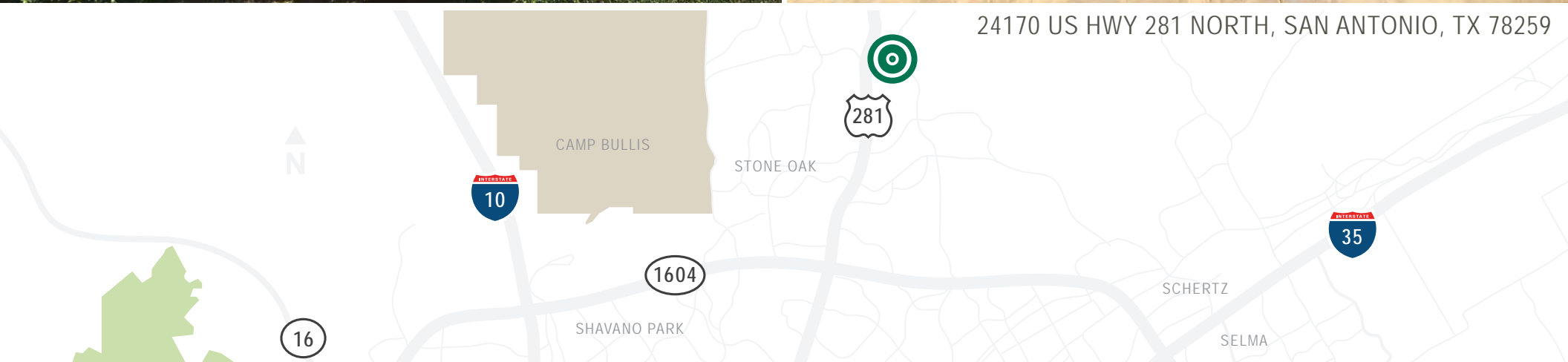


FOR SALE | HWY 281 N OFFICE/RETAIL



24170 US HWY 281 NORTH, SAN ANTONIO, TX 78259



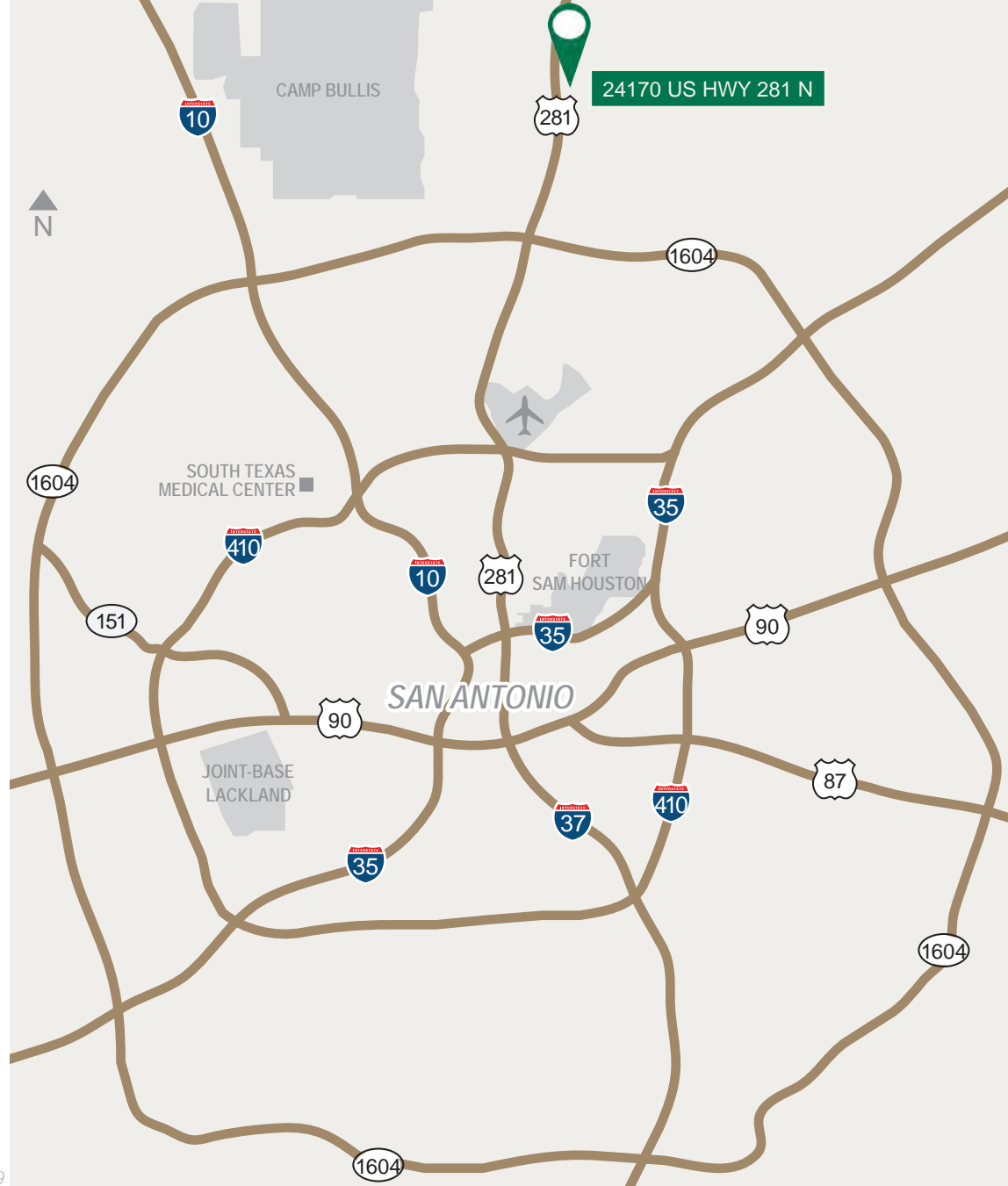
OVERVIEW / LOCATION MAP

Address	24170 US HWY 281 N San Antonio, Texas 78259
Building 1	±10,291 sf
Building 2	± 2,468 sf
Total Building	± 12,759 sf
Land Size	± 5 acres
Asking Price	\$3,000,000
Zoning	C-2
Parking	Ample space

HIGHLIGHTS

- :: Two freestanding commercial buildings
- :: Large 5 acre site for expansion
- :: Excellent visibility and access on Hwy 281
- :: Major highway improvements underway
- :: Versatile buildings with numerous potential uses
- :: High quality construction featuring beautiful interior finish outs
- :: Park-like setting with numerous live oak trees

9.26.19



ENDURA
ADVISORY GROUP
commercial real estate solutions
9311 San Pedro Ave, Suite 850
San Antonio, Texas 78216
210 366-2222
www.endurasa.com

