



**COMMERCIAL DEVELOPMENT OPPORTUNITY
SOUTHWEST CORNER – LOOP 410 AND MEDINA BASE ROAD**

LOCATION: The property is located at the south west corner of Loop 410 and Medina Base Road in southwest San Antonio.

SIZE: 6.845 Acres

FRONTAGE: **Loop 410:** Approximately 781 feet

Medina Base: Approximately 400 feet

UTILITIES: **Electric:** City Public Service has electric lines along the frontage of Medina Base Road and Loop 410.

Water: Per SAWS, there is an existing 12” water line along Sun Valley Dr. and also a 24” water line along the Loop 410 frontage.

Sewer: Per SAWS, sewer is approximately 200-250 feet west of the property near the public library at the corner of Sun Valley Drive and Medina Base Road.

Gas: Per City Public Service, there is an existing gas line along Peach Valley Dr.

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

ZONING: C-3NA, City of San Antonio

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

TOPOGRAPHY: The property gently slopes from south to north and drains to the north.



FLOOD PLAIN: Federal Emergency Management Agency maps do not appear to indicate any 100-year flood plain on the sites.

EASEMENTS: Per survey – There is a CPS overhang easement (5 feet) along the rear property line.

DEED

RESTRICTIONS: None of Record

TRAFFIC COUNT: Most recent (2020) State Highway Department traffic count map indicates 99,868 vehicles per day on Loop 410 between Medina Base Road and Hwy. 90.

DEMOGRAPHICS:

	1-mile	3-mile	5-mile
Population 2021 Estimate:	13,709	77,511	177,542
5 Year Projection:	14,161	80,329	189,184
Average Household Income:	\$57,915	\$53,554	\$57,369

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

AREA

DEVELOPMENT: The property is surrounded by residential and commercial development.

**POTENTIAL
USES:**

Surrounding development combined with Loop 410 frontage makes the property attractive for commercial uses, including a variety of retail, office, hospitality, and neighborhood services.

INVESTMENT: \$1,595,199.00 or \$5.35/SF

COMMENTS:

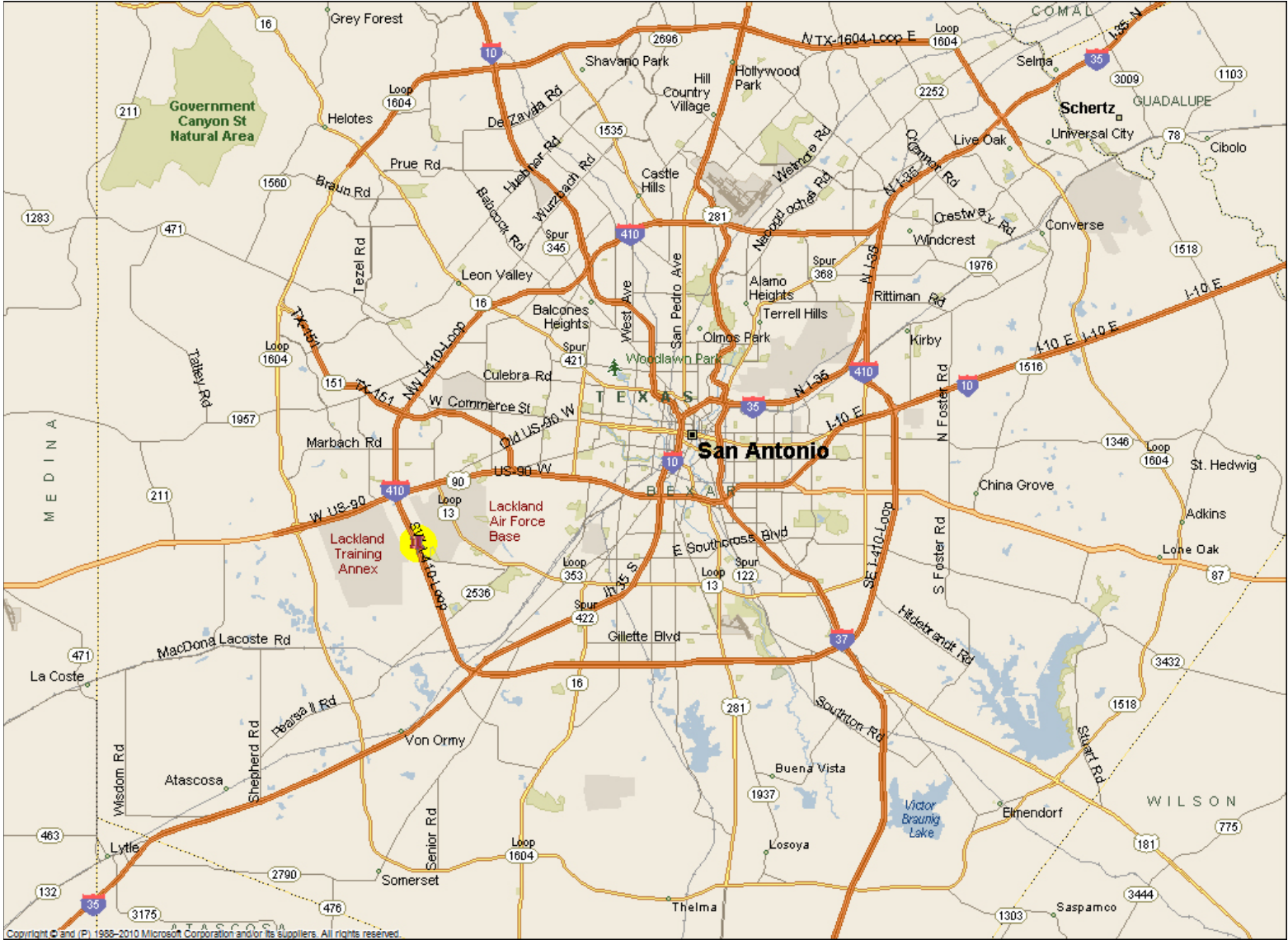
- The property has great visibility along busy Loop 410 as well as along Medina Base Road.
- The site includes a hard corner at Loop 410 at Medina Base Road.
- Owner will consider subdivides.

