



**COMMERCIAL DEVELOPMENT PROPERTY
U.S. 281 AT BORGFELD ROAD
SAN ANTONIO, TEXAS**

LOCATION: The property is located on the Northwest corner of Highway 281 and Borgfeld Road on the far north side of San Antonio.

ZONING: 37.731 +/- Acres

FRONTAGE: Approximately 2,779 feet along Highway 281 and 807 feet on Borgfeld Road

UTILITIES: *Electricity:* CPS Energy lines are present along the frontage.

Sewer: Closest SAWS sewer lines appear to be west of the property along Bulverde Road.

Water: Closest SAWS waterline appears to be west of the property along Bulverde Road.

Gas: Not available

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

ZONING: The property is zoned Commercial C-2, City of San Antonio.

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

FLOOD PLAIN: According to FEMA maps, floodplain does not appear to be on the property.

TOPOGRAPHY: The property slopes generally from south to north.

EASEMENTS: There is a 100' wide utility easement along the frontage of Hwy 281.



DEED

RESTRICTIONS: None of Record.

TRAFFIC COUNT: Most recent (2020) Texas Department of Transportation maps indicate 34,841 vehicles per day on U.S. Highway 281 just north of the Borgfeld Road intersection.

DEMOGRAPHICS:

2022 ESRI Estimates:	Population	Average Household Income
3-mile radius	35,452	\$147,896
5-mile radius	93,112	\$150,452
7-mile radius	155,065	\$168,350

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

AREA

DEVELOPMENT: Many new single-family developments are in the area along with new schools, including Pieper High School just west of the site.

POTENTIAL

USES: Mixed use Commercial / Residential

INVESTMENT: Contact Broker

COMMENTS:

- Great Mixed-Use Site
- Highway 281 expansion to 6 lanes with access roads is under construction at the intersection. This includes a grade separated interchange.
- The tract has good visibility from Hwy 281.
- A tenant is occupying improvements on a short-term lease.

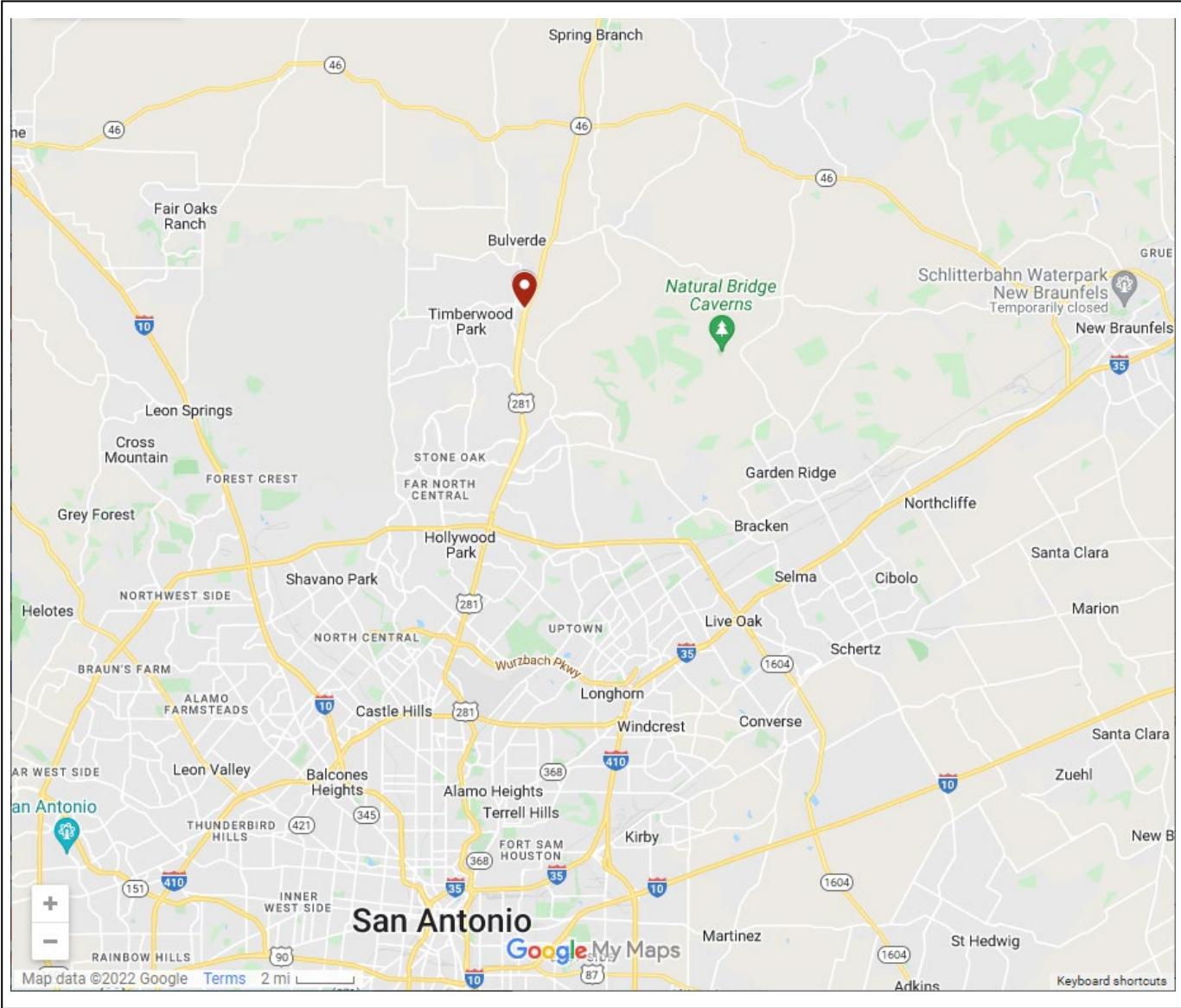
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

