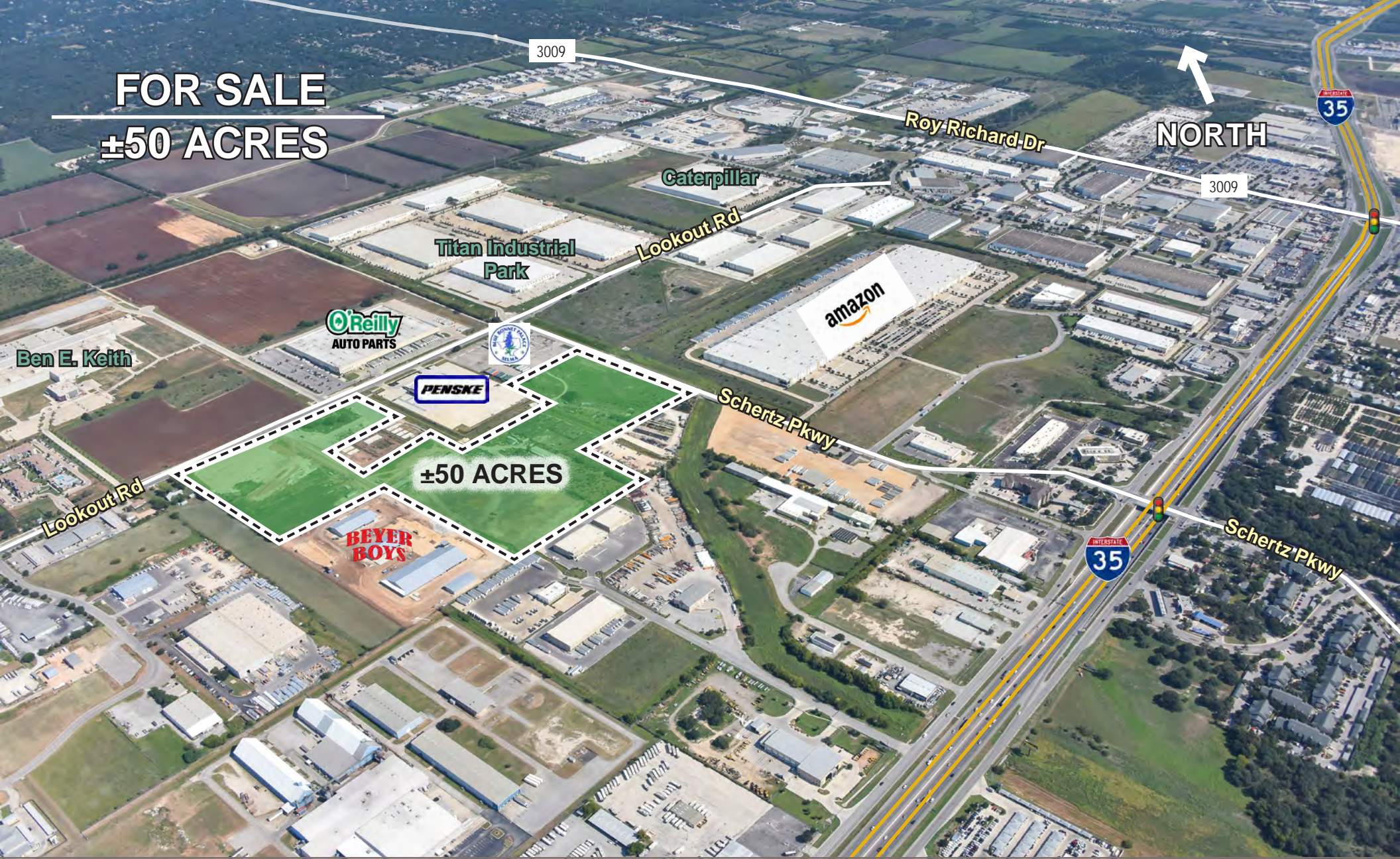


FOR SALE
±50 ACRES



SWQ SCHERTZ PKWY & LOOKOUT RD, SELMA, TX 78154



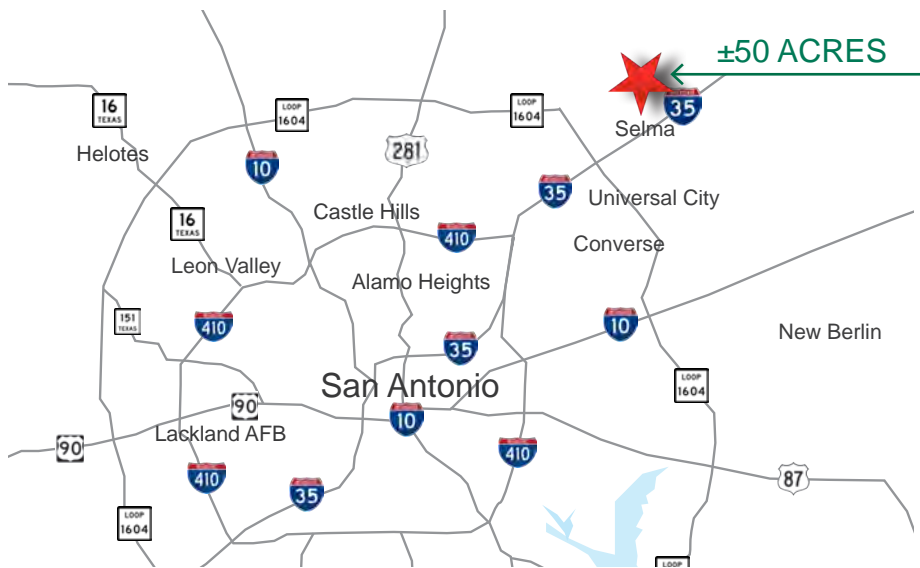
9311 San Pedro Ave, Suite 850
San Antonio, Texas 78216
210 366-2222 office
www.endurasa.com

CORBIN BARKER
210.477.0827 direct
210.410.3718 mobile
cbarker@endurasa.com

Address:	SWQ of Schertz Pkwy & Lookout Rd Selma, TX 78154
Land Size:	±50 acres - Divisible to smaller tracts
Asking Price:	Contact Broker
Utilities*:	Available to site *Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.
Zoning:	LI - (Light Industrial)
Frontage:	Lookout Rd: ±1,161 feet Schertz Pkwy:±803 feet

HIGHLIGHTS

- Extremely well located tracts with ample frontage on both Schertz Pkwy & Lookout Rd.
- Just 0.41 +/- miles north of the Interstate 35 and Schertz Pkwy intersection. Schertz Pkwy has exit ramps off interstate 35 from both the north and south.
- Across the street from major employment centers including the new 1.2 million SF Amazon Fulfillment Center, Caterpillar, Titan Industrial Park, FedEx, and the new Beyer Boys A/C & Heating headquarters.
- Site has flat topography for ease of development.
- Interior Rd is under construction off Lookout Rd.
- Property is zoned light industrial, but mixed-use opportunities might be available, including multi-family & commercial development. Contact broker for details.
- Divisible to smaller tracts.



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.

