

Vacant Land On 1604

SAN ANTONIO, TX



MTR
Tarin Ramirez Engineers, LLC
• Engineers
• Surveyors
• Planners
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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

10940 W LOOP 1604
AERIAL EXHIBIT
DATE: MARCH 2020

OFFERING MEMORANDUM

KW COMMERCIAL
2338 N Loop 1604 W, Suite 120
San Antonio, TX 78248

PRESENTED BY:

PATRICIA CHAVEZ, CCIM, ABR, MRP
Director For KW Commercial
O: 210.264.2087
patriciachavez@kw.com
TX #498385

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SAN ANTONIO, TX

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



ONE ACRE ON LOOP 1604

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$395,000
LOT SIZE:	1 Acres
ZONING:	C2 CD
MARKET:	San Antonio
PRICE / SF:	\$9.07

PROPERTY OVERVIEW

Incredible opportunity to purchase this one acre tract on Loop 1604, near Bandera Rd! Incredible visibility and traffic counts. Currently zoned C2 CD! Property is platted with an existing 20' easement to service the Billboard on property. Not located in FEMA Floodplain. SAWS and CPS Energy Utilities on site. Three Phase electric is located along 1604. Examples of permitted uses include: Commercial Center, lube & tune up, auto glass tinting, tire repair (sales and install), gas station, appliance sales & repair, liquor store, etc. Many possibilities! Located in the City of San Antonio.

PROPERTY HIGHLIGHTS

Property Description



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LOCATION OVERVIEW

Located in Northwest San Antonio, between Bandera & Braun Rd, on Loop 1604.

Property Details

SALE PRICE**\$395,000****LOCATION INFORMATION**

Building Name	One Acre on Loop 1604
Street Address	10940 E Loop 1604
City, State, Zip	San Antonio, TX 78254
County/Township	Bexar
Market	San Antonio
Cross Streets	Bandera and Braun
Side Of Street	West
Road Type	Highway
Market Type	Large
Nearest Airport	San Antonio International Airport

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	C2 CD
Lot Size	1 Acres
Lot Frontage	143
MLS ID#	1456949

