



**PREMIUM IH 10 EAST COMMERCIAL DEVELOPMENT SITE  
SAN ANTONIO, TEXAS**

**LOCATION:** The property is in the northwest quadrant of IH-10 East at Foster Road in front of the Flying J Travel Plaza.

**SIZE:** 1.00 Acre

**FRONTAGE:** Approximately 201 feet on IH 10 access road  
Depth Varies; See Plat

**UTILITIES:** **Electric:** 3-Phase is available from City Public Service on the north side of IH-10 in front of the property.

**Gas:** City Public Service has an 8" gas main at the northeast corner of IH-10 and Foster Road.

**Water:** San Antonio Water Systems has a 24" main along the north side of the IH-10 frontage.

**Sewer:** San Antonio Water Systems has an 8" PVC sewer main near the southwest corner of the property.

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

**ZONING:** C-3, Commercial, City of San Antonio.

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

**TOPOGRAPHY:** The site has a gentle slope draining generally toward the west.



**EASEMENTS:** There are utility easements and an ingress/egress easement on the property. See Plat.

**DEED RESTRICTIONS:** There are some restrictions for the benefit of Flying J Travel Plaza. Contract Broker for specifics.

**TRAFFIC COUNT:** 2020 State Highway Department traffic count map indicates 64,239 vehicles per day on IH-10 east of Foster Road, and 47,933 vehicles per day on IH-10 west of the property near Ackerman Road.

**DEMOGRAPHICS:**

	3-mile	5-mile	7-mile
Population 2021 Estimate:	50,259	155,548	331,054
5 Year Projection:	55,074	169,298	358,664
Average Household Income:	\$68,117	\$63,450	\$71,272

*Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2021 and 2026.*

**PRICING:** \$718,740.00; \$16.50 per square foot

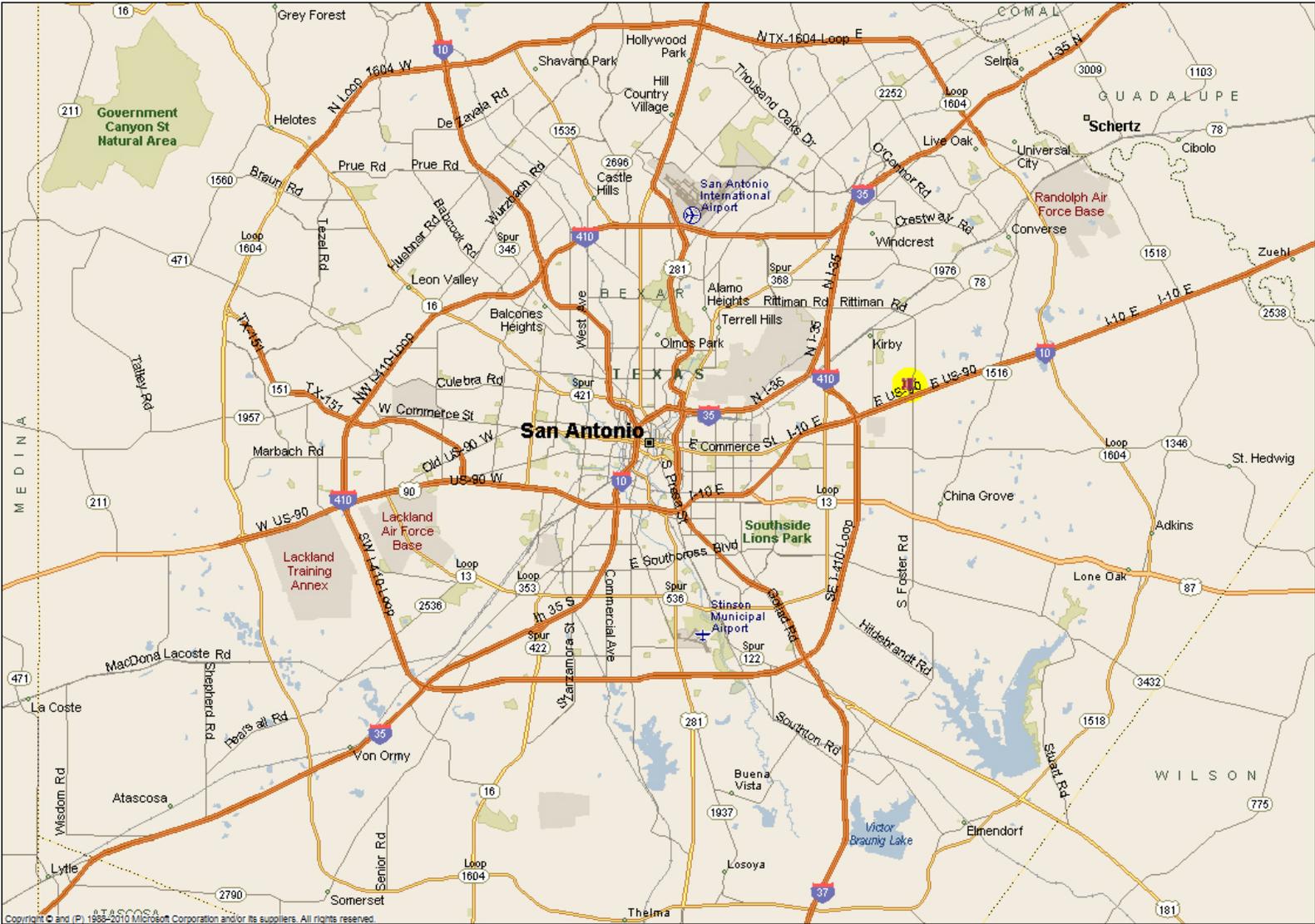
- COMMENTS:**
- This is a great retail development site by the Flying J Travel Plaza with a Love’s Travel Stop across IH-10 at the southwest corner.
  - A Wal-Mart is just north of this site at the northeast corner of Foster Road and Binz-Engleman Road.
  - The site has cross-access through Flying J Travel Plaza to Foster Road.
  - Considerable industrial development continues on Foster Road, south of IH 10.

