

ONE REMAINING PAD

Judson and Nacogdoches, San Antonio, TX 78247

FOR SALE



PROPERTY INFORMATION

Location: Judson Road & Nacogdoches

Size: 35,915 SF \$8.00/psf

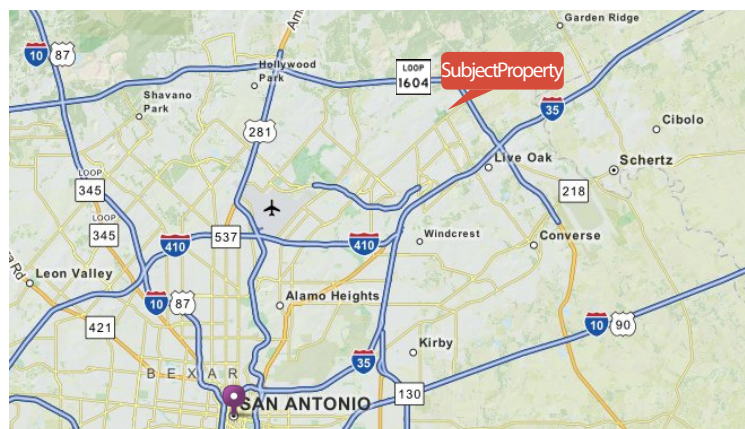
Zoning: C-3

Utilities*: Available to site

Traffic Counts: Judson at Nacogdoches
17,413 vpd (MPSI 2012)

HIGHLIGHTS

- Fully developed and ready
- Tenant's include
 - Auto Zone (Pad)
 - Domino's Pizza
 - Lady of America fitness
 - Circle K



2016 EST

	1 MILE	3 MILE	5 MILE
Population:	18,821	88,883	198,463
Households:	6,791	32,582	75,603
Avg HH Inc:	\$60,387	\$59,499	\$69,249

CoStar 2016

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



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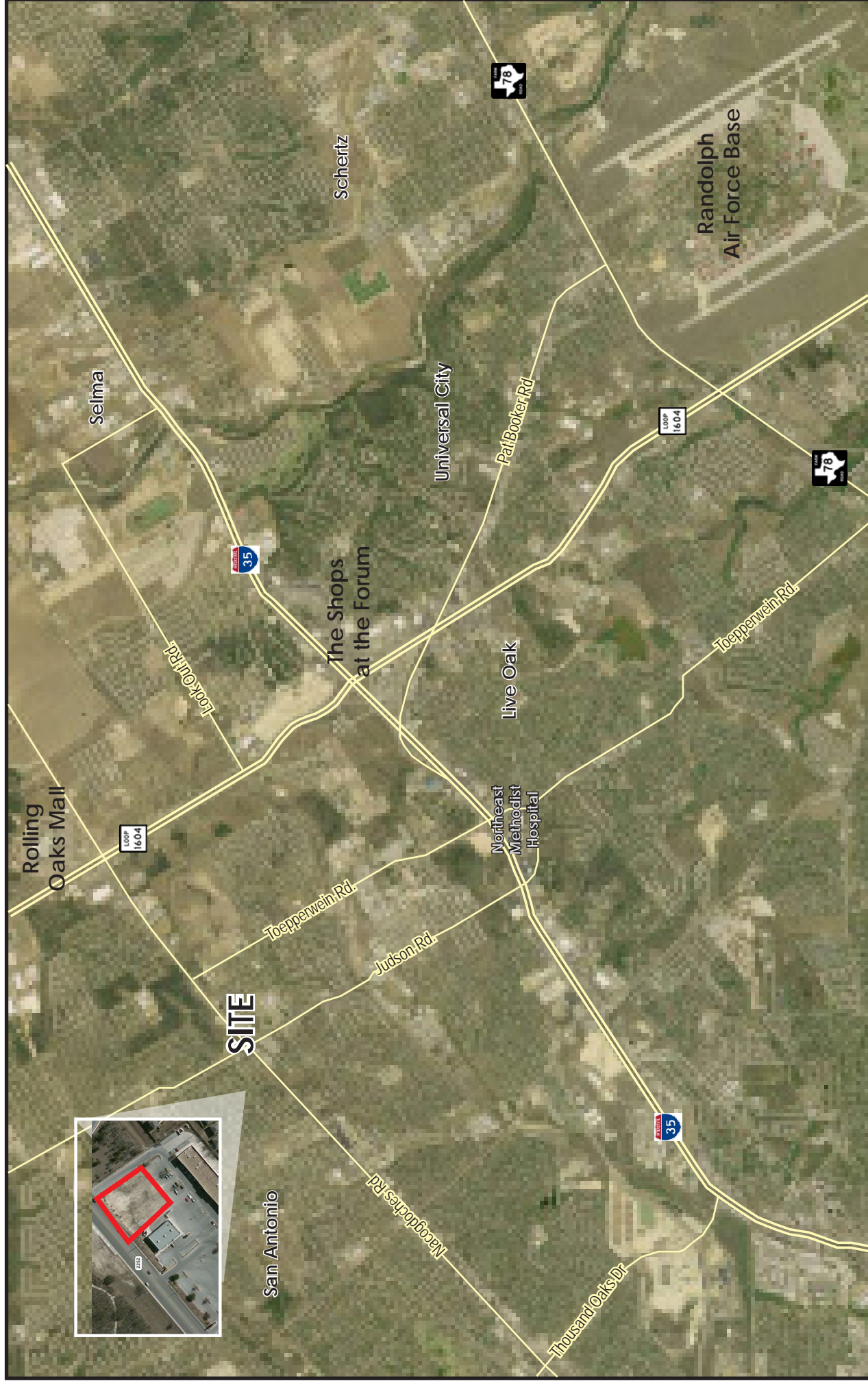
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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice.
 Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