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

www.roalson.com



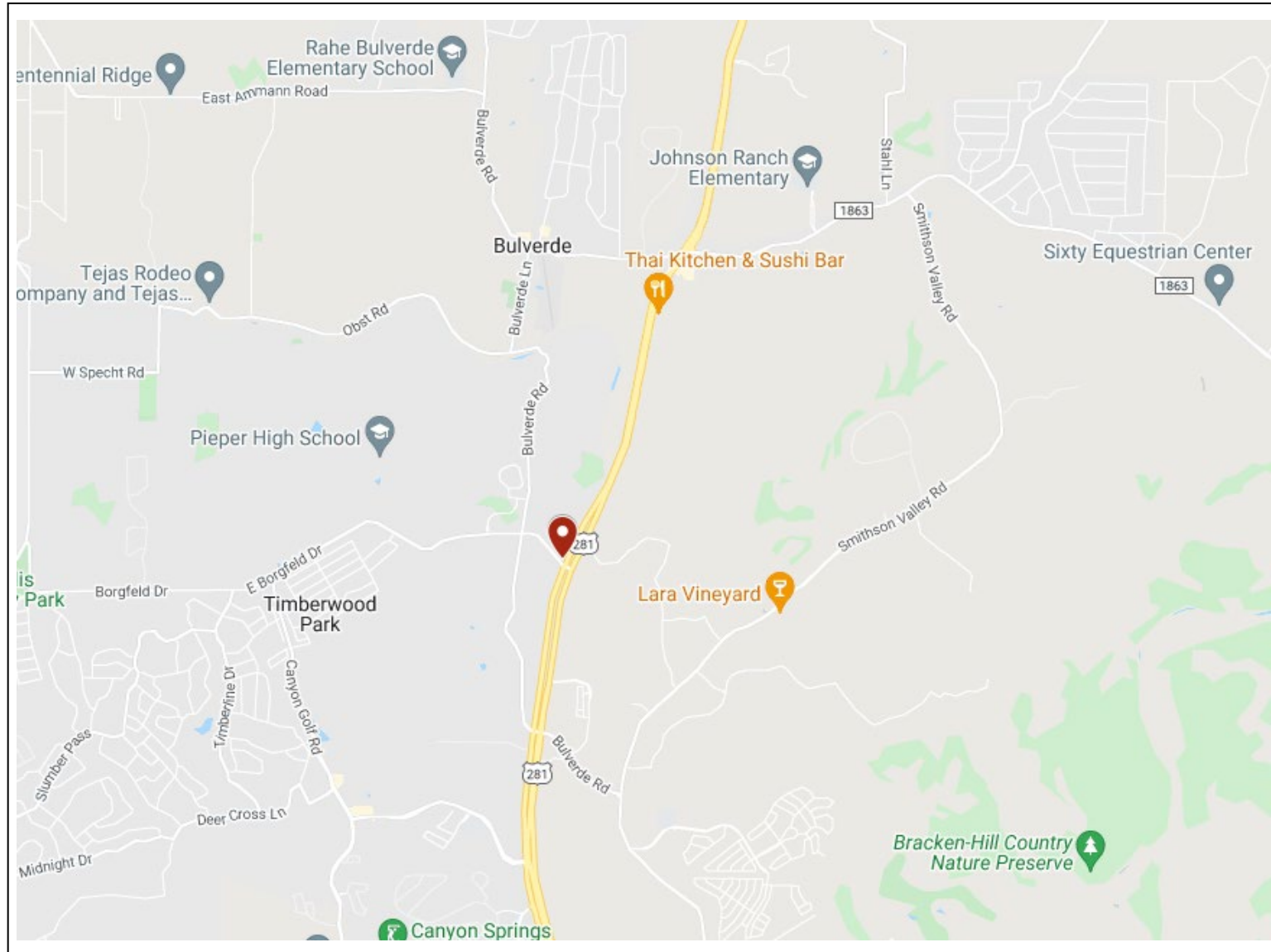
Location Map



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.



Area 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.



NWC - Hwy 281 and Borgfeld
Bexar County, Texas, 37.731 AC +/-



Boundary

Matt Howard
mhoward@roalson.com

M 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.



