

FOR SALE

±12.159 ACRES

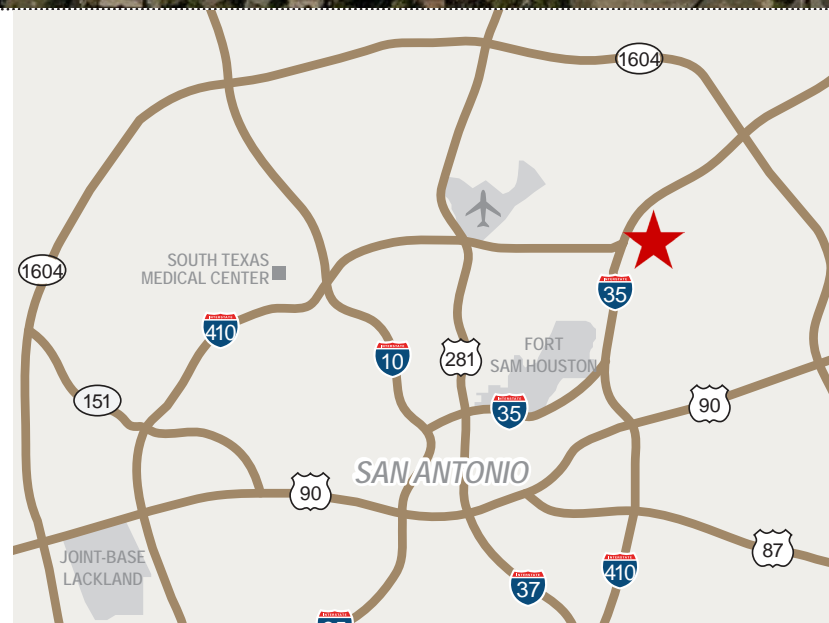
5200 Randolph Blvd, San Antonio, Texas 78233



PRICE REDUCED

PROPERTY OVERVIEW

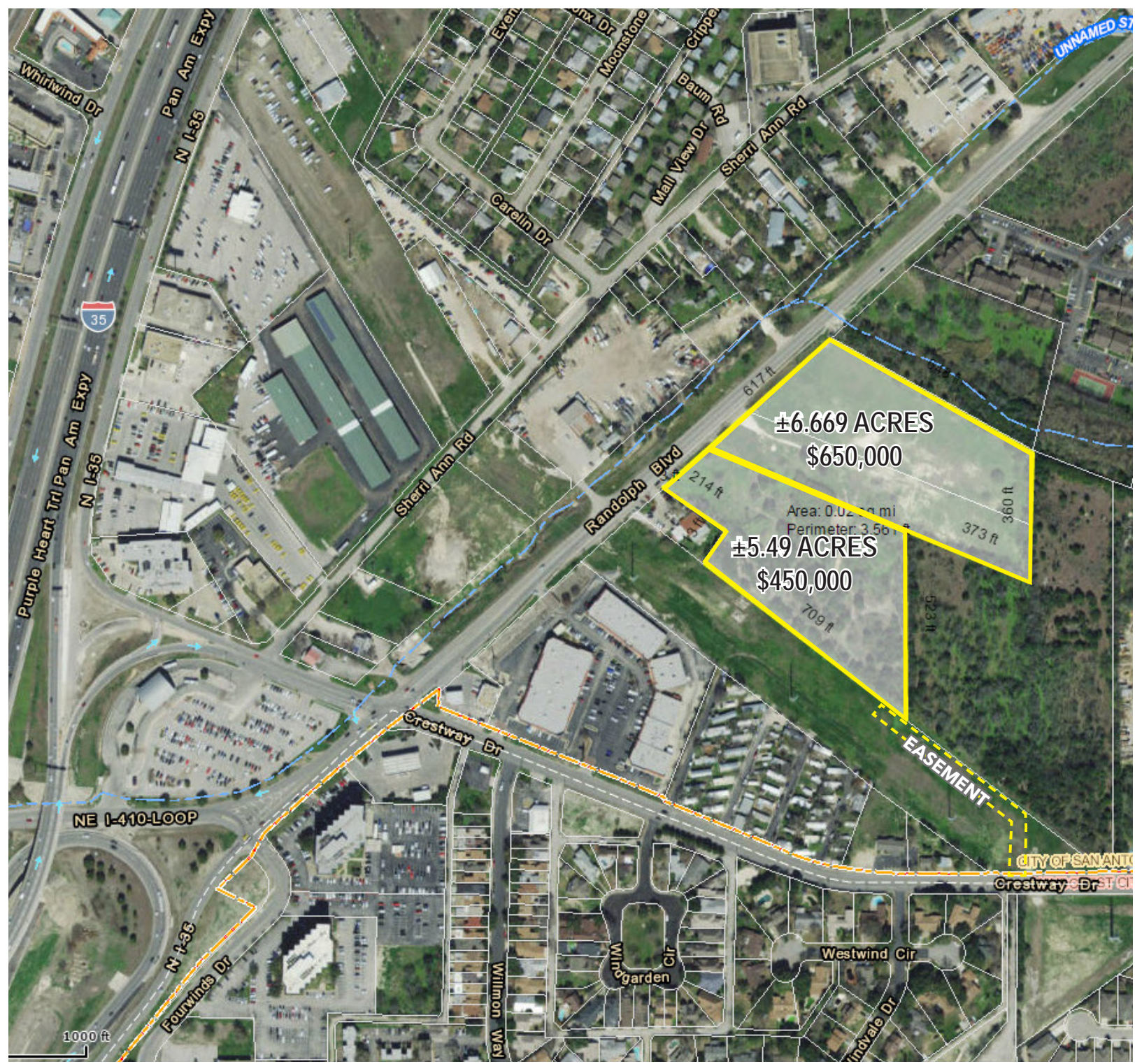
- Size: +/- 12.159 Acres
- Zoning: C-3 commercial
- All utilities available*
- Frontage: 617' on Randolph Blvd
- Price: ~~\$1,250,000~~ **\$1,100,000**
- Property has easement out to Crestway for rear ingress/egress (outside of any floodplain)