**FOR INFORMATION CONTACT: ELDON ROALSON, CCIM**  
 Phone: (210) 496-5800 • Fax: (210) 496-5809 • Email: [eldon@roalson.com](mailto:eldon@roalson.com)

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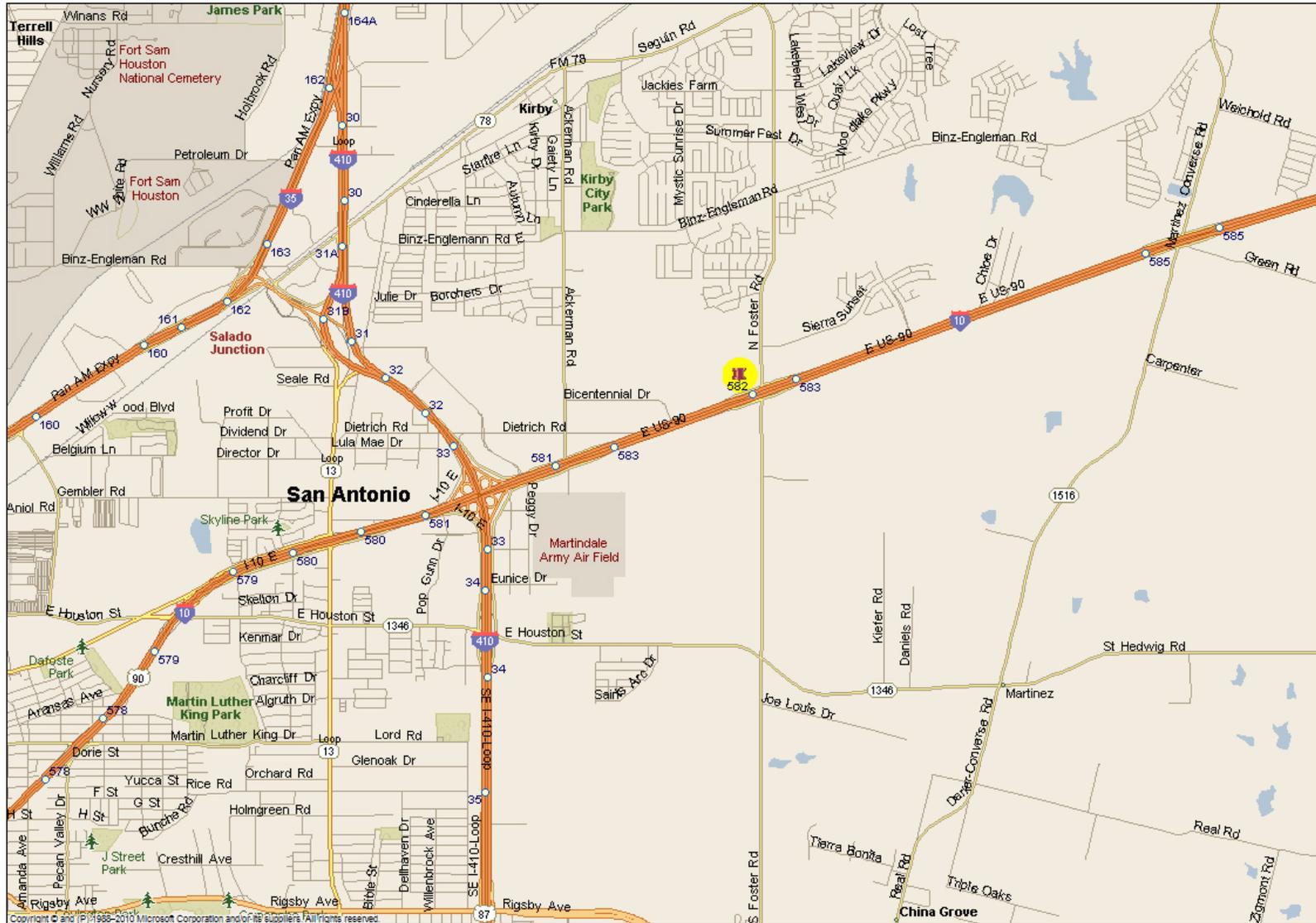
# Location Map



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



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**Aerial Map**

Ih-10 and Foster  
Texas, 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.

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## DEMOGRAPHIC OVERVIEW

December 24, 2021

### IH 10 AT FOSTER ROAD, SAN ANTONIO, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
<b>Population</b>			
2010 Census	39,811	129,647	283,655
2021 Estimate	50,259	155,548	331,054
5 Year Projection	55,074	169,298	358,664
<b>Households</b>			
2010 Census	12,959	42,585	100,362
2021 Estimate	16,159	50,553	116,226
5 Year Projection	17,631	54,849	125,710
<b>2021 Population by Race</b>			
White	45.9%	48.5%	56.9%
Black	28.8%	28.4%	21.4%
Asian or Pacific Islander	3.2%	3.1%	2.8%