NWC - Hwy 281 and Borgfeld
Bexar County, Texas, 37.731 AC +/-



Boundary

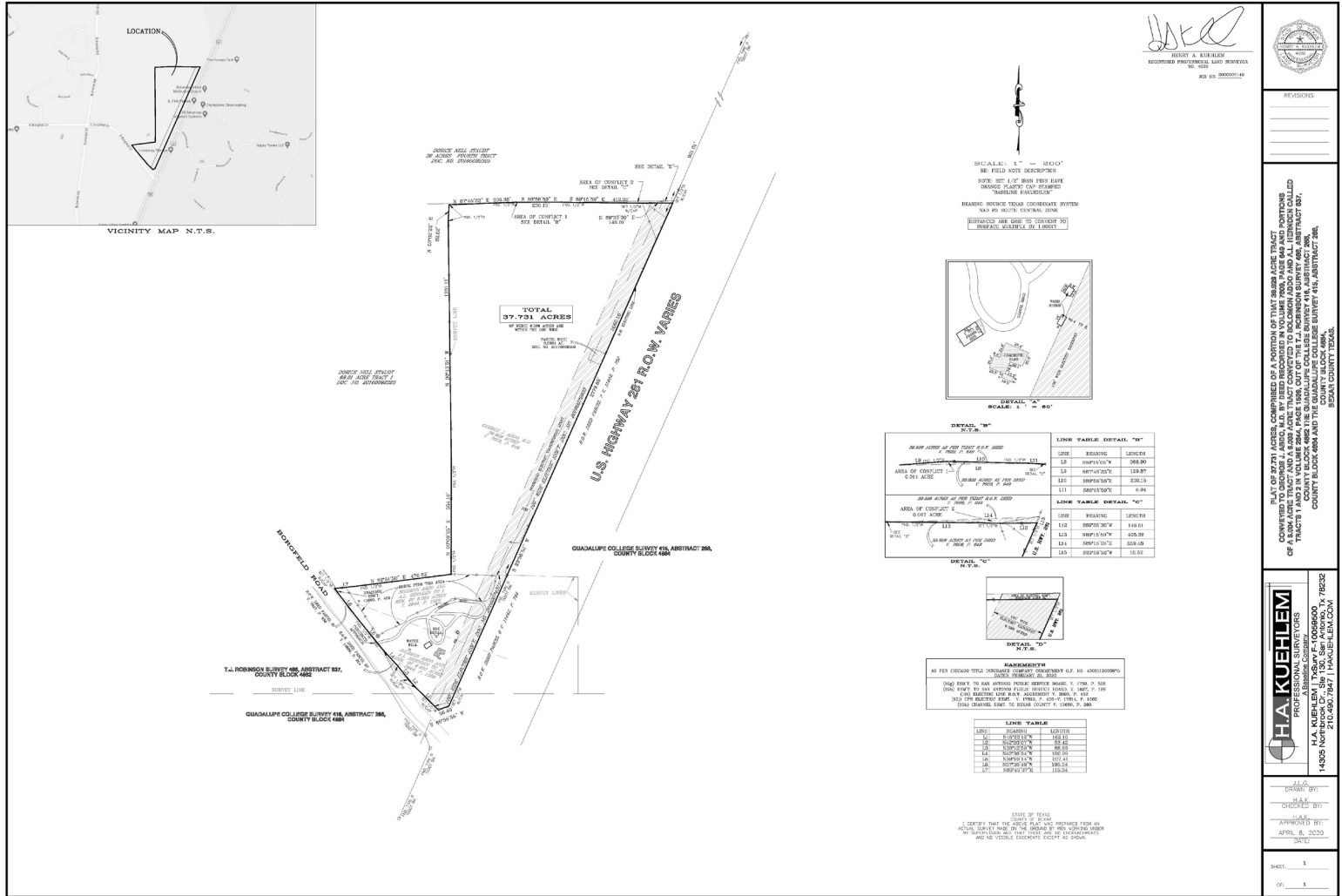
Matt Howard
mhoward@roalson.com

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.



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

August 24, 2022

U.S. 281 NORTH AT FM 1863 BULVERDE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	32,438	84,522	141,820
2022 Estimate	35,452	93,112	155,065
5 Year Projection	38,853	102,025	168,350
Households			
2020 Census	10,612	28,060	48,565
2022 Estimate	11,614	31,010	53,286
5 Year Projection	12,809	34,198	58,289
2022 Population by Race			
White	58.1%	57.1%	56.4%
Black	5.8%	5.7%	5.5%
Asian or Pacific Islander	5.3%	6.9%	7.1%
American Indian	0.6%	0.6%	0.7%
2022 Population by Ethnicity			
Hispanic Origin	36.1%	35.3%	36.0%
2022 Total Housing Units			
Owner-Occupied	9,644	24,668	41,485
Renter-Occupied	1,970	6,342	11,802
Average Household Size	3.05	3.00	2.89
2022 Household Income			
Income \$ 0 - \$15,000	2.2%	2.7%	3.0%
Income \$ 15,000 - \$24,999	1.8%	1.8%	2.3%
Income \$ 25,000 - \$34,999	3.7%	3.8%	3.9%
Income \$ 35,000 - \$49,999	5.5%	5.4%	5.9%
Income \$ 50,000 - \$74,999	13.2%	13.4%	14.1%
Income \$ 75,000 - \$99,999	15.0%	13.2%	13.3%
Income \$ 100,000 - \$149,999	22.7%	23.1%	23.8%
Income \$ 150,000 - \$199,999	17.4%	17.2%	16.4%
Income \$200,000 +	18.4%	19.4%	17.4%
Average Household Income	\$147,896	\$150,452	\$143,746
Median Household Income	\$113,756	\$115,943	\$111,433
Per Capita Income	\$48,793	\$50,547	\$49,497

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

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.

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 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.

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

IABS 1-0 Date