*PERSPECTIVE BUYERS SHOULD RETAIN AN INDEPENDENT ENGINEER TO VERIFY THE LOCATION, ACCESSIBILITY AND CAPACITY OF ALL UTILITIES.



PROPERTY LAYOUT



4.9.18



9311 San Pedro Ave., Ste 850
San Antonio, TX 78216
210 366-2222
www.endurasa.com

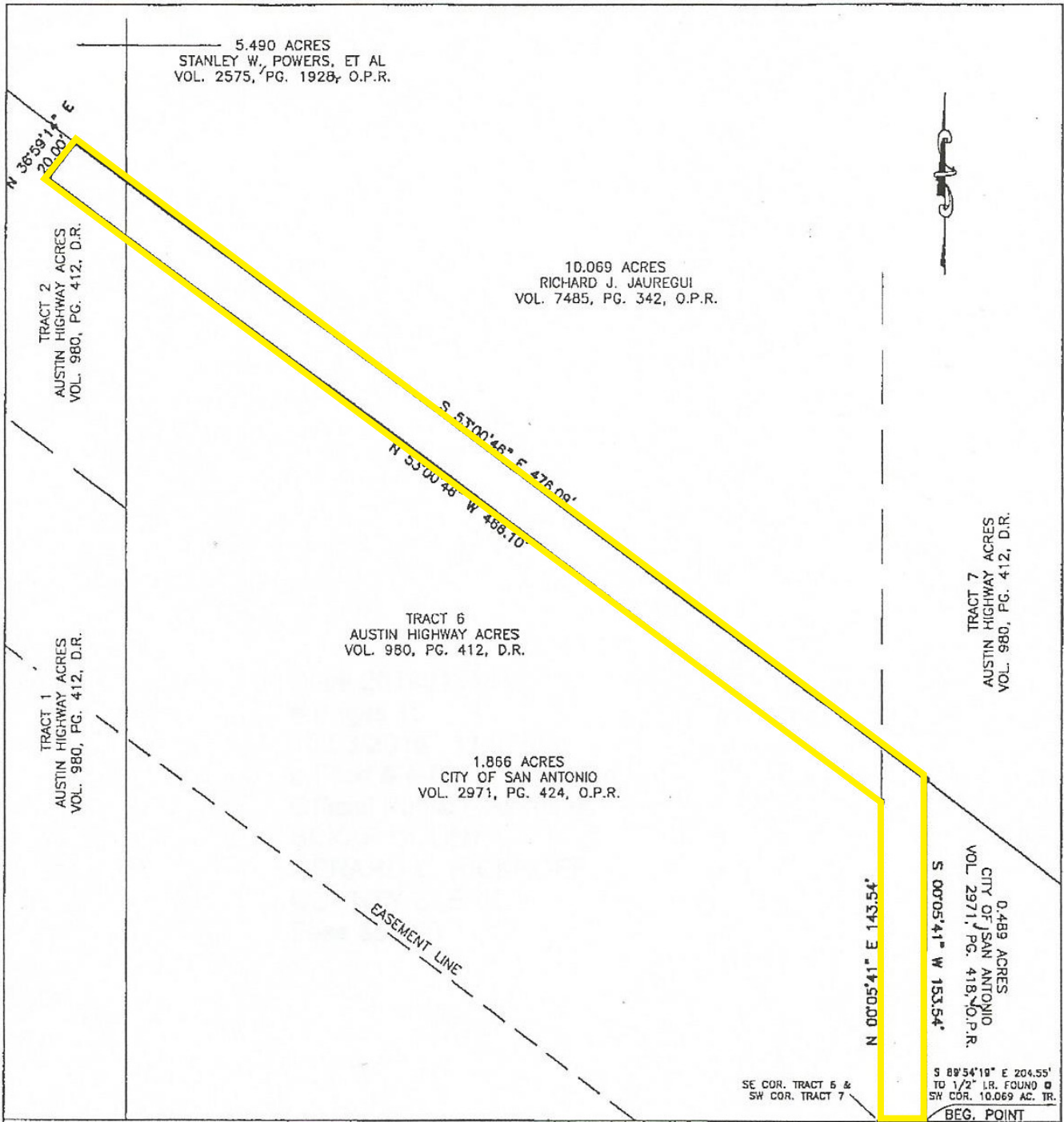
KIT CORBIN
210 918-6390 d
210 218-0949 c
kcorbin@endurasa.com

5200 RANDOLPH BLVD

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.