JUDSON ROAD AND NACOGDOCHES

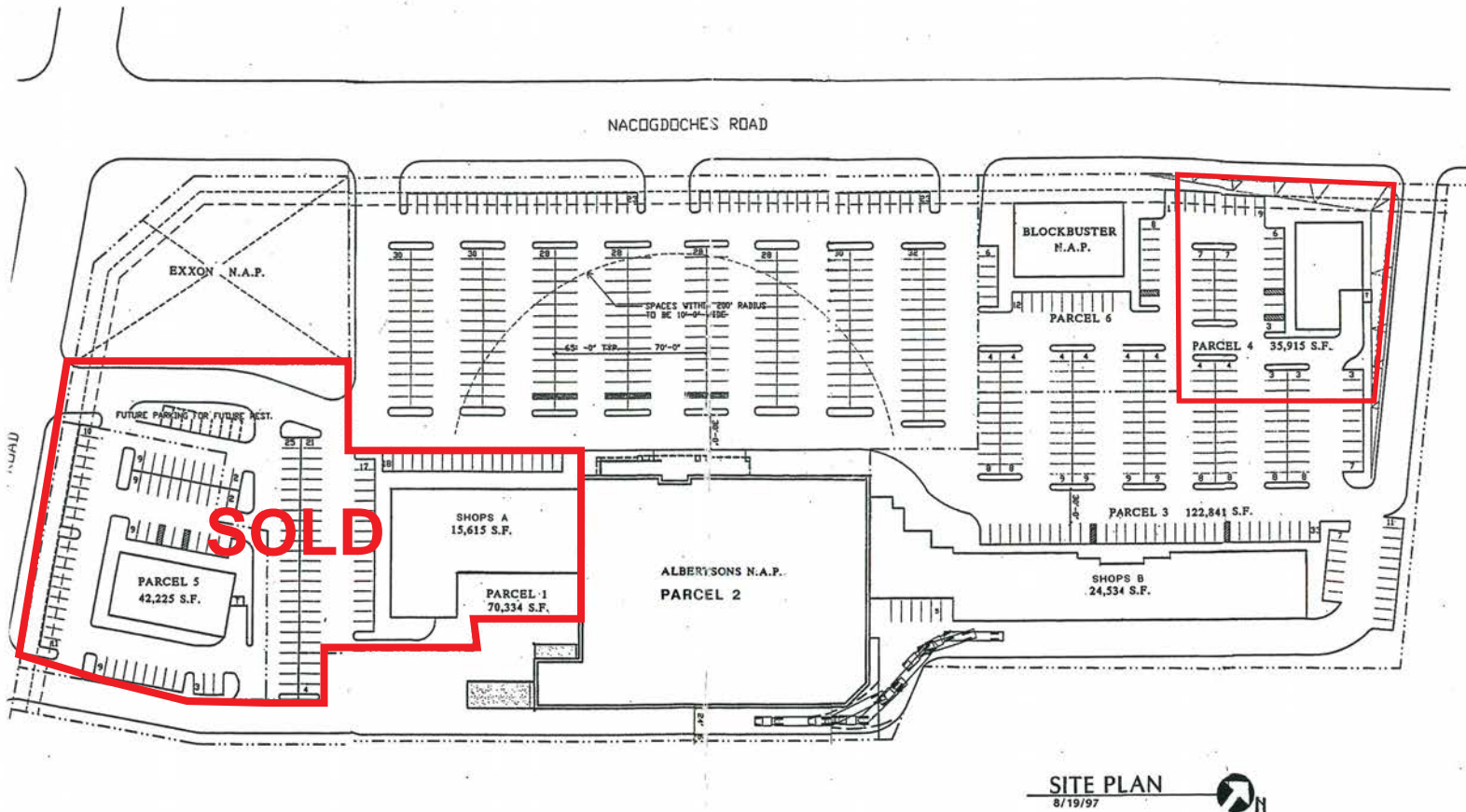
AERIAL



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Population

2019 Projection	20,398	96,615	215,145
2014 Estimate	18,821	88,883	198,463
2010 Census	17,692	82,925	185,804
2000 Census	14,304	64,988	152,768
Growth 2000 - 2010	23.68%	27.60%	21.62%
Growth 2010 - 2014	6.38%	7.18%	6.81%
Growth 2014 - 2019	8.38%	8.70%	8.41%

Households

2019 Projection	7,372	35,455	82,113
2014 Estimate	6,791	32,582	75,603
2010 Census	6,365	30,344	70,528
2000 Census	5,075	23,263	56,902
Growth 2000 - 2010	25.41%	30.44%	23.95%
Growth 2010 - 2014	6.69%	7.38%	7.19%
Growth 2014 - 2019	8.56%	8.82%	8.61%

2014 Est. Population by Single Classification Race

	18,821	88,883	198,463
White Alone	13,484 71.64	63,813 71.79	142,650 71.88
Black or African American Alone	1,716 9.12	7,809 8.79	20,698 10.43
American Indian and Alaska Native Alone	160 0.85	630 0.71	1,396 0.70
Asian Alone	458 2.43	2,488 2.80	5,773 2.91
Native Hawaiian and Other Pacific Islander Alone	36 0.19	201 0.23	517 0.26
Some Other Race Alone	2,077 11.04	9,957 11.20	18,682 9.41
Two or More Races	890 4.73	3,985 4.48	8,748 4.41

2014 Est. Households by Household Income

	6,791	32,582	75,603
CY HHs, Inc < \$15,000	727 10.71	2,551 7.83	6,124 8.10
CY HHs, Inc \$15,000 - \$24,999	577 8.50	2,808 8.62	6,840 9.05
CY HHs, Inc \$25,000 - \$34,999	736 10.84	2,937 9.01	7,058 9.34
