



## NORTHWEST SAN ANTONIO COMMERCIAL DEVELOPMENT SITE BANDERA ROAD / SCENIC LOOP ROAD

**LOCATION:** North corner of Bandera Road (Highway 16) at Scenic Loop Road, north of Loop 1604 in Helotes, TX.

**SIZE:** 31.456 acres.

**FRONTAGE:** Approximately 1,320 feet on Bandera Road and 986 feet on Scenic Loop Road.

**UTILITIES:** **Electricity:** There is a 3-phase line at the northeast corner of Bandera Road at Scenic Loop Road.

**Sewer:** San Antonio Water System has a main at the corner of the property at Bandera Road and Scenic Loop Road.

**Water:** A 24-inch SAWS main is on the west side of Scenic Loop Road adjacent to the Property.

**Gas:** Grey Forest Utilities has a 4-inch main on the south side of Scenic Loop Road.

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

**ZONING:** B-3 Commercial, City of Helotes

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

**DEMOGRAPHICS:**

2022 ESRI Estimates:	Population	Average Household Income
3-mile Radius	34,946	\$144,075
5-mile Radius	147,322	\$114,320

*Source: U. S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecast for 2022.*



- TRAFFIC COUNT:** Texas Department of Transportation Highway Traffic Count Map indicates 22,949 vehicles per day on Bandera Road south of the property and 20,166 vehicles per day on Bandera Road near Whip O Will Way, just north of the property.
- FLOOD PLAIN:** Federal Emergency Management Agency Maps do not appear to indicate any 100-year flood plain on the tract.
- TOPOGRAPHY:** Property has a gentle southeasterly fall.
- EASEMENTS:** There is a blanket electric easement of record which does not appear to affect the property.
- DEED  
RESTRICTIONS:** None of record.
- INVESTMENT:** Contact Broker.
- COMMENTS:**
- ☐ Excellent commercial corner in the Bandera Road (Highway 16) growth corridor.
  - ☐ Large enough to accommodate a major anchor store, while significant frontage can accommodate subdividing.
  - ☐ Property is in the Contributing Zone of the Edwards Aquifer Recharge Zone.

**FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR MATT HOWARD**

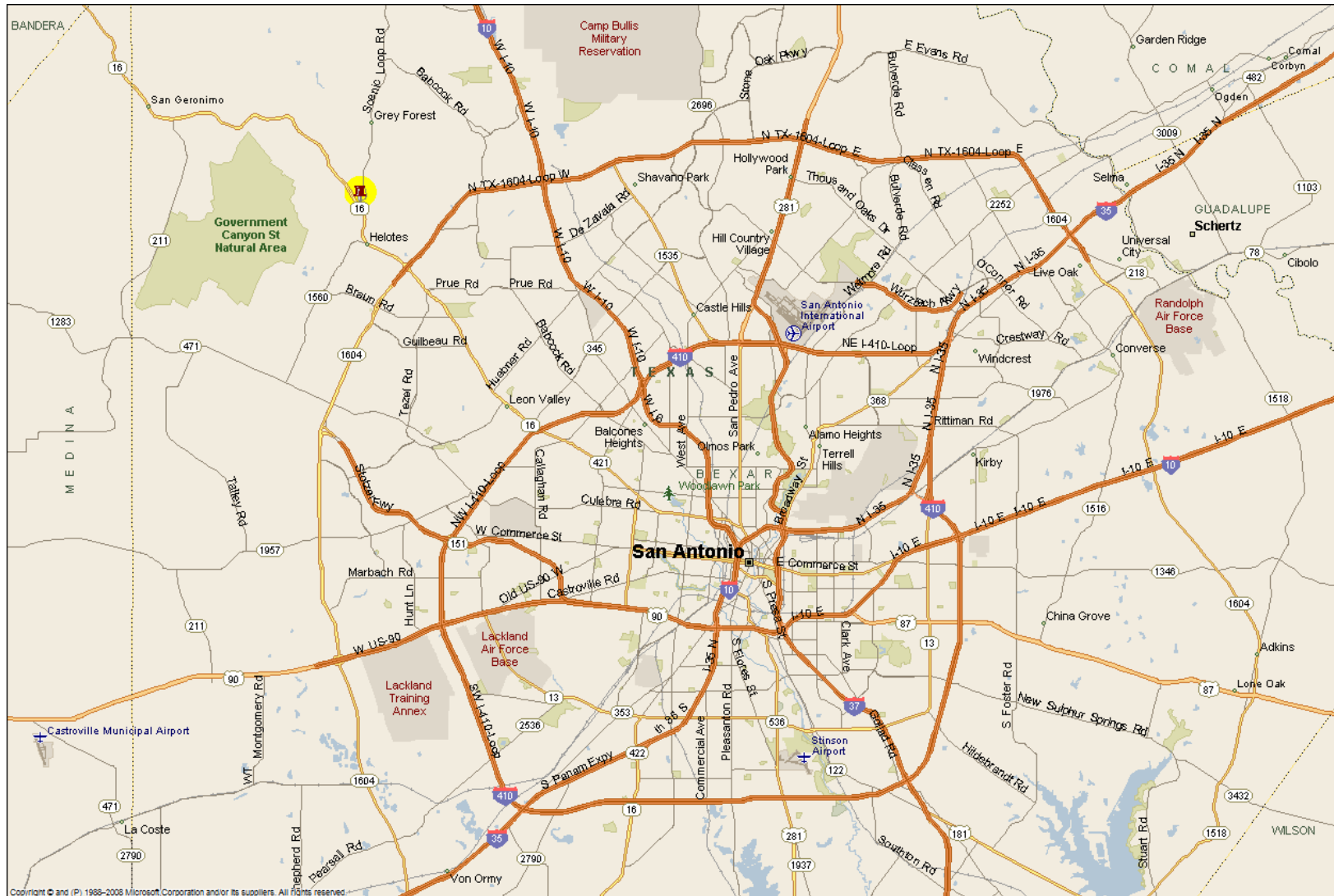
Phone: 210-496-5800 • Fax: (210) 496-5809 • Email: [eldon@roalson.com](mailto:eldon@roalson.com) / [mhoward@roalson.com](mailto:mhoward@roalson.com)

