



**MEDICAL / COMMERCIAL DEVELOPMENT SITE
9481 HUEBNER ROAD
SAN ANTONIO, TEXAS**

LOCATION: The property is located on the north side of Huebner Road, just east of Floyd Curl Drive and within a mile of IH-10.

SIZE: .868 Acre; 39,810 SF

FRONTAGE: 100 feet on Huebner Road

UTILITIES: **Electric:** CPS has electric service at the site.

Water: San Antonio Water Systems (SAWS) provides water service to the home on the property and has a 12 inch main on the north side of Huebner Road, approximately 100 feet southwest of the property.

Sewer: SAWS has an 8 inch main on the north side of Huebner Road in front of the property.

Gas: Grey Forest Utilities provides gas at the site.

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

ZONING: R6, Residential, City of San Antonio.

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

FLOOD PLAIN: There appears to be some 100 year flood plain on the back portion of the property.

EASEMENTS: There is a 10 foot wide sanitary sewer easement on the front of the property along Huebner Road.



DEED

RESTRICTIONS: None of record.

TRAFFIC COUNT: Site To Do Business traffic count map indicates 47,480 vehicles per day on Huebner Road, just east of Floyd Curl Drive and 47,830 vehicles per day on Huebner Road, just west of Fredericksburg Road.

DEMOGRAPHICS:

2015 ESRI Estimates:	Population	Average Household Income
1-mile radius	13,508	\$43,819
3-mile radius	134,778	\$61,087
5-mile radius	327,125	\$68,275

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2015 and 2020.

AREA

DEVELOPMENT:

The property is surrounded by a variety of health services, retail and office along Huebner Road. The Oakland Estates subdivision is behind the property.

**POTENTIAL
USES:**

This is an excellent development site for healthcare services, general office or neighborhood retail.

INVESTMENT:

\$311,933.00; \$8.25 per square foot

COMMENTS:

- Great access to the South Texas Medical Center.
- The adjacent properties on Huebner Road are zoned commercial.
- The home is considered uninhabitable and of no value.
- The property is on the Edwards Aquifer Transition Zone.