CY HHs, Inc \$35,000 - \$49,999	1,031 15.18	4,854 14.90	11,014 14.57
CY HHs, Inc \$50,000 - \$74,999	1,733 25.52	8,269 25.38	17,560 23.23
CY HHs, Inc \$75,000 - \$99,999	1,007 14.83	5,148 15.80	11,720 15.50
CY HHs, Inc \$100,000 - \$124,999	631 9.29	3,228 9.91	7,306 9.66
CY HHs, Inc \$125,000 - \$149,999	147 2.16	1,359 4.17	3,584 4.74
CY HHs, Inc \$150,000 - \$199,999	154 2.27	997 3.06	2,868 3.79
CY HHs, Inc \$200,000 - \$249,999	26 0.38	238 0.73	772 1.02
CY HHs, Inc \$250,000 - \$499,999	18 0.27	173 0.53	657 0.87
CY HHs, Inc \$500,000+	3 0.04	21 0.06	98 0.13

2014 Est. Average Household Income

	\$60,387	\$66,865	\$69,249
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2014 Est. Median Household Income

	\$54,674	\$59,499	\$59,631
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2014 Median HH Inc by Single Race Class or Ethn

White Alone	55,503	61,144	62,455
Black or African American Alone	32,822	47,634	47,395
American Indian and Alaska Native Alone	33,749	39,863	44,382
Asian Alone	75,849	50,228	56,897
Native Hawaiian and Other Pacific Islander Alone	64,871	81,122	74,674
Some Other Race Alone	59,523	57,796	52,096
Two or More Races	58,389	59,741	53,956

Claritas 2014



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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:
 - 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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date