[www.roalson.com](http://www.roalson.com)



Roalson Interests, Inc.  
Real Estate Services

## Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

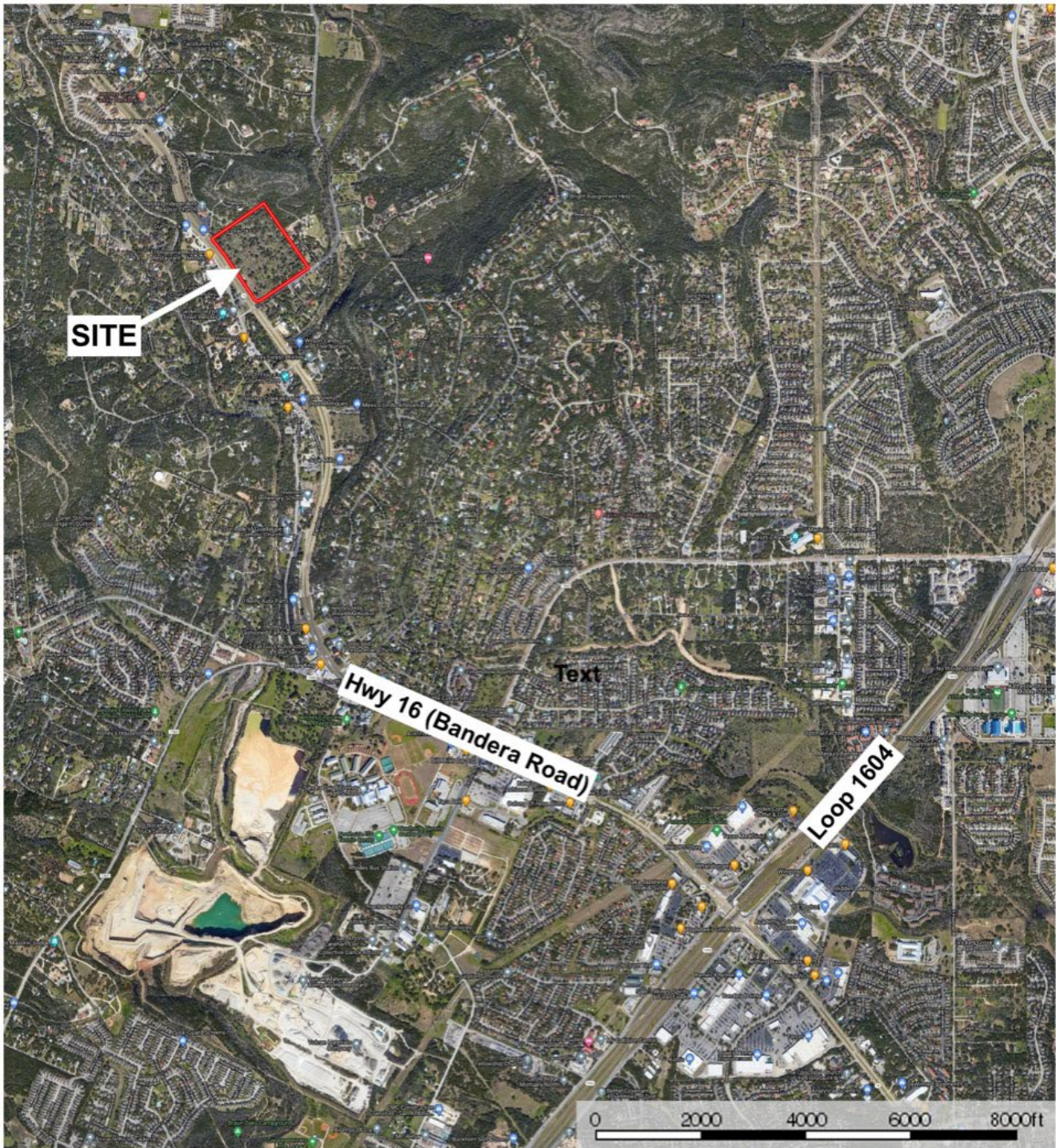




Roalson Interests, Inc.  
Real Estate Services

## Aerial Map

Hwy 16(Bandera Rd) and Scenic Loop  
Texas, 31.456 AC +/-



 Boundary

Matt Howard  
mhoward@roalson.com



The information contained herein was obtained from sources deemed to be reliable.  