UTILITIES & AMENITIES

Power	Yes
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LAND

Number Of Lots	1
Best Use	Retail

Additional Photos



ONE ACRE ON LOOP 1604

LOCATION INFORMATION

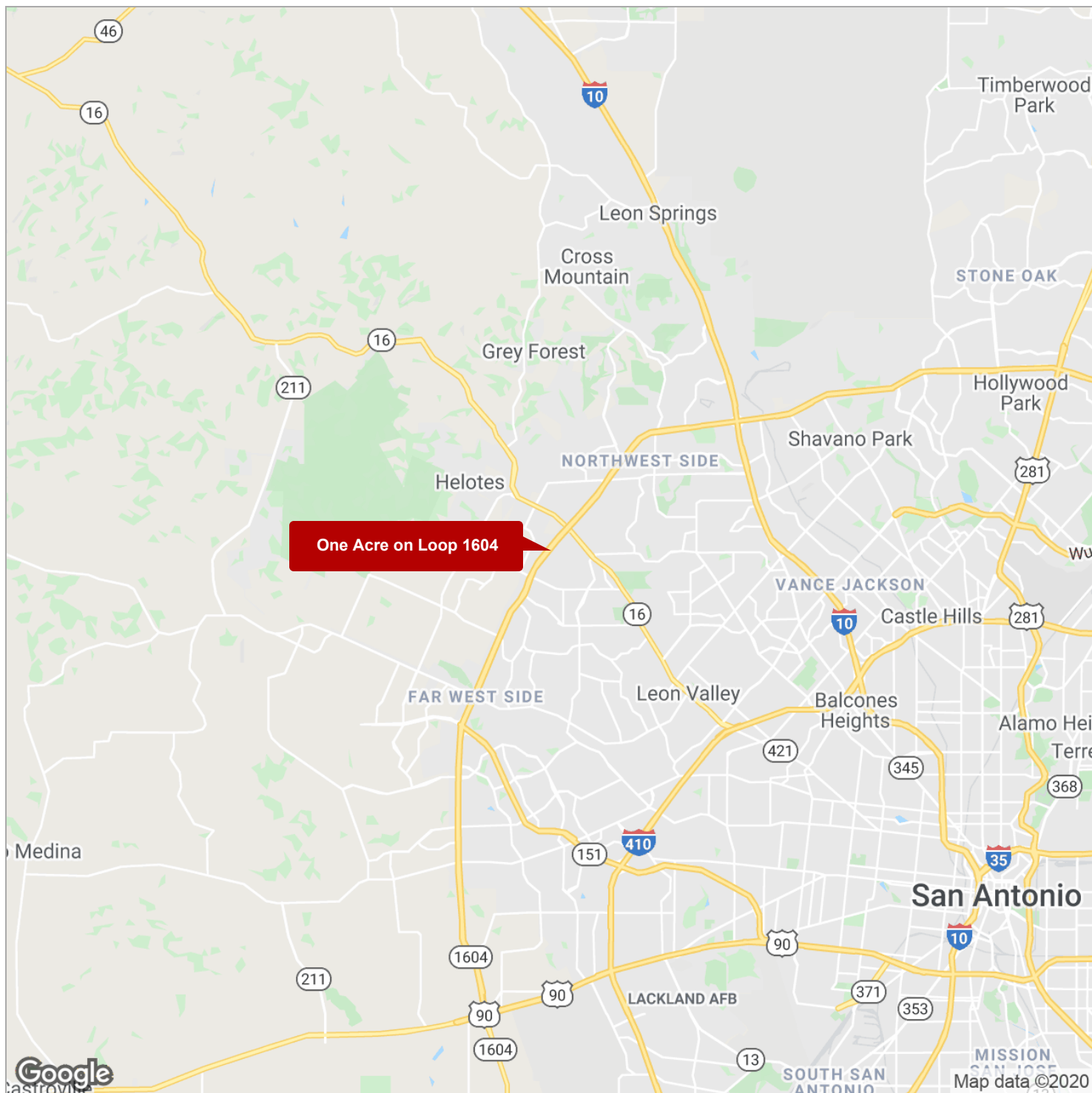
2

REGIONAL MAP

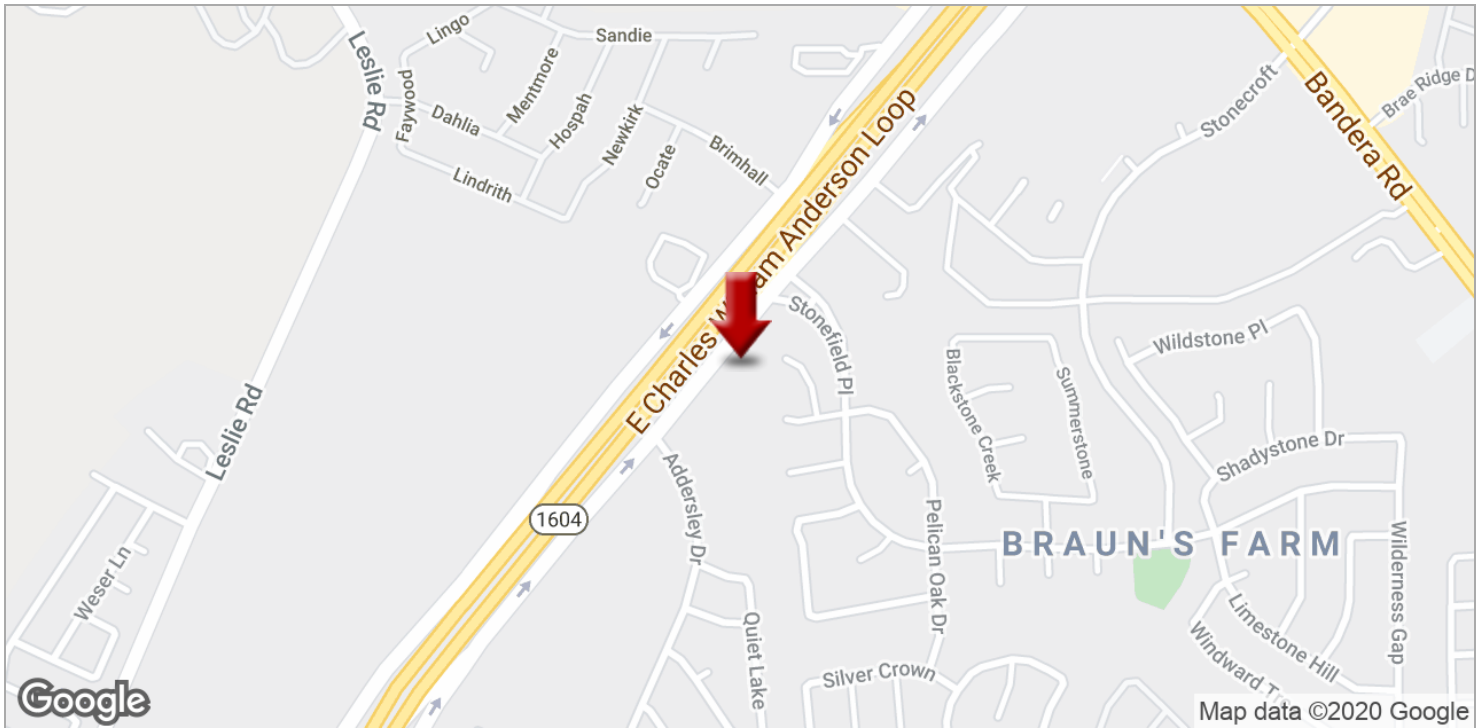
LOCATION MAPS

AERIAL MAP

