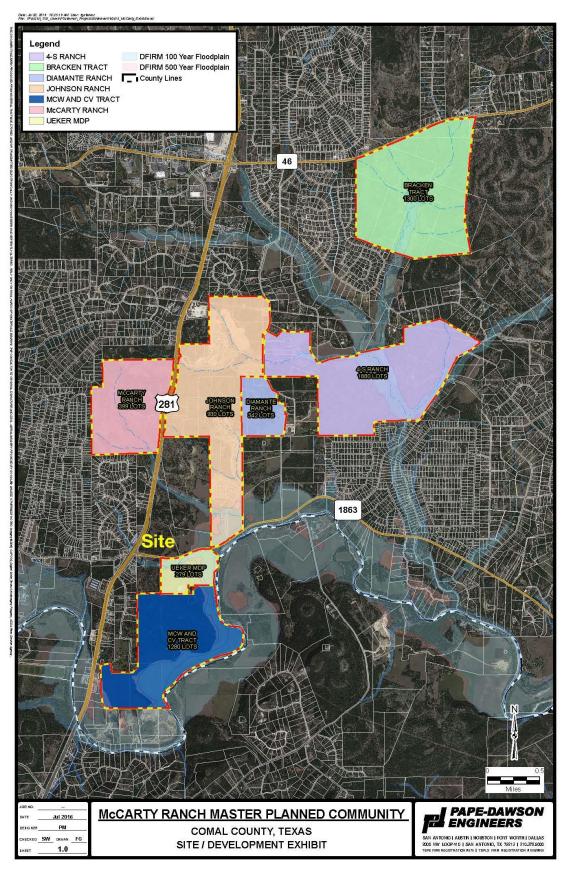
Boundary

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### **DEMOGRAPHIC OVERVIEW**

March 23, 2018

### U.S. 281 NORTH AT FM 1863 BULVERDE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	4,942	26,471	60,895
2017 Estimate	6,408	36,318	80,931
5 Year Projection	7,447	42,272	93,738
Households			
2010 Census	1,769	9,148	20,857
2017 Estimate	2,296	12,331	27,453
5 Year Projection	2,670	14,332	31,778
2017 Population by Race			
White	87.0%	81.9%	81.1%
Black	2.4%	4.1%	4.6%
Asian or Pacific Islander	1.7%	3.7%	5.0%
American Indian	0.5%	0.5%	0.5%
2017 Population by Ethnicity			
Hispanic Origin	26.5%	30.8%	30.6%
2017 Total Housing Units			
Owner-Occupied	2,060	10,244	21,528
Renter-Occupied	236	2,087	5,925
Average Household Size	2.79	2.94	2.95
2017 Household Income			
Income \$ 0 - \$15,000	3.2%	3.2%	2.4%
Income \$ 15,000 - \$24,999	3.9%	3.3%	2.6%
Income \$ 25,000 - \$34,999	2.7%	3.8%	3.5%
Income \$ 35,000 - \$49,999	6.3%	7.3%	6.8%
Income \$ 50,000 - \$74,999	12.2%	14.5%	14.0%
Income \$ 75,000 - \$99,999	15.1%	14.2%	14.2%
Income \$ 100,000 - \$149,999	27.0%	25.1%	23.4%
Income \$ 150,000 - \$199,999	13.1%	12.8%	14.4%
Income \$200,000 +	16.5%	15.8%	18.6%
Average Household Income	\$135,124	\$130,831	\$140,427
Median Household Income	\$108,049	\$104,690	\$109,564
Per Capita Income	\$47,302	\$44,587	\$47,975

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

### 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	
Regulated by the Texas Real Esta	te Commission	Information available at www.trec.texas.gov IABS 1-0 Date	