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.





Roalson Interests, Inc.  
Real Estate Services

Hwy 16(Bandera Rd) and Scenic Loop  
Texas, 31.456 AC +/-

## Aerial Map



 Boundary

Matt Howard  
mhoward@roalson.com

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

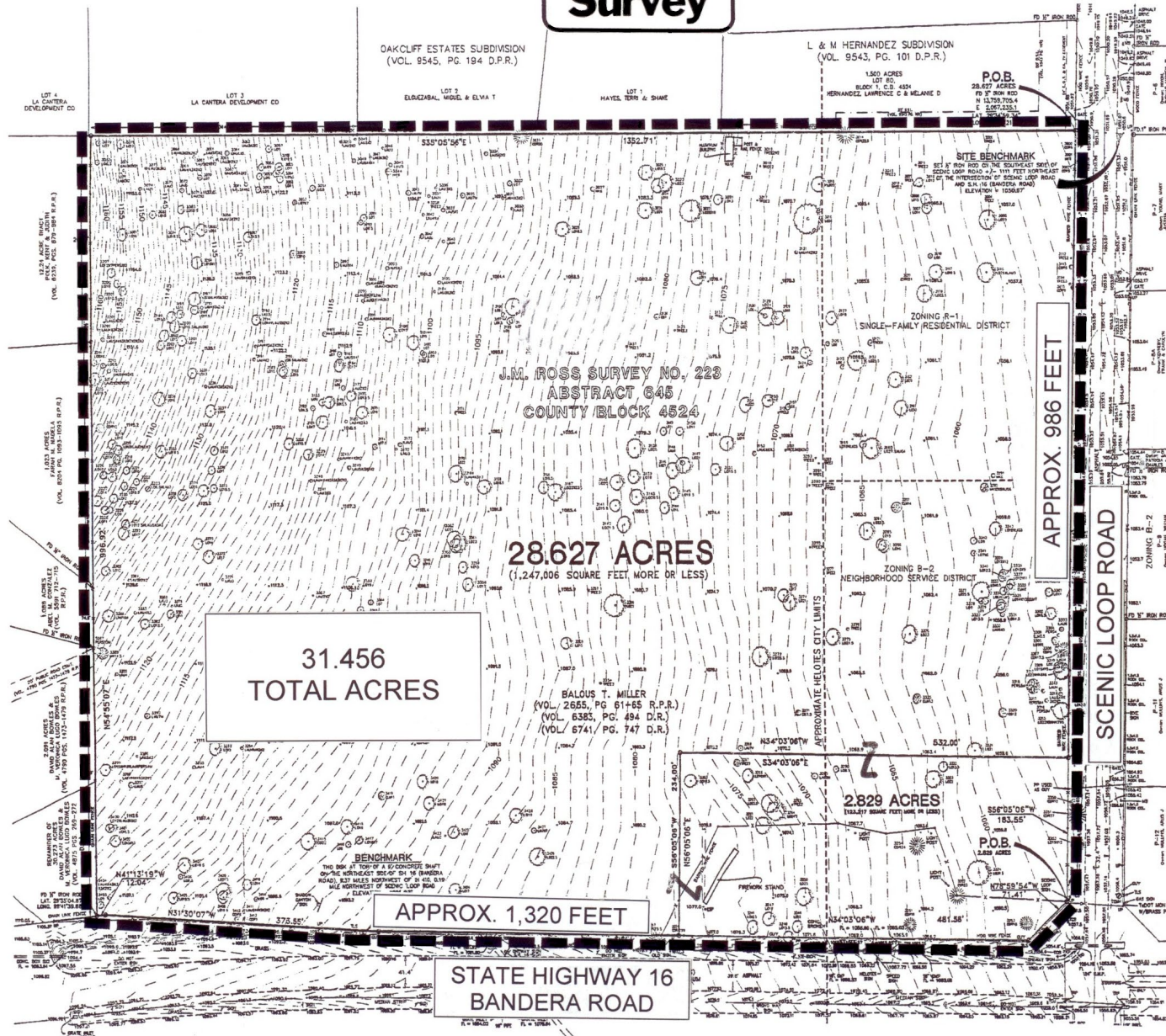
This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.