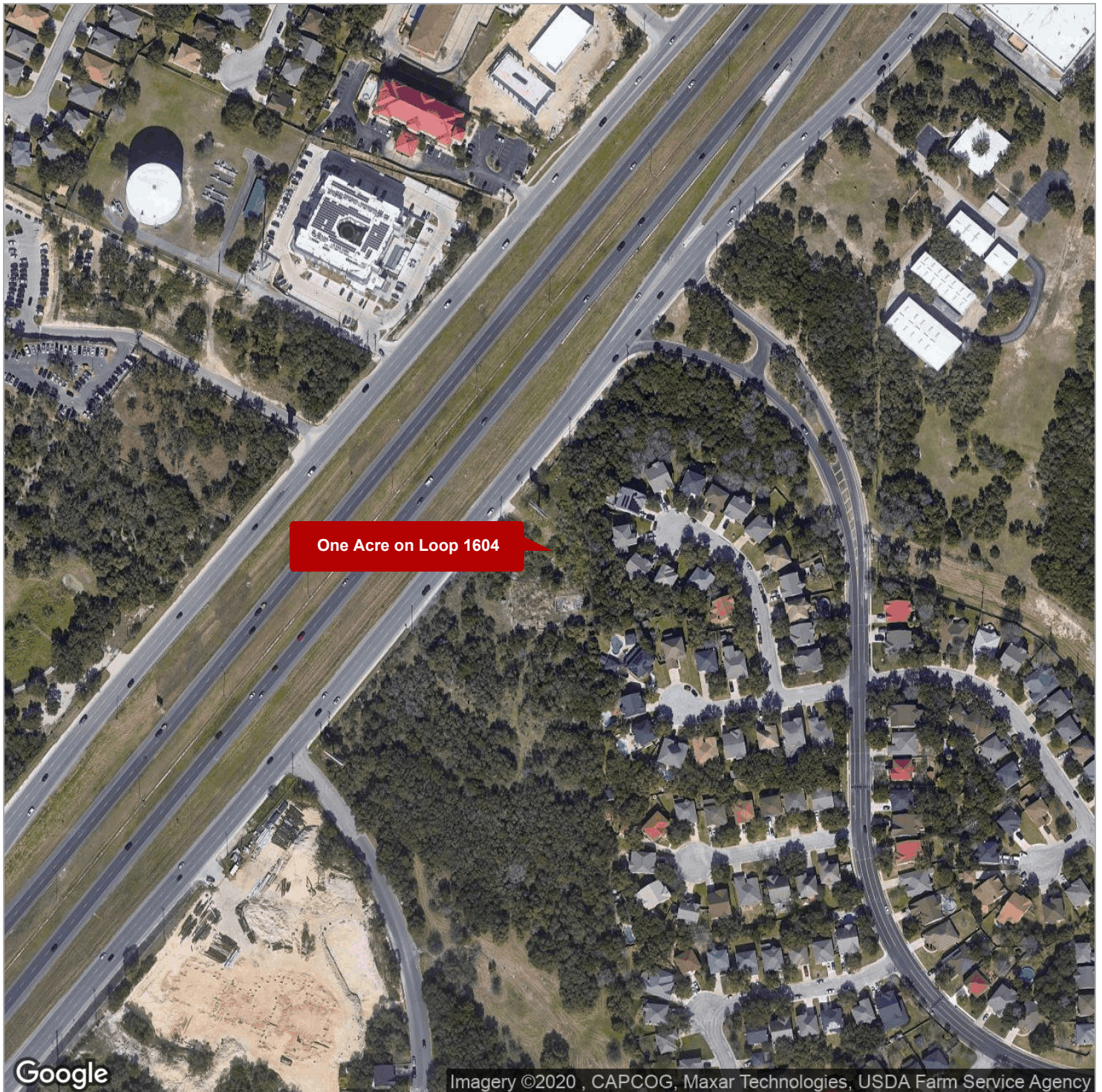
Regional Map



Location Maps



Aerial Map



ONE ACRE ON LOOP 1604

DEMOGRAPHICS

3

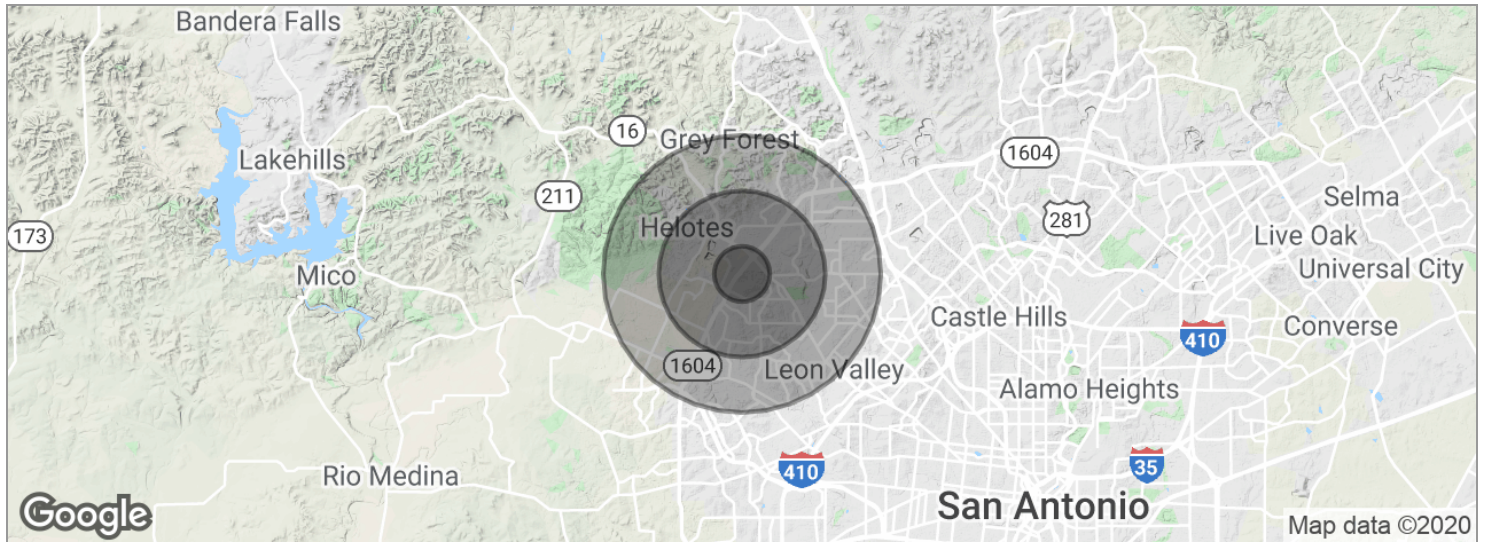
DEMOGRAPHICS MAP

SITE PLAN

SITE PLAN

IABS

Demographics Map

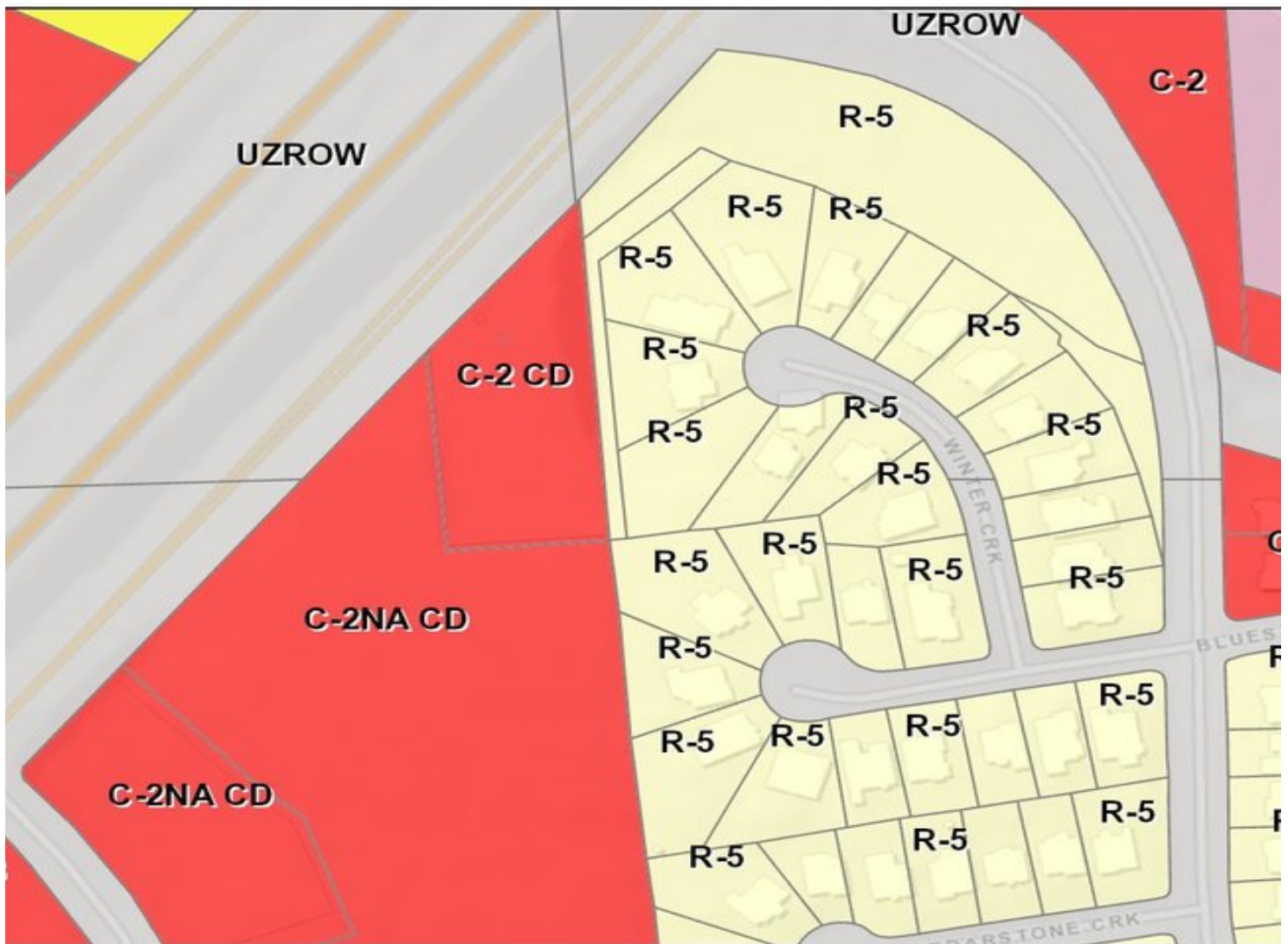


POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,796	92,045	203,692
Median age	33.0	32.6	32.3
Median age (male)	30.0	30.5	30.5
Median age (Female)	35.2	34.1	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,342	30,615	69,891
# of persons per HH	3.2	3.0	2.9
Average HH income	\$85,479	\$79,914	\$74,732
Average house value	\$173,299	\$173,843	\$176,930

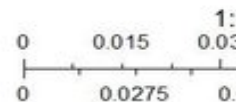
* Demographic data derived from 2010 US Census

Site Plan

City of San Antonio One Stop



s
vice Centers



Information About Brokerage Services

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.

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