EASEMENT OVERVIEW



REAR EASEMENT TO CRESTWAY DR

5200 RANDOLPH BLVD



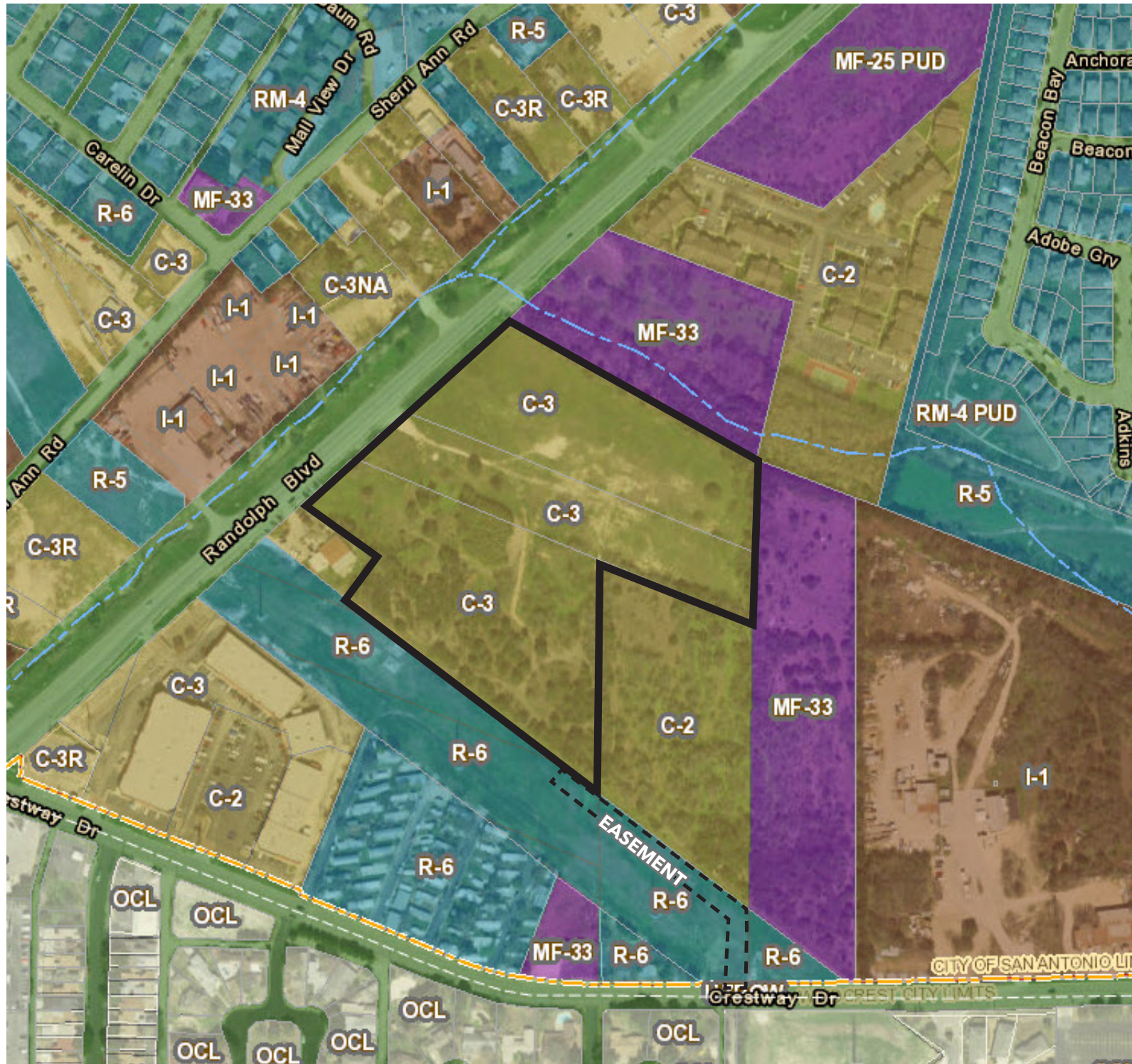
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ZONING MAP



