

Oak Dr


NORTH

**Bonnie Ellison
Elementary School**

Enclave at Dominion

**Med Mart
San Antonio**

**INTERSTATE
10**

Audi Dominion

**Texas Garage
Condos**

Heuermann Rd

**Isle at Watercrest - Dominion
(Senior Living)**

Ultra Vision

**SITE
±3.975 ACRES**

**Watercrest at Dominion
(Multifamily - 230 Units)**

**INTERSTATE
10**

FOR SALE

ENDURA
ADVISORY GROUP
commercial real estate solutions

9311 San Pedro Avenue | Suite 850
San Antonio, Texas 78216 | 210.366.2222

± 3.975 ACRE PLATTED LOT
20865 IH-10 WEST | SAN ANTONIO, TX

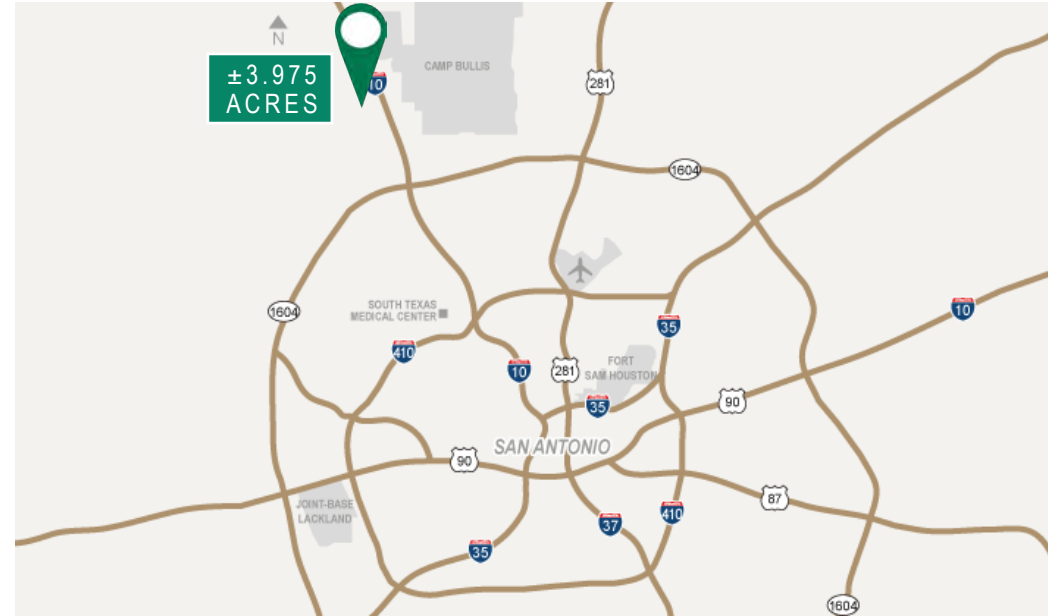


±3.975 ACRE PLATTED LOT

FEATURES

20865 IH-10 W, San Antonio, TX 78257

LOCATION:	SWQ of Heuermann Rd & IH-10 West 20865 Interstate 10 West San Antonio, TX 78257
SIZE:	+/- 3.975 Acre Platted Lot
ZONING:	C-2 (Commercial) with the following overlay districts: GC-1, MSAO-1, MLOD-1
ASKING PRICE:	Available upon request
TRAFFIC COUNTS:	± 99,598 vpd (TxDot 2018)
FRONTAGE:	± 284.86' feet on Interstate 10
UTILITIES*:	Available to site



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

HIGHLIGHTS

- Platted lot in the most prolific submarket of San Antonio.
- Excellent ingress/egress with two points of access (Interstate 10 & Heuermann Rd).
- Excellent demographics and traffic counts.
- Flat topography for ease of development.
- Not over the Edwards Aquifer Recharge Zone.
- Ideal for general office, medical office, retail or other commercial use.

4.16.20



CORBIN BARKER
 210 477-0827 direct
 210 410-3718 mobile
 cbarker@endurasa.com

FOR SALE

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.