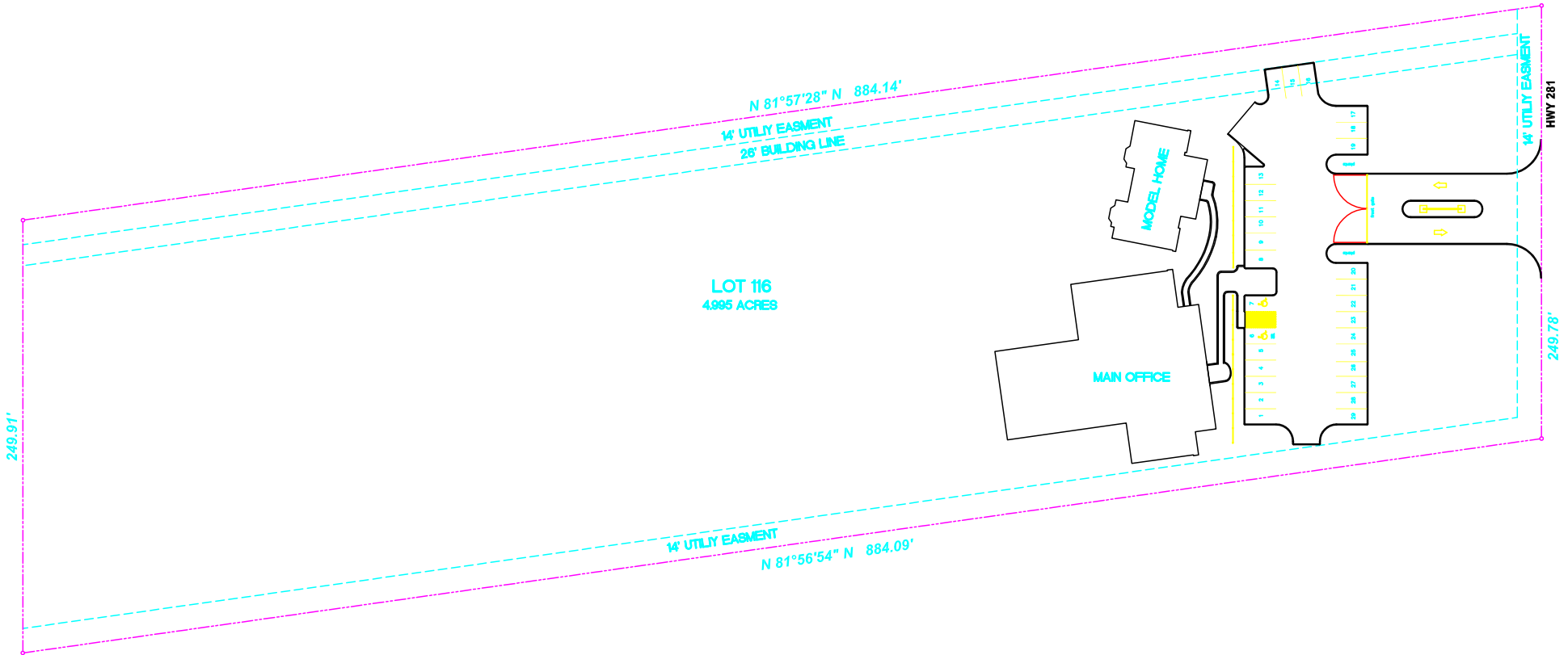
WILLIE KEMPF
210.918.6403 direct
830.931.5610 mobile
wkempf@endurasa.com

ALBERT MCNEEL, SIOR
210.918.6397 direct
210.410.4590 mobile
amcneel@endurasa.com

FOR SALE

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24170 US HWY 281 N / PLOT PLAN