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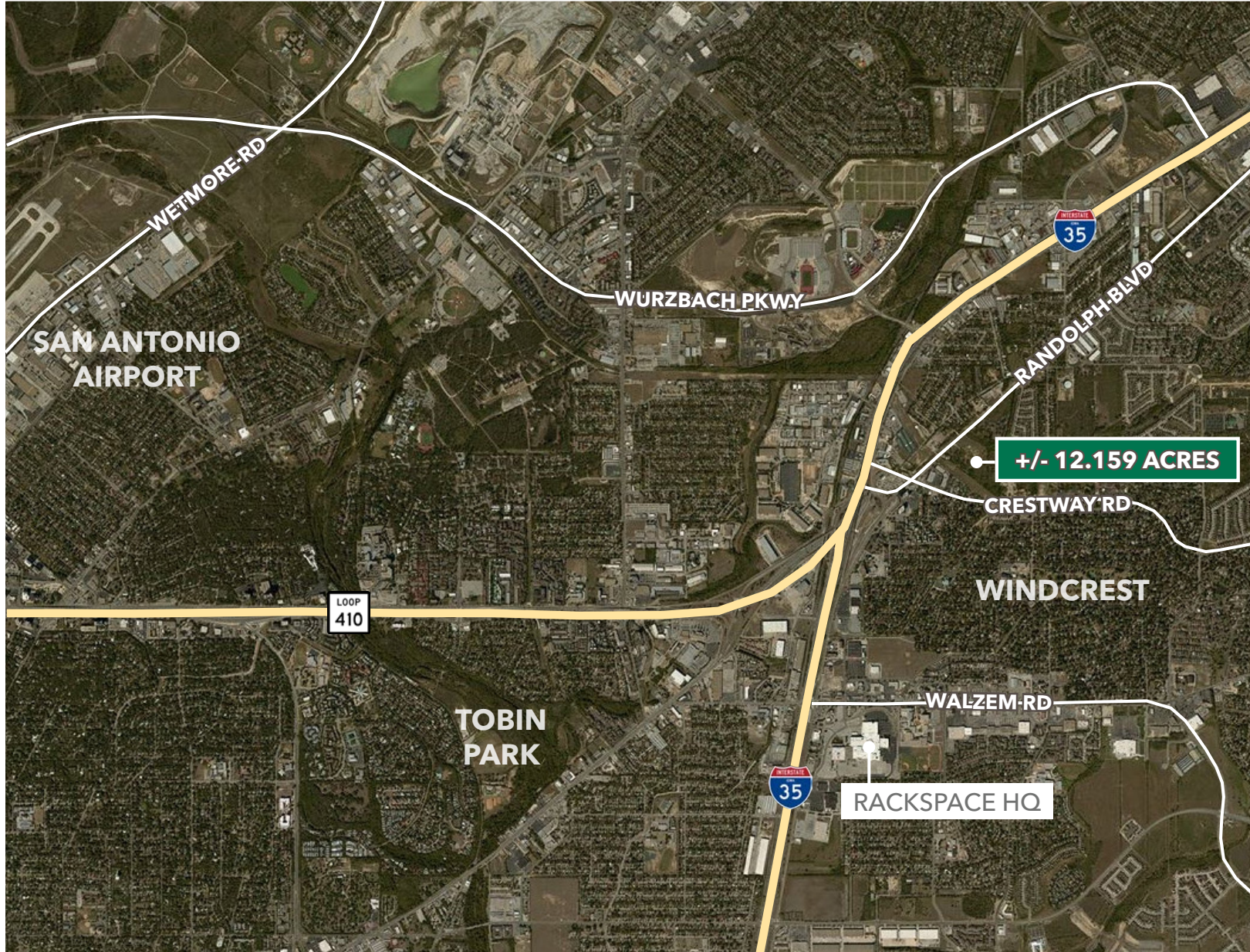
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AERIAL VIEW



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2022 Projection	8,710	127,818	325,691
2017 Estimate	8,006	117,303	299,649
2010 Census	7,169	103,854	269,858
Growth 2017-2022	8.79%	8.96%	8.69%
Growth 2010-2017	11.68%	12.95%	11.04%
2017 Population Hispanic Origin	3,289	54,991	131,479
2017 Population by Race:			
White	6,387	87,548	229,170
Black	1,054	20,384	47,464
Am. Indian & Alaskan	58	1,629	3,571
Asian	275	3,988	9,709
Hawaiian & Pacific Island	26	400	1,000
Other	207	3,354	8,734
U.S. Armed Forces:	9	506	3,450
Households:			
2022 Projection	3,432	48,402	120,784
2017 Estimate	3,163	44,508	111,291
2010 Census	2,872	39,807	100,880
Growth 2017 - 2022	8.50%	8.75%	8.53%
Growth 2010 - 2017	10.13%	11.81%	10.32%
Owner Occupied	2,252	24,813	69,336
Renter Occupied	911	19,695	41,954
2017 Avg Household Income	\$76,492	\$61,635	\$70,478
2017 Med Household Income	\$65,768	\$49,873	\$57,845
2017 Households by Household Inc:			
<\$25,000	610	10,252	19,621
\$25,000 - \$50,000	552	12,054	27,368
\$50,000 - \$75,000	782	9,327	24,598
\$75,000 - \$100,000	533	5,888	16,504
\$100,000 - \$125,000	354	3,628	11,100
\$125,000 - \$150,000	83	1,446	5,222
\$150,000 - \$200,000	93	1,034	3,896
\$200,000+	156	877	2,981



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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.

<u>Endura Advisory Group, GP, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>581037</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>James G. Lundblad</u> Designated Broker of Firm	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>James G. Lundblad</u> Licensed Supervisor of Sales Agent/ Associate	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>Kit Corbin</u> Sales Agent/Associate's Name	<u>223197</u> License No.	<u>kcorbin@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date