Roalson Interests, Inc.  
Real Estate Services

## Survey



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



## DEMOGRAPHIC OVERVIEW

September 14, 2022

### BANDERA ROAD AT SCENIC LOOP ROAD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
<b>Population</b>			
2020 Census	2,604	34,699	144,162
2022 Estimate	2,636	34,946	147,322
5 Year Projection	2,730	37,443	153,711
<b>Households</b>			
2020 Census	868	11,805	49,512
2022 Estimate	881	11,856	50,701
5 Year Projection	919	12,718	53,257
<b>2022 Population by Race</b>			
White	58.3%	52.1%	47.5%
Black	2.8%	4.1%	6.2%
Asian or Pacific Islander	4.4%	7.1%	6.2%
American Indian	0.3%	0.7%	0.8%
<b>2022 Population by Ethnicity</b>			
Hispanic Origin	40.3%	46.1%	52.2%
<b>2022 Total Housing Units</b>			
Owner-Occupied	825	9,939	36,165
Renter-Occupied	57	1,917	14,536
Average Household Size	2.99	2.94	2.85
<b>2022 Household Income</b>			
Income \$ 0 - \$15,000	3.9%	3.0%	5.6%
Income \$ 15,000 - \$24,999	2.2%	2.1%	4.0%
Income \$ 25,000 - \$34,999	0.6%	3.1%	4.6%
Income \$ 35,000 - \$49,999	5.7%	6.2%	8.5%
Income \$ 50,000 - \$74,999	12.6%	12.1%	16.9%
Income \$ 75,000 - \$99,999	15.8%	14.0%	17.0%
Income \$ 100,000 - \$149,999	18.2%	26.0%	22.2%
Income \$ 150,000 - \$199,999	16.2%	17.0%	11.7%
Income \$200,000 +	25.0%	16.4%	9.7%
Average Household Income	\$169,140	\$144,075	\$114,320
Median Household Income	\$120,999	\$112,847	\$88,677
Per Capita Income	\$57,702	\$49,377	\$39,662

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing.  
ESRI forecasts for 2022 and 2027.

### **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.

<p><b>BROKER: ROALSON INTERESTS, INC.</b> <b>18618 TUSCANY STONE, SUITE 200</b> <b>SAN ANTONIO, TEXAS 78258</b></p>
---





## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

<b>Roalson Interests, Inc.</b>	<b>0338503</b>		<b>(210)496-5800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Eldon Roalson</b>	<b>214067</b>	<b>eldon@roalson.com</b>	<b>(210)445-5858</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Matthew Howard</b>	<b>603462</b>	<b>mhoward@roalson.com</b>	<b>(210)865-4411</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date