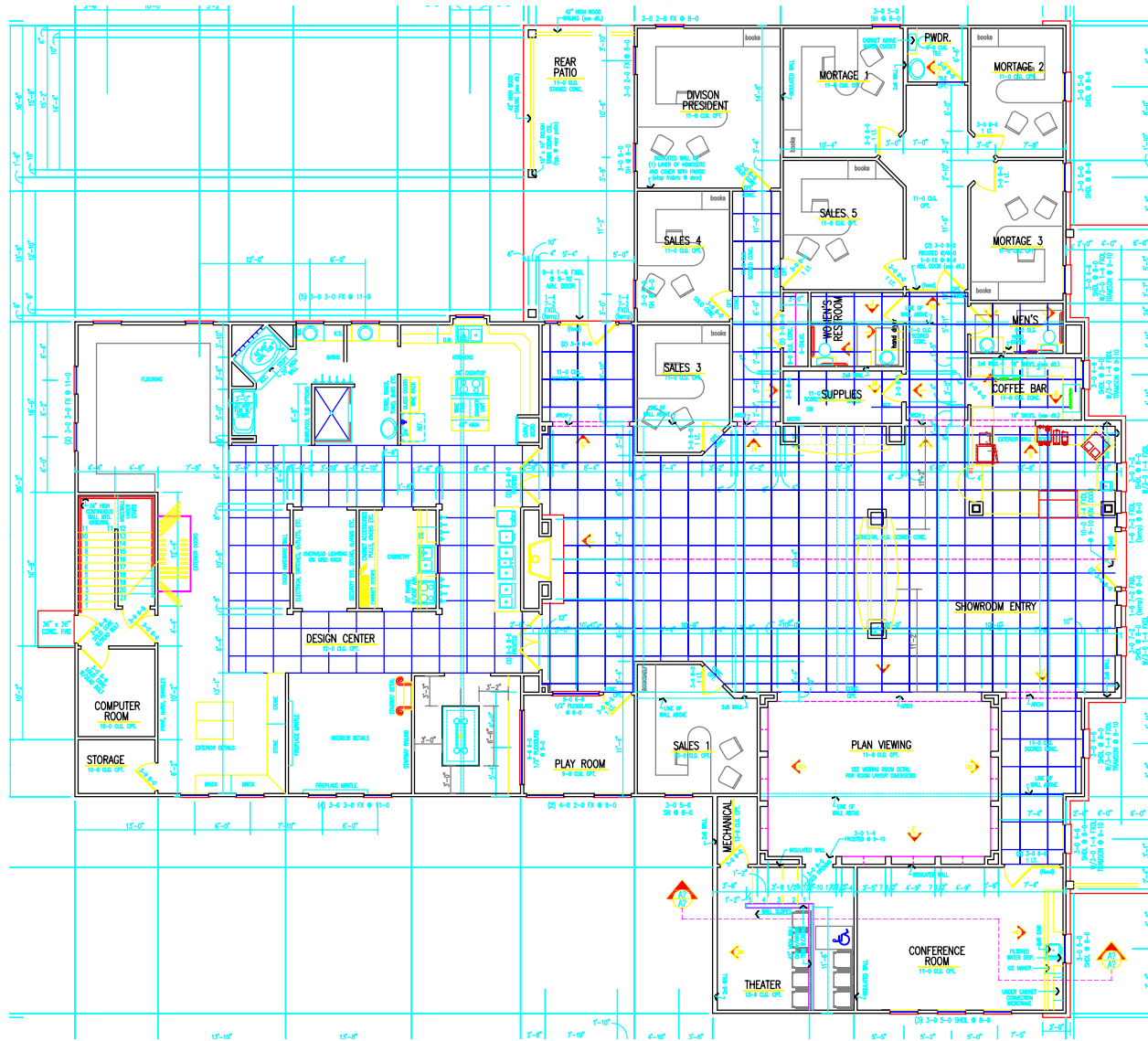
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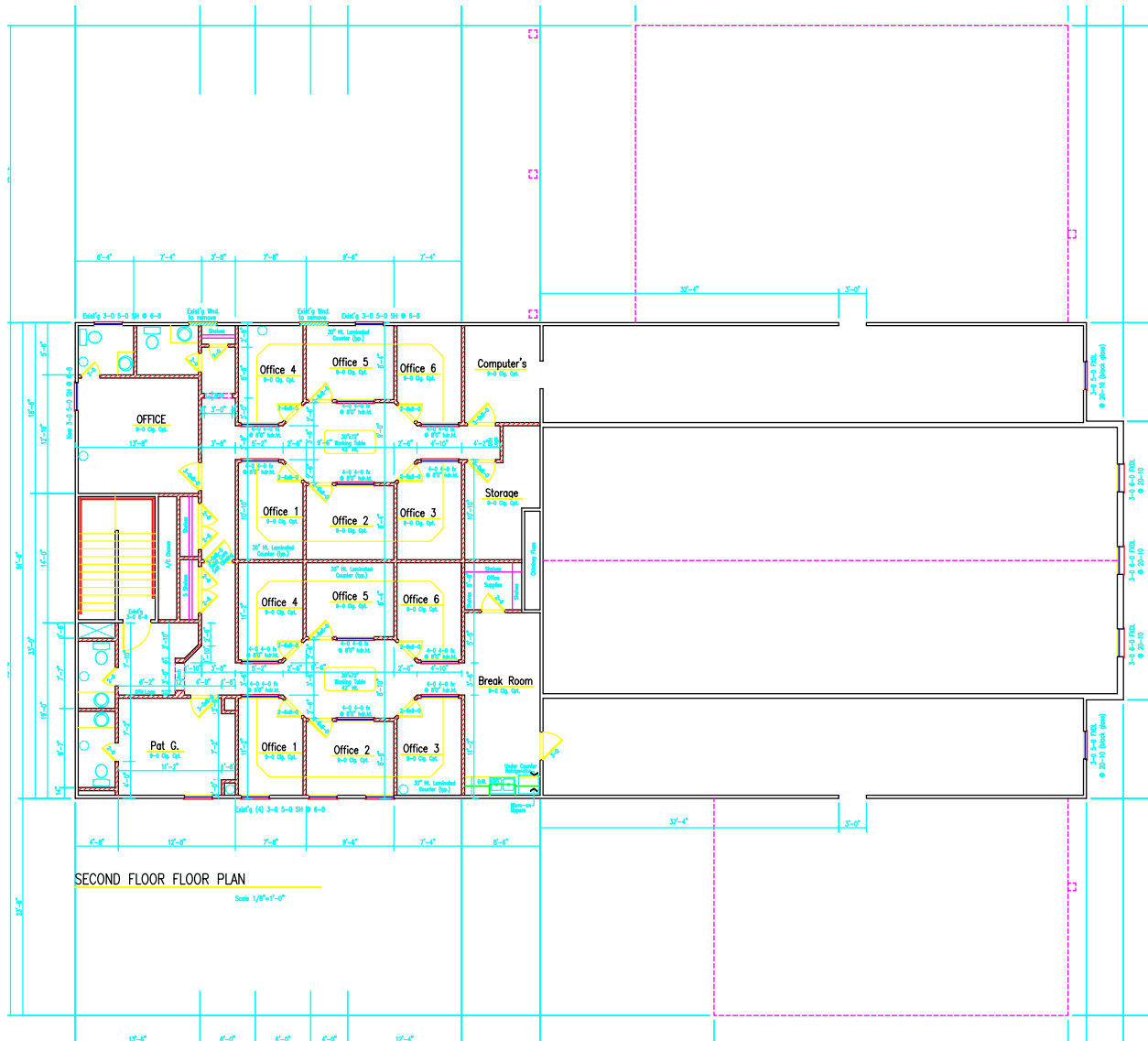
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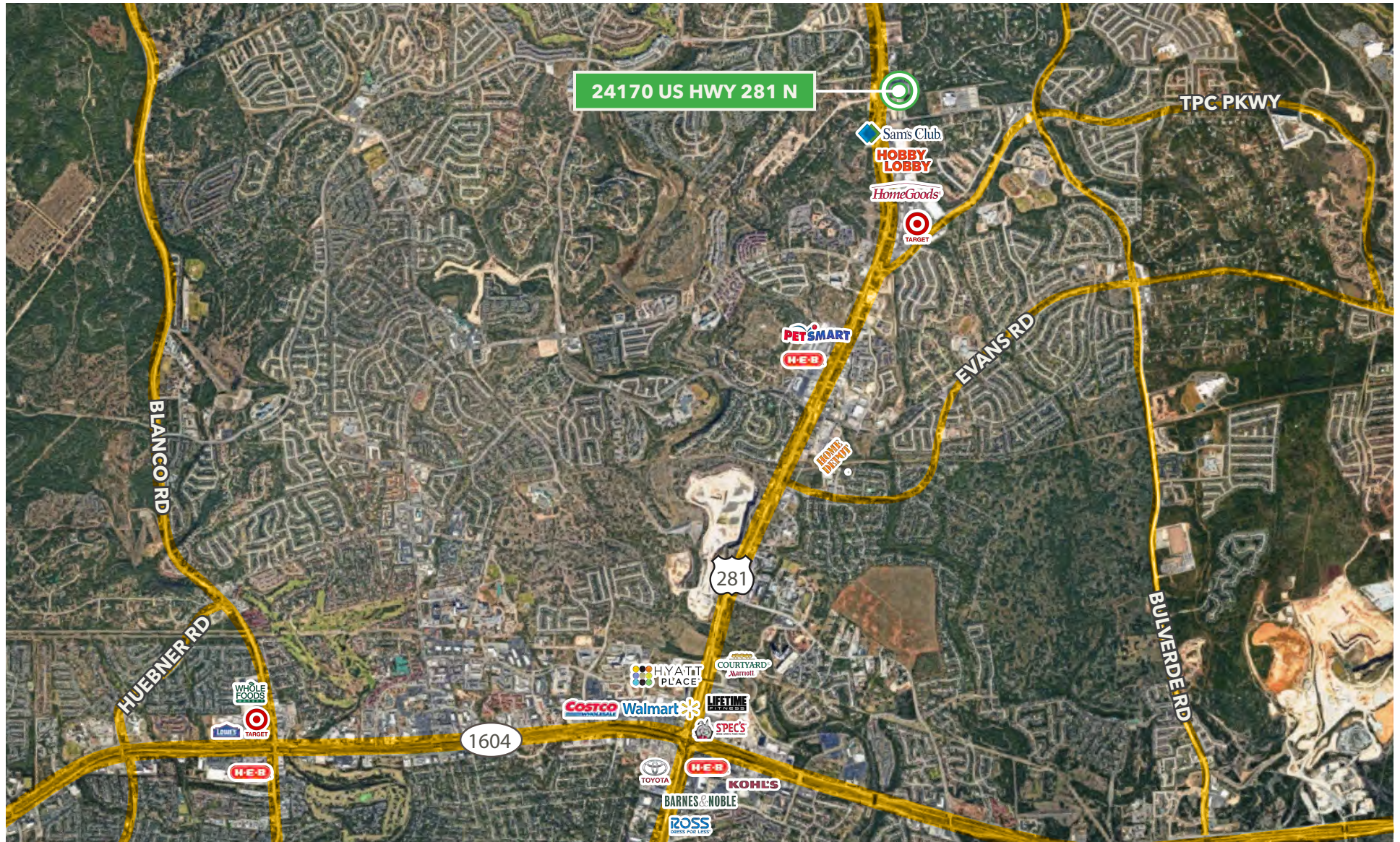
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24170 US HWY 281 N / AERIAL VIEW



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24170 US HWY 281 N / DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	3,590	62,615	121,563
2024 Population:	3,882	68,235	131,794
Population Growth 2019-2024:	8.13%	8.98%	8.42%
Average Age:	33.3	34.9	36.0
Households			
2019 Total Households:	1,300	21,266	42,311
Household Growth 2019-2024:	8.54%	8.77%	8.11%
Median Household Income:	\$102,817	\$109,116	\$104,113
Average Household Size:	2.8	2.9	2.8
2019 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$334,597	\$284,902	\$286,454
Median Year Built:	2006	2005	2004
Daytime Employment			
Total Businesses:	170	1,121	4,321
Total Employees:	2,021	11,036	44,431
Vehicle Traffic			
US Hwy 281 @ Tips Jewels Ln:	45,171 vpd		
Stone Oak Pkwy @ TPC Pkwy:	15,021 vpd		

Source: CoStar 2019



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Information About Brokerage Services

Texas law requires all real estate license holders 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential 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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Willie Kempf	617303	wkempf@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Albert McNeel	451316	amcneel@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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