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AERIAL

20865 IH-10 W, San Antonio, TX 78257



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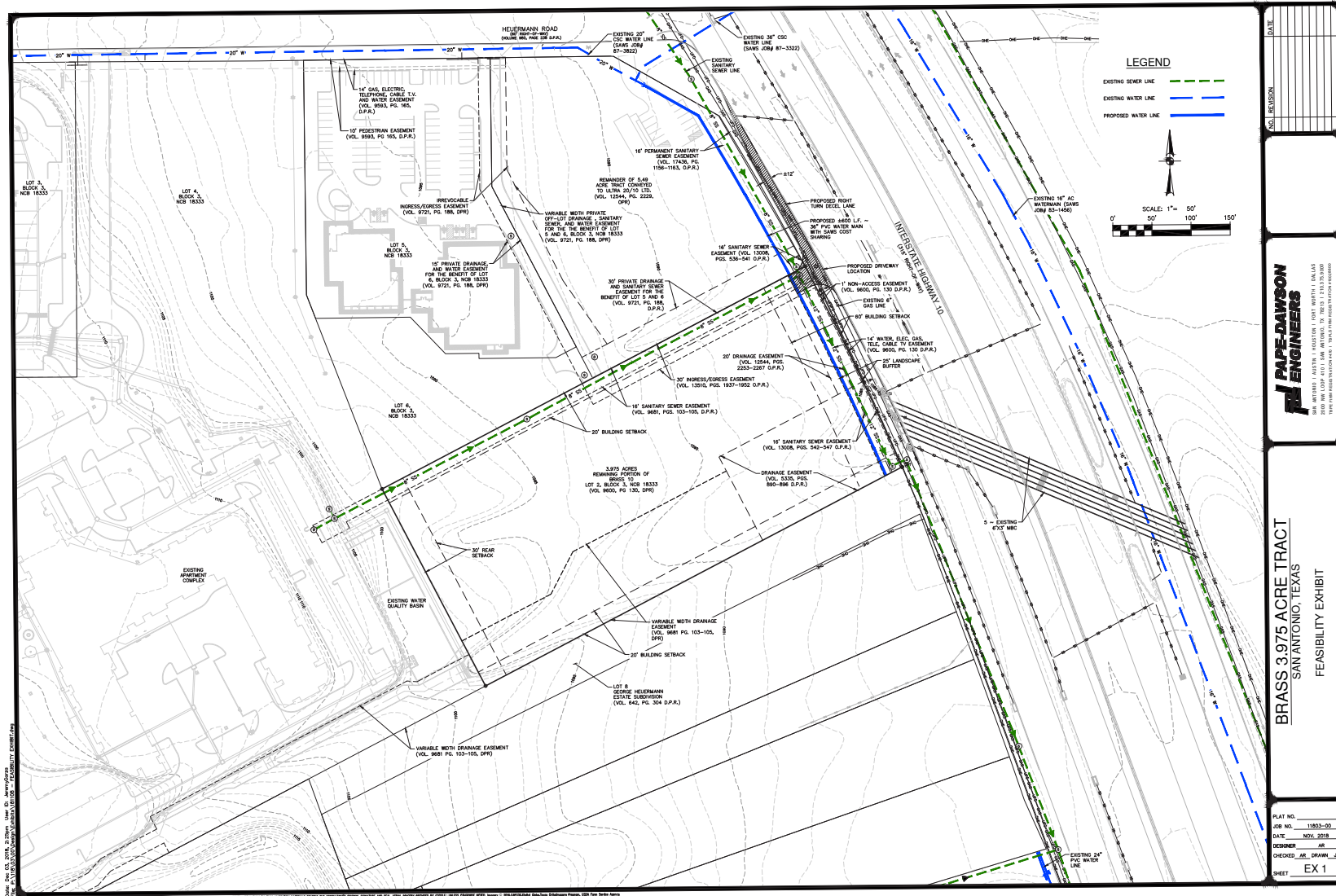
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SITE EXHIBIT