FOR INFORMATION CONTACT: MATT HOWARD OR ELDON ROALSON, CCIM
Phone: (210) 865-4411 • **Fax:** (210) 496-5809 • **Email:** mhoward@roalson.com / eldon@roalson.com

www.roalson.com



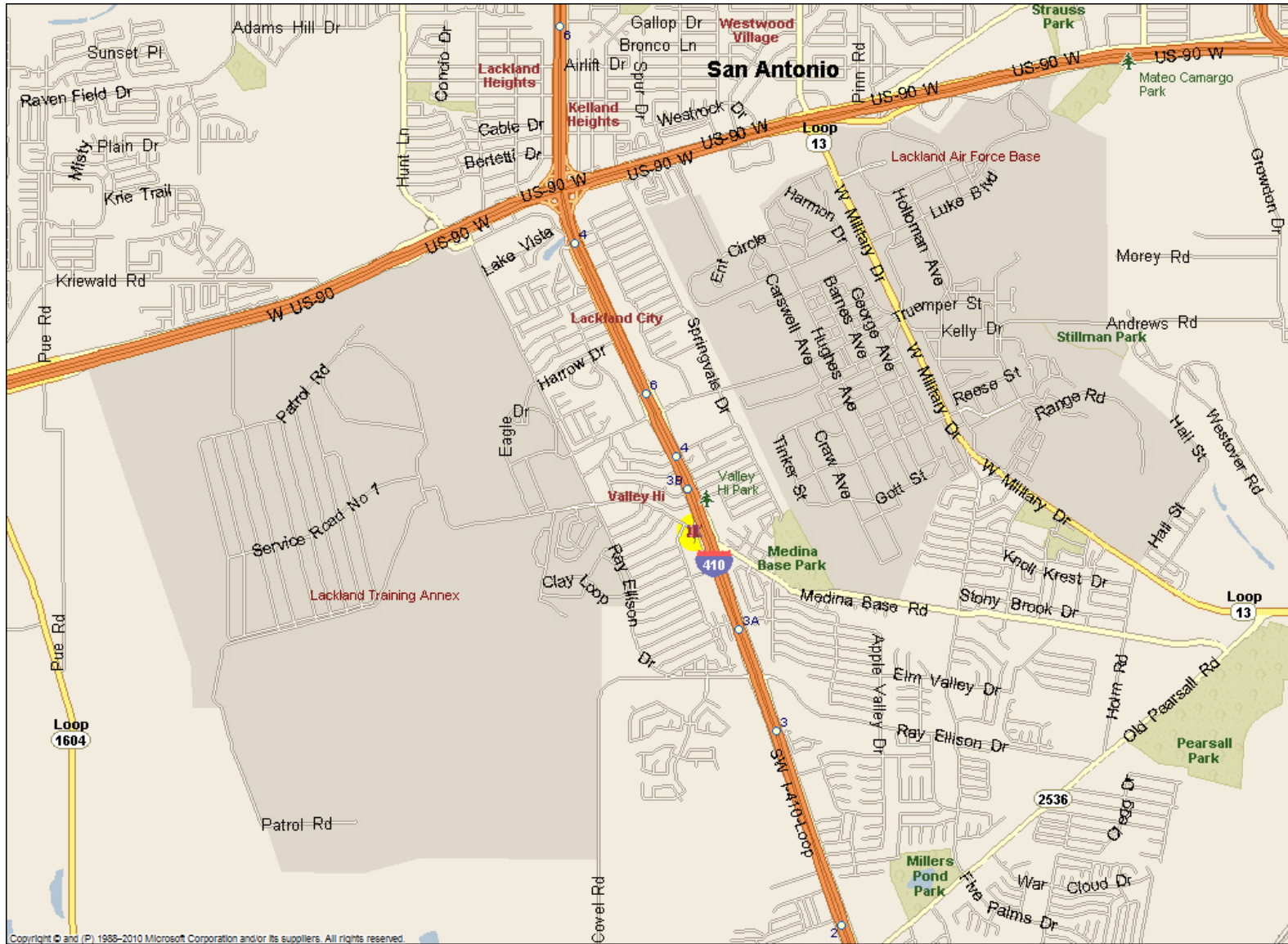
Location Map



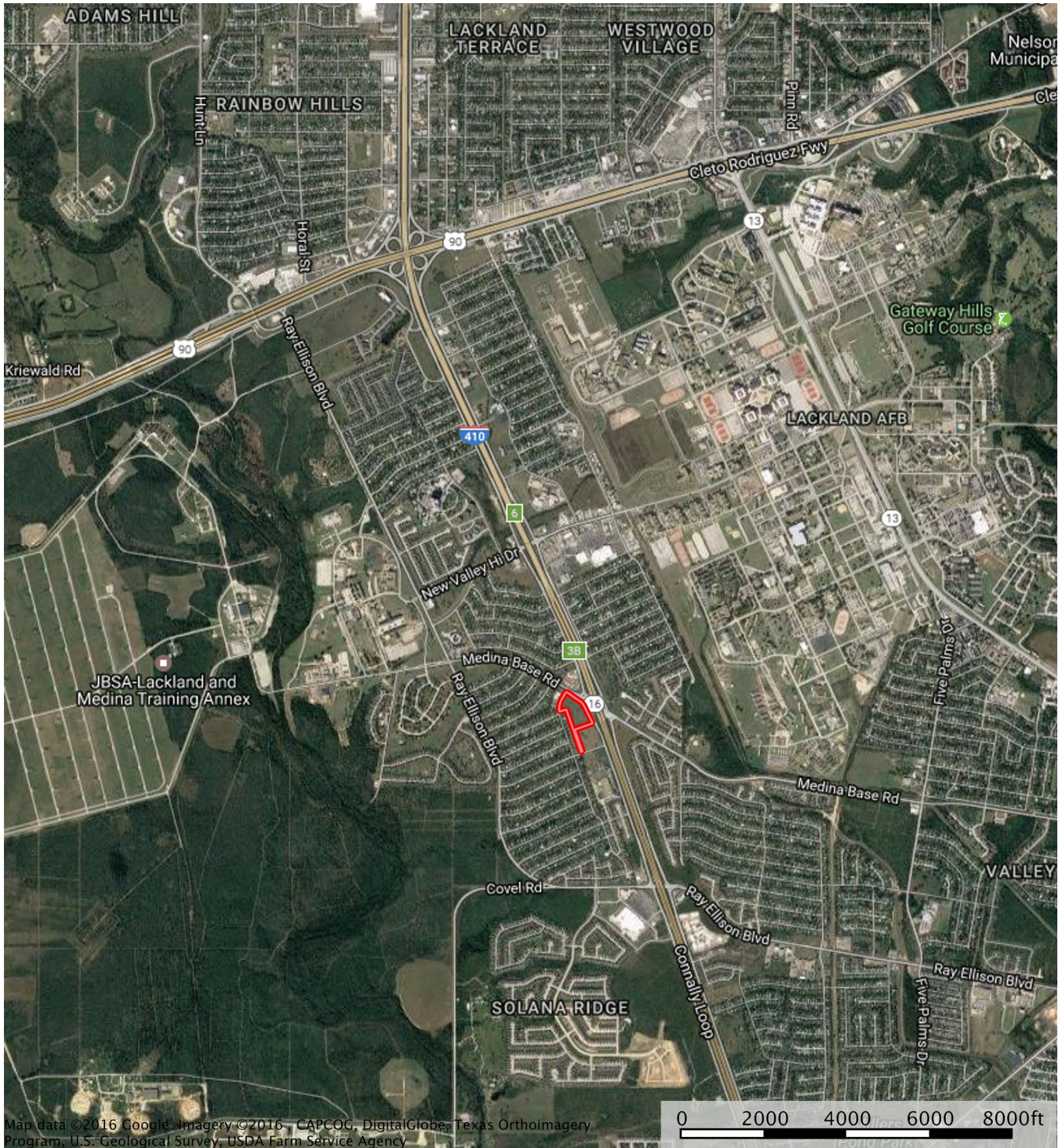
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Area Map



