

**FOR SALE** :: PAD & COMMERCIAL DEVELOPMENT SITES :: POTRANCO & HWY 211

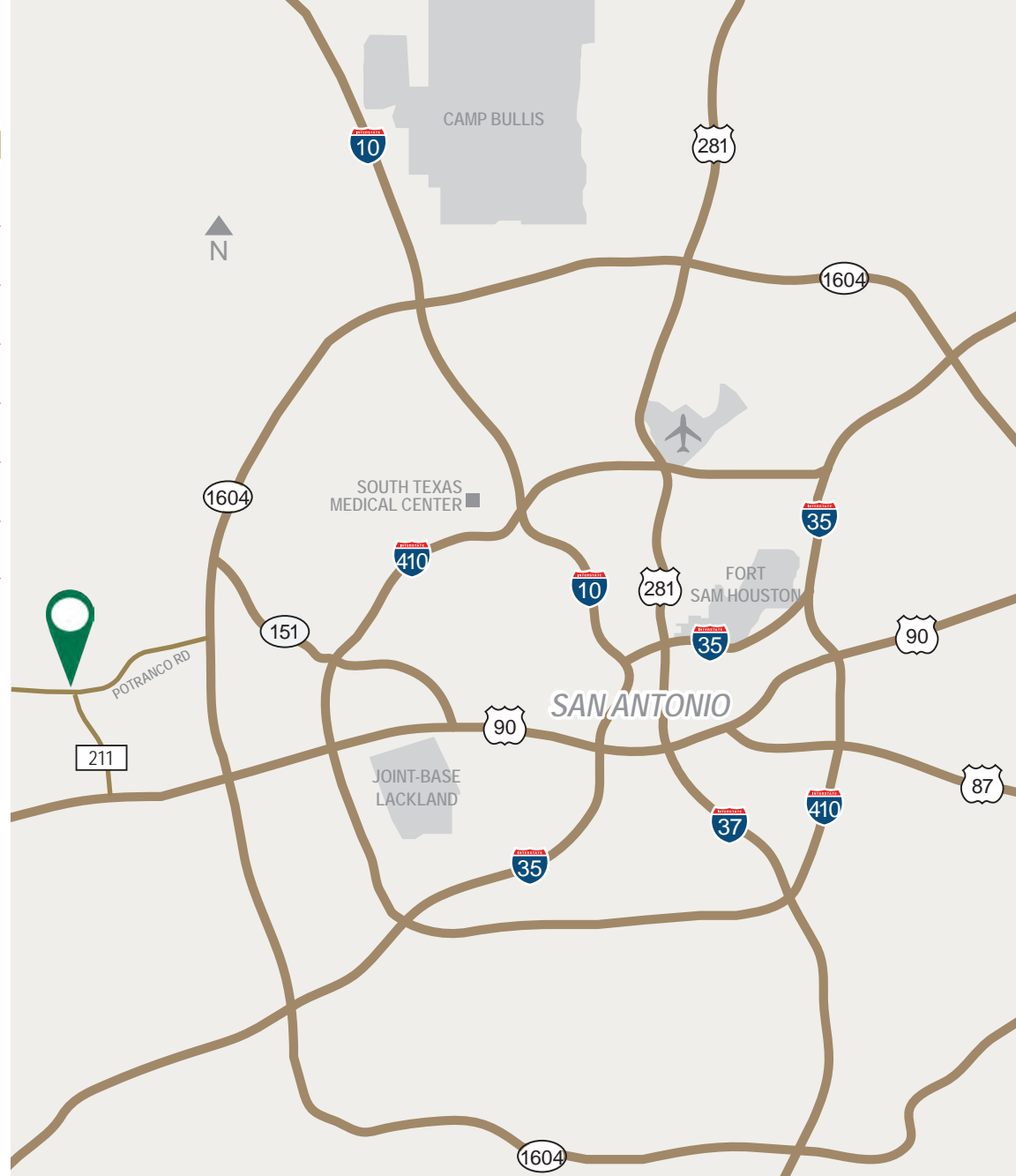


## OVERVIEW / LOCATION MAP

Address:	NWC Potranco Rd & Hwy 211 San Antonio, Texas
Land Size:	±42.31 acres
Frontage:	±2,520 ft along Potranco Rd
Asking Price:	Inquire with Broker
Utilities*:	Available
Zoning:	OCL
Traffic Counts:	14,012 vpd   Potranco Rd 13,782 vpd   Hwy 211

### HIGHLIGHTS

- Located in the fastest growing sub-market in San Antonio (metrostudy)
- Signalized intersection with frontage along Potranco and the future Hwy 211 expansion (metrostudy)
- Adjacent to future HEB, Microsoft, Citibank, Stevens Ranch, Ladera and several other master planned and mixed-use developments.
- Close proximity to several elementary and middle schools