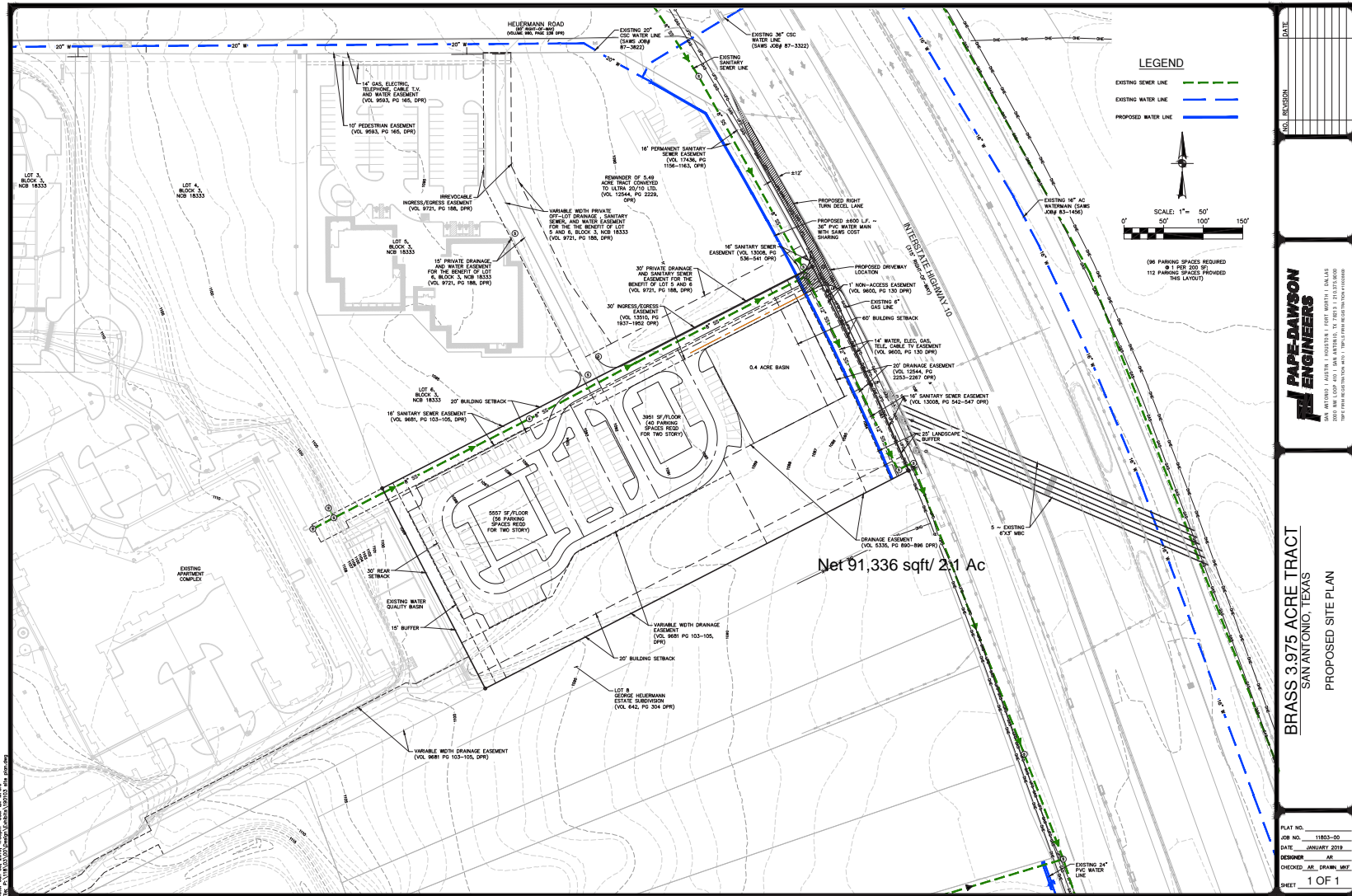
DATE	
NO. / REVISION	
 PAPE-DAWSON ENGINEERS 3000 W. LOOP EAST, SUITE 100, AUSTIN, TX 78741 (512) 371-1000 <small>THIS DOCUMENTATION SHALL BE THE SOLE PROPERTY OF PAPE-DAWSON ENGINEERS</small>	
BRASS 3.975 ACRE TRACT SAN ANTONIO, TEXAS FEASIBILITY EXHIBIT	
PLAT NO.	
JOB NO.	11853-00
DATE	NOV 2018
DESIGNER	AR
CHECKED	AR, DRAMN, GS
SHEET	EX 1