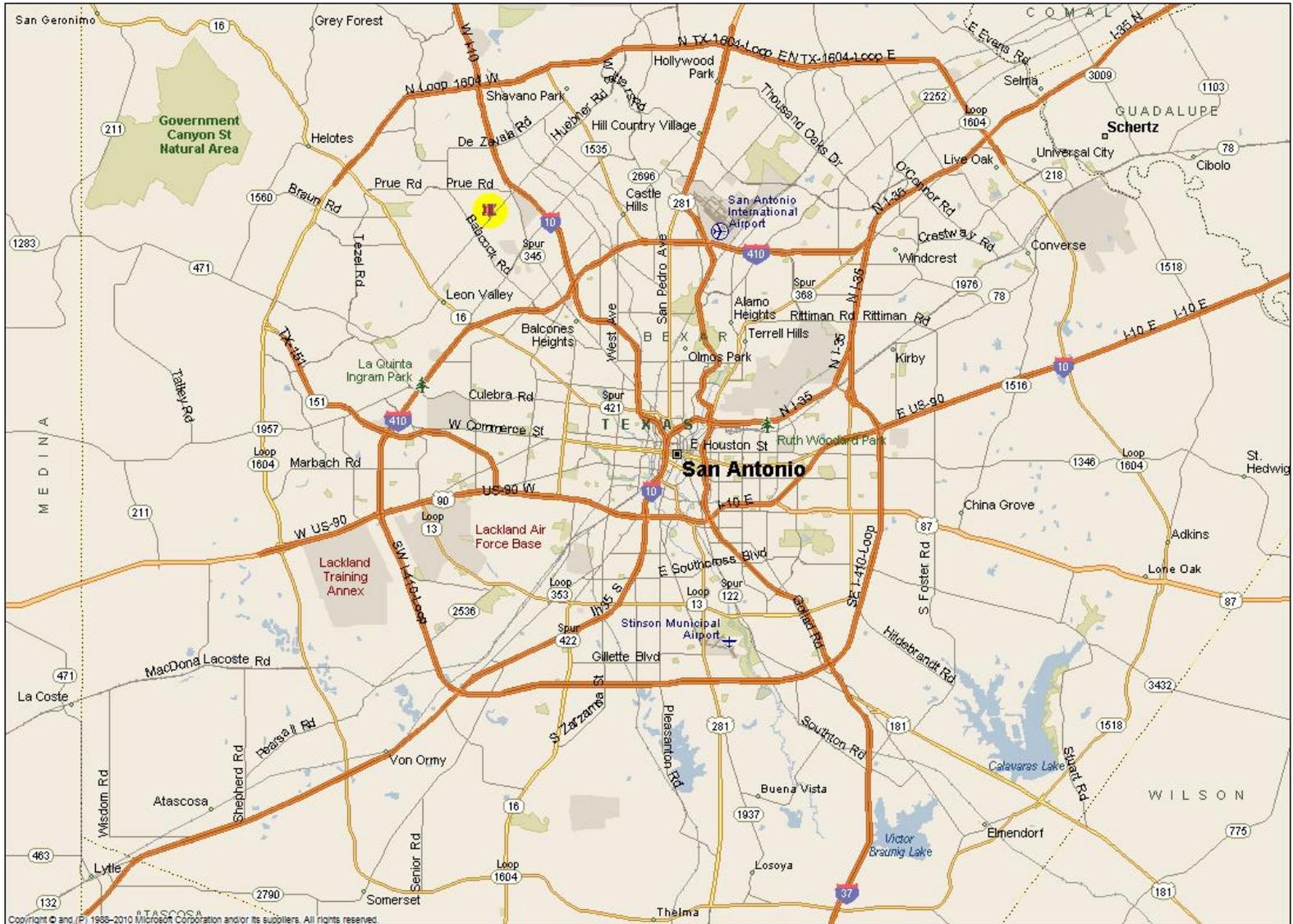
FOR INFORMATION CONTACT ELDON ROALSON, CCIM OR MATT HOWARD

Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / mhoward@roalson.com

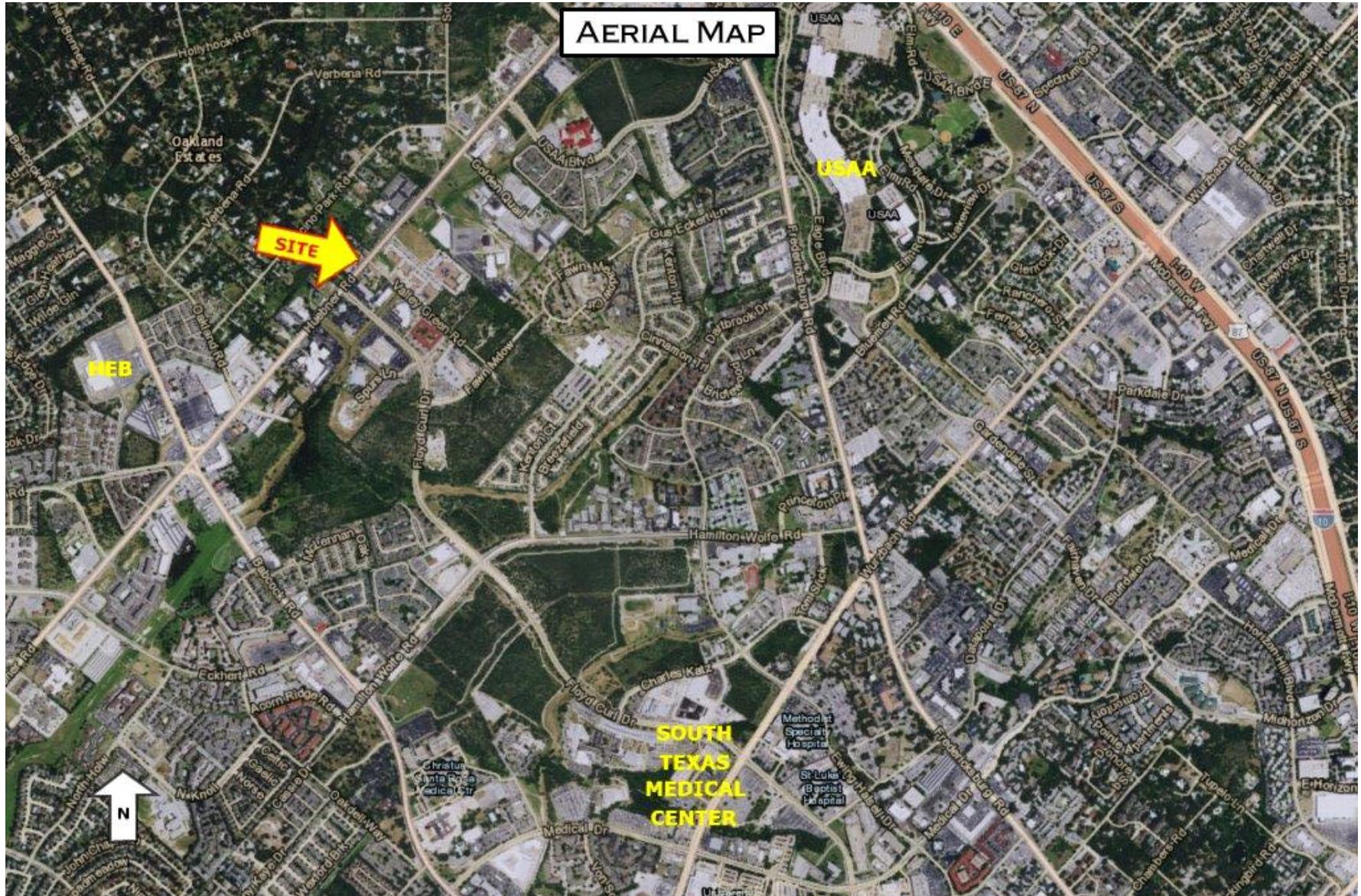
www.roalson.com



Location Map



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DEMOGRAPHIC OVERVIEW

May 2, 2016

9841 HUEBNER ROAD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	11,761	128,343	311,978
2015 Estimate	13,508	134,778	327,125
5 Year Projection	14,914	143,299	346,791
Households			
2010 Census	5,986	57,780	127,339
2015 Estimate	6,860	61,225	134,809
5 Year Projection	7,601	65,454	143,709
2015 Population by Race			
White	63.7%	72.9%	75.0%
Black	7.5%	6.4%	5.5%
Asian or Pacific Islander	14.1%	6.6%	4.6%
American Indian	0.8%	0.8%	0.7%
2015 Population by Ethnicity			
Hispanic Origin	44.5%	49.5%	54.1%
2015 Total Housing Units			
Owner-Occupied	1,101	21,911	62,555
Renter-Occupied	5,759	39,314	72,523
Average Household Size	1.94	2.18	2.39
2015 Household Income			
Income \$ 0 - \$15,000	22.0%	16.5%	15.4%
Income \$ 15,000 - \$24,999	17.0%	12.0%	10.7%
Income \$ 25,000 - \$34,999	13.7%	12.3%	11.3%
Income \$ 35,000 - \$49,999	13.4%	12.9%	12.8%
Income \$ 50,000 - \$74,999	17.9%	16.4%	16.4%
Income \$ 75,000 - \$99,999	7.8%	12.8%	12.5%
Income \$ 100,000 - \$149,999	7.0%	11.3%	12.6%
Income \$ 150,000 - \$199,999	0.7%	3.3%	4.5%
Income \$200,000 +	0.5%	2.5%	3.8%
Average Household Income	\$43,819	\$61,087	\$68,275
Median Household Income	\$32,569	\$44,687	\$49,701
Per Capita Income	\$22,398	\$28,063	\$28,424

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2015 and 2020.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TEXAS 78258**



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.

11-2-2015



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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