American Indian	0.9%	0.9%	0.9%
<b>2021 Population by Ethnicity</b>			
Hispanic Origin	51.6%	50.2%	51.1%
<b>2021 Total Housing Units</b>			
Owner-Occupied	11,761	34,042	71,193
Renter-Occupied	4,398	16,511	45,033
Average Household Size	3.10	3.01	2.78
<b>2021 Household Income</b>			
Income \$ 0 - \$15,000	6.8%	10.7%	11.4%
Income \$ 15,000 - \$24,999	9.5%	9.8%	10.4%
Income \$ 25,000 - \$34,999	11.4%	11.3%	10.8%
Income \$ 35,000 - \$49,999	13.7%	15.1%	14.0%
Income \$ 50,000 - \$74,999	23.1%	22.1%	20.7%
Income \$ 75,000 - \$99,999	16.5%	14.5%	12.5%
Income \$ 100,000 - \$149,999	13.6%	11.7%	12.1%
Income \$ 150,000 - \$199,999	3.6%	3.0%	4.1%
Income \$200,000 +	1.8%	1.7%	4.0%
Average Household Income	\$68,117	\$63,450	\$71,272
Median Household Income	\$56,813	\$52,246	\$52,789
Per Capita Income	\$21,824	\$20,856	\$25,361

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2021 and 2026.

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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 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