±3.975 ACRE PLATTED LOT

CONCEPTUAL SITE PLAN #1

20865 IH-10 W, San Antonio, TX 78257



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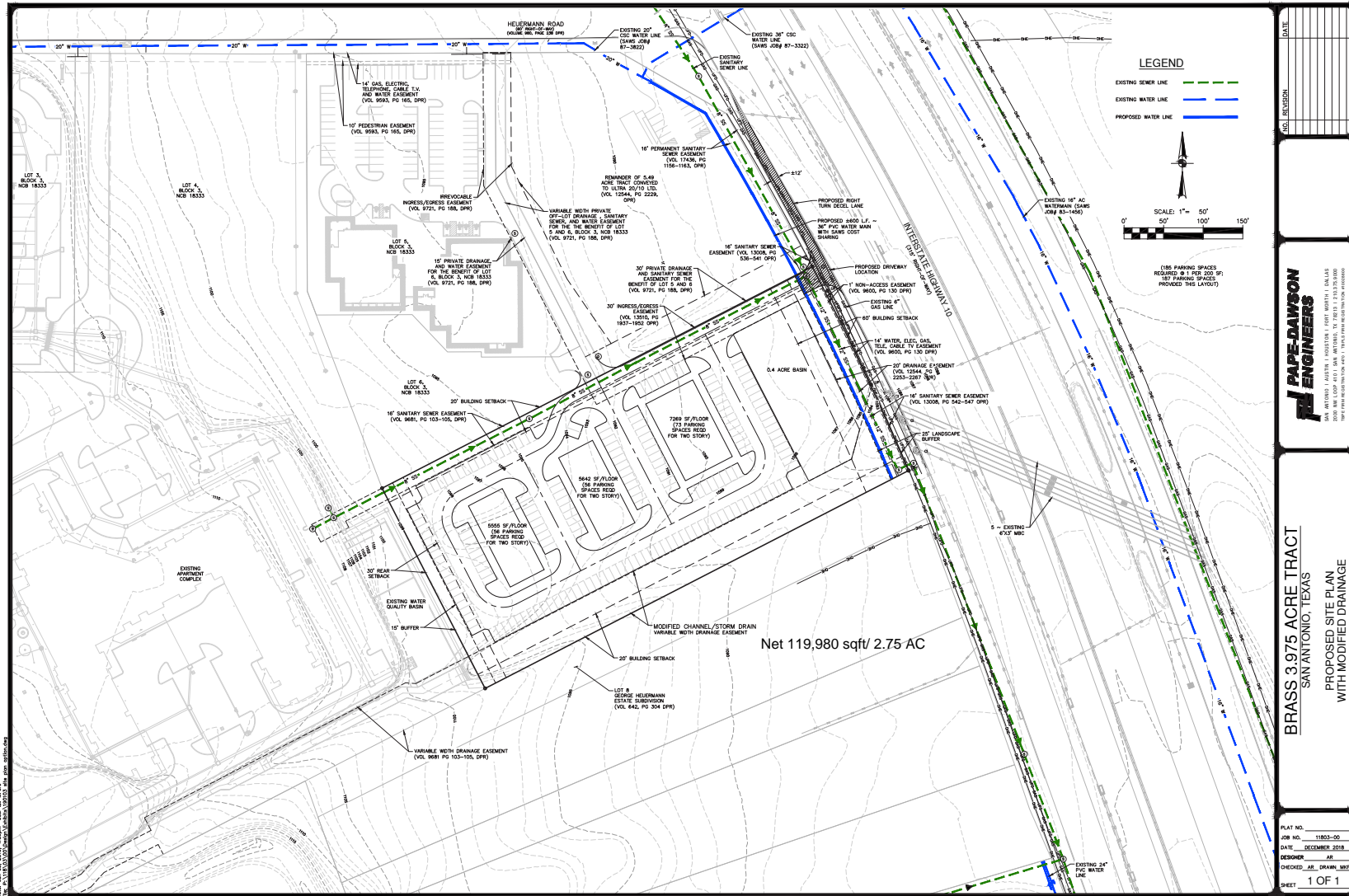
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20865 IH-10 W, San Antonio, TX 78257

CONCEPTUAL SITE PLAN #2



DATE	
SCALE	
LEGEND EXISTING SEWER LINE --- EXISTING WATER LINE --- PROPOSED WATER LINE ---	
 SCALE: 1" = 50' 0' 50' 100' 150'	
(155 PARKING SPACES REQUIRED @ 1 PER 2000 SF; 107 PARKING SPACES PROVIDED THIS LAYOUT)	
 PAPE-DAWSON ENGINEERS 10000 W. LOOP WEST, SUITE 1000, AUSTIN, TEXAS 78748 WWW.PAPE-DAWSON.COM	
BRASS 3.975 ACRE TRACT SAN ANTONIO, TEXAS PROPOSED SITE PLAN WITH MODIFIED DRAINAGE	
PLAN NO. 11803-00	SHEET NO. 1 OF 1
DATE DECEMBER 2018	DESIGNER AR
CHECKED ALL DRAINING	SHEET 1 OF 1



±3.975 ACRE PLATTED LOT

DEMOGRAPHICS

20865 IH-10 W, San Antonio, TX 78257

	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	1,591	27,771	82,489
2024 Population:	1,779	31,706	91,429
Population Growth 2019-2024:	11.82%	14.17%	10.84%
Average Age:	40.40	36.30	34.50
Households			
2019 Total Households:	677	11,325	31,129
Household Growth 2019-2024:	11.37%	14.19%	11.01%
Median Household Income:	\$122,624	\$120,848	\$92,059
Average Household Size:	2.30	2.40	2.50
2019 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$687,500	\$439,568	\$319,240
Median Year Built:	1998	2010	2005
Daytime Employment			
Total Businesses:	156	790	2,390
Total Employees:	1,360	17,744	45,876
Vehicle Traffic			
Interstate 10 (TxDot 2018)	99,598 vpd		

Source: COSTAR



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
Corbin Barker	491799	cbarker@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____