10.19.20

±50 ACRES - SWQ SCHERTZ PKWY & LOOKOUT RD, SELMA, TX

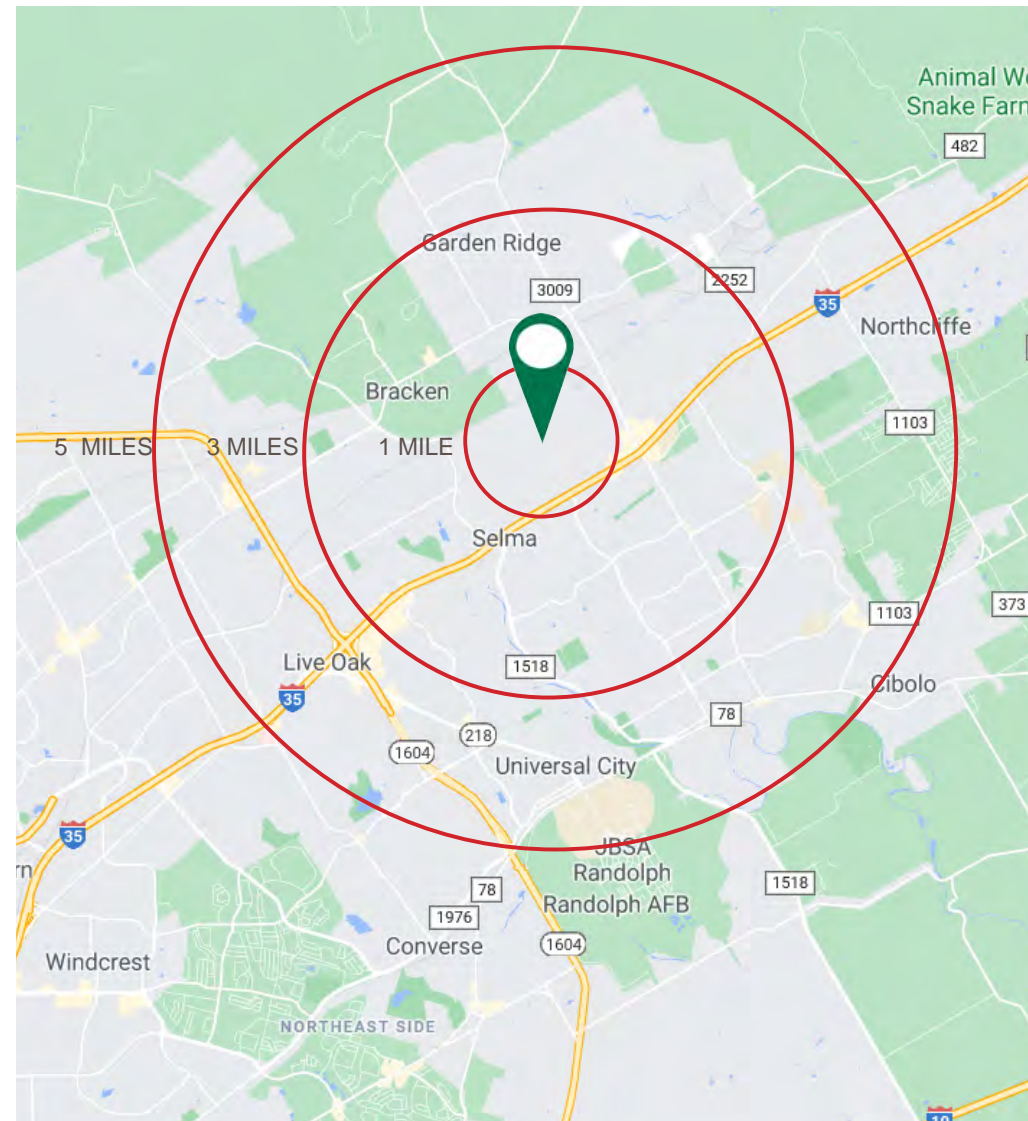
AERIAL VIEW



±50 ACRES - SWQ SCHERTZ PKWY & LOOKOUT RD, SELMA, TX

AERIAL VIEW





	1 Mile	3 Mile	5 Mile
Population			
2020 Total Population:	255	44,633	142,492
2025 Population Projection:	305	50,390	158,723
Annual Growth 2020-2025:	3.9%	2.6%	2.3%
Average Age:	50.4	37.7	36.3
Households			
2020 Total Households:	94	15,923	51,161
Annual Growth 2020-2025:	4.4%	4.6%	3.6%
Median Household Income:	\$117,856	\$96,604	\$80,663
Average Household Size:	2.7	2.8	2.7
2020 Average Household Vehicles:	3	2	2
Housing			
Median Home Value:	\$442,857	\$237,194	\$203,510
Median Year Built:	2003	2004	2002
Daytime Employment			
Total Businesses:	148	1,330	3,738
Total Employees:	4,003	18,334	43,485
Vehicle Traffic			
IH-35 @ Pawlin Dr:	105,160 vpd		
Schertz Pkwy @ Verde Pkwy	3,217 vpd		
Source: Costar			

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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____