

PRICE REDUCED



±.97 ACRE

FM 3009 at Borgfeld, Schertz, Texas 78154

FOR SALE

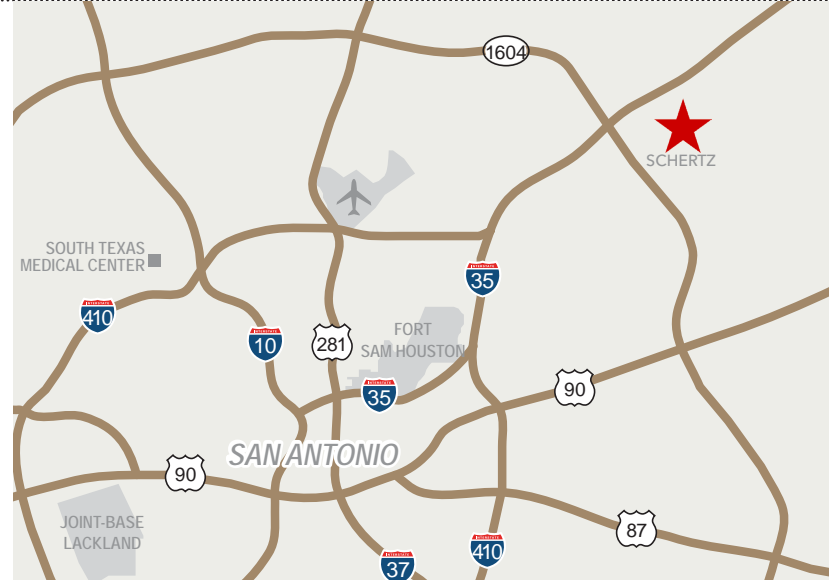


HIGHLIGHTS

~~\$525,000~~

\$495,000

- Located at 800 FM 3009 at Borgfeld Rd
- Property has a leased 2,094 SF building (month to month)
- Zoning: General Business
- Across from Murphy Oil gas station
- Located at signalized intersection
- Half mile east of Samuel Clemens High School
- Close proximity to Randolph Airforce Base
- Three miles to I-35
- High traffic corridor - FM 78 - 23,115 vpd
FM 3009 - 17,176 vpd



ENDURA
ADVISORY GROUP
commercial real estate solutions

9311 San Pedro Ave., Ste. 850
San Antonio, TX 78216
210.366.2222 phone
www.endurasa.com

RICK LAGRANGE
210.918.6404 direct
210.289.0044 mobile
rlagrange@endurasa.com



AERIAL VIEW



1-22-18



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	15,659	98,243	169,056
2019 Estimate	13,744	85,803	149,184
2010 Census	9,525	52,248	96,023
Growth 2019-2024	13.93%	14.50%	13.32%
Growth 2010-2019	44.29%	64.22%	55.36%
2019 Population Hispanic Origin	3,785	24,803	47,911
2019 Population by Race:			
White	11,154	68,337	116,627
Black	1,526	10,164	19,588
Am. Indian & Alaskan	131	803	1,447
Asian	380	2,863	5,261
Hawaiian & Pacific Island	37	219	480
Other	516	3,418	5,780
U.S. Armed Forces:	277	3,484	4,759
Households:			
2024 Projection	5,792	33,730	59,342
2019 Estimate	5,084	29,547	52,625
2010 Census	3,501	18,466	35,103
Growth 2019 - 2024	13.93%	14.16%	12.76%
Growth 2010 - 2019	45.22%	60.01%	49.92%
Owner Occupied	3,363	20,644	36,045
Renter Occupied	1,721	8,903	16,580
2019 Avg Household Income	\$94,577	\$99,001	\$92,918
2019 Med Household Income	\$80,464	\$83,341	\$77,333
2019 Households by Household Inc:			
<\$25,000	346	2,490	4,878
\$25,000 - \$50,000	1,110	4,771	9,729
\$50,000 - \$75,000	932	5,983	10,915
\$75,000 - \$100,000	700	4,584	8,475
\$100,000 - \$125,000	894	4,677	7,387
\$125,000 - \$150,000	446	2,526	4,362
\$150,000 - \$200,000	396	2,562	4,064
\$200,000+	258	1,954	2,816



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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.



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.

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
Rick LaGrange	484122	rlgrange@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date