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

12.18.20



commercial real estate solutions  
9311 San Pedro Ave, Suite 850  
San Antonio, Texas 78216  
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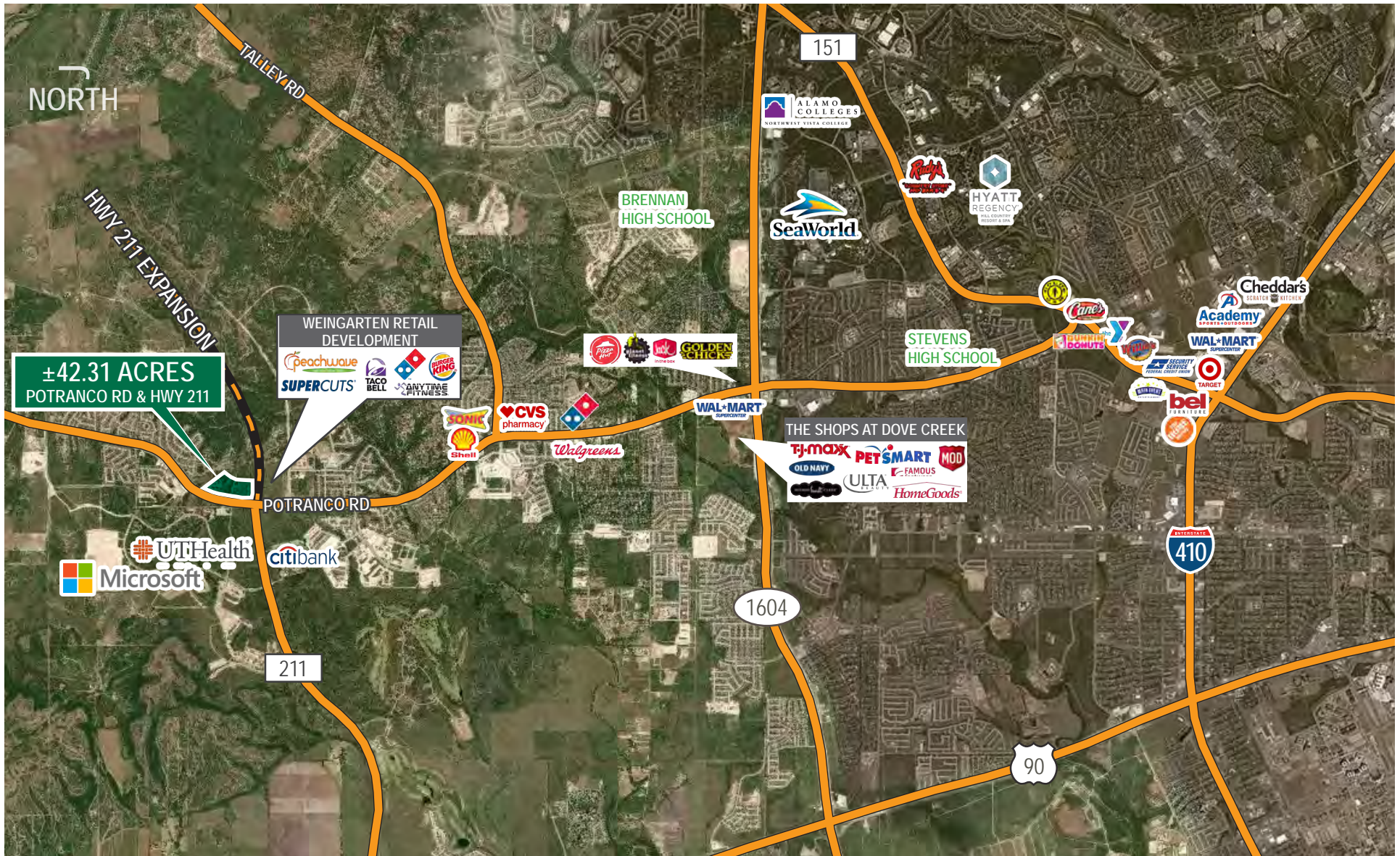
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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



# POTRANCO RD & HWY 211 / AERIAL VIEW



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# POTRANCO RD & HWY 211 / MASTER PLAN



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# POTRANCO RD & HWY 211 / TRADE AREA RESIDENTIAL LOT GROWTH



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# POTRANCO RD & HWY 211 / DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2025 Projection	1,732	15,178	52,530
2020 Estimate	1,577	14,071	48,195
2010 Census	1,027	10,983	34,173
Growth 2020-2025	9.83%	7.87%	8.99%
Growth 2010-2020	53.55%	28.12%	41.03%

<b>HOUSEHOLDS</b>			
2025 Projection	586	5,106	17,393
2020 Estimate	533	4,721	15,942
2010 Census	338	3,571	11,076
Growth 2020 - 2025	9.94%	8.16%	9.10%
Growth 2010 - 2020	57.69%	32.20%	43.93%
Owner Occupied	418	3,661	12,586
Renter Occupied	115	1,061	3,355

<b>HOUSEHOLD INCOME</b>			
2020 Avg Household Income	\$112,333	\$106,230	\$100,480
2019 Med Household Income	\$106,862	\$95,064	\$86,986

Source: CoStar 2019

RADIUS	NO. OF BUSINESSES			NO. OF EMPLOYEES		
	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
<b>TOTAL BUSINESSES</b>	<b>39</b>	<b>140</b>	<b>570</b>	<b>450</b>	<b>1,376</b>	<b>5,187</b>
Retail & Wholesale	6	16	86	63	127	1,159
Hospitality & Food Service	3	10	40	32	114	733
Real Estate, Renting, Leasing	1	8	32	3	28	117
Finance & Insurance	3	8	37	10	24	152
Information	1	1	6	20	20	49
Scientific & Technology Services	2	9	32	12	32	179
Management of Companies	0	0	1	0	0	3
Health Care & Social Assistance	3	67	65	6	67	225
Education Services	3	10	24	207	592	1,244
Public Administration & Sales	0	1	1	0	40	40
Arts, Entertainment, Recreation	0	6	16	0	53	104
Utilities & Waste Management	1	5	27	3	30	114
Construction	7	34	116	19	109	436
Manufacturing	3	6	17	55	69	204
Agriculture, Mining, Fishing	1	1	5	2	2	11
Other Services	5	16	65	18	69	417



# 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
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date



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