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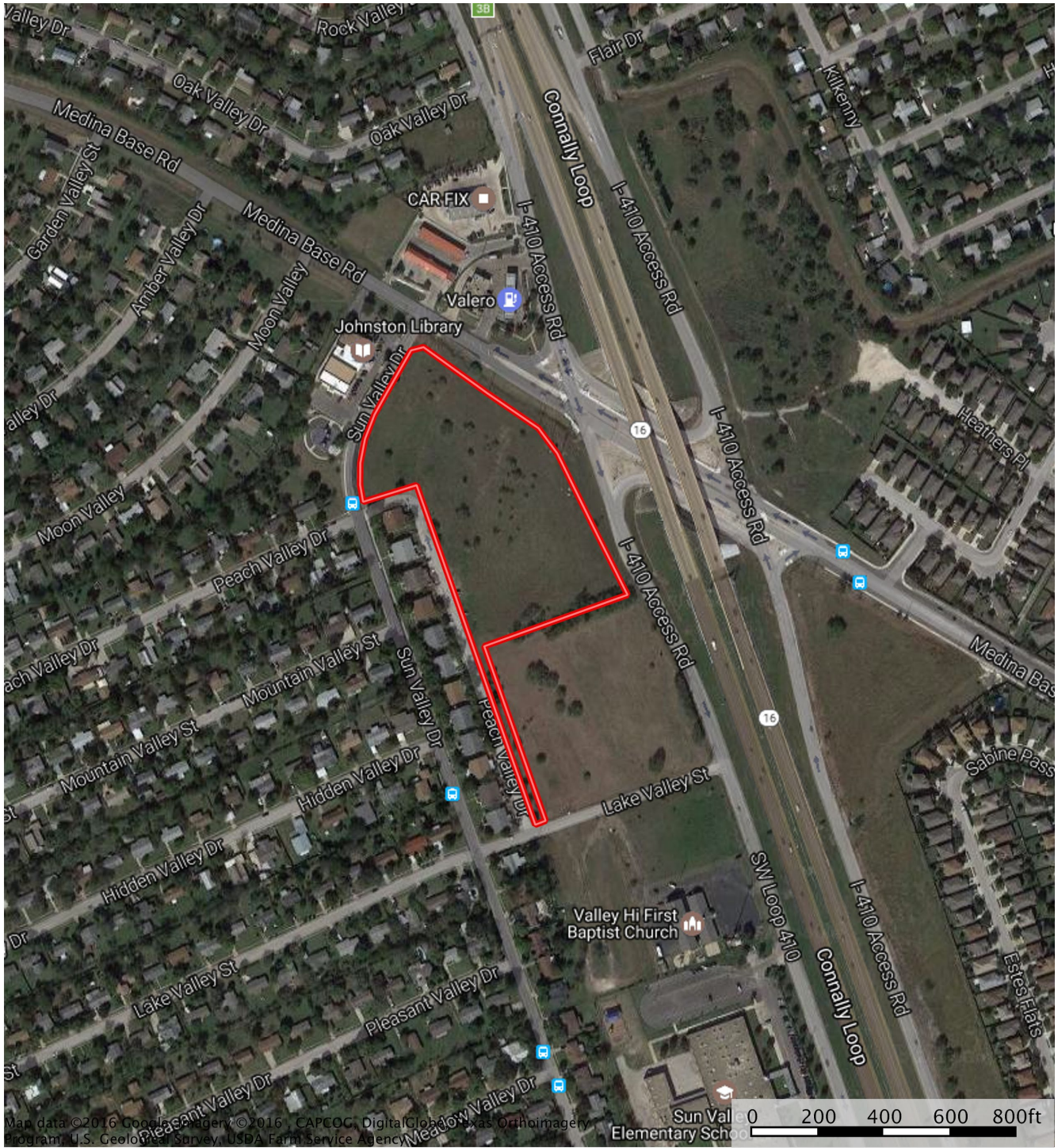
Map data ©2016 Google, Imagery ©2016 CAPCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

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. 844.932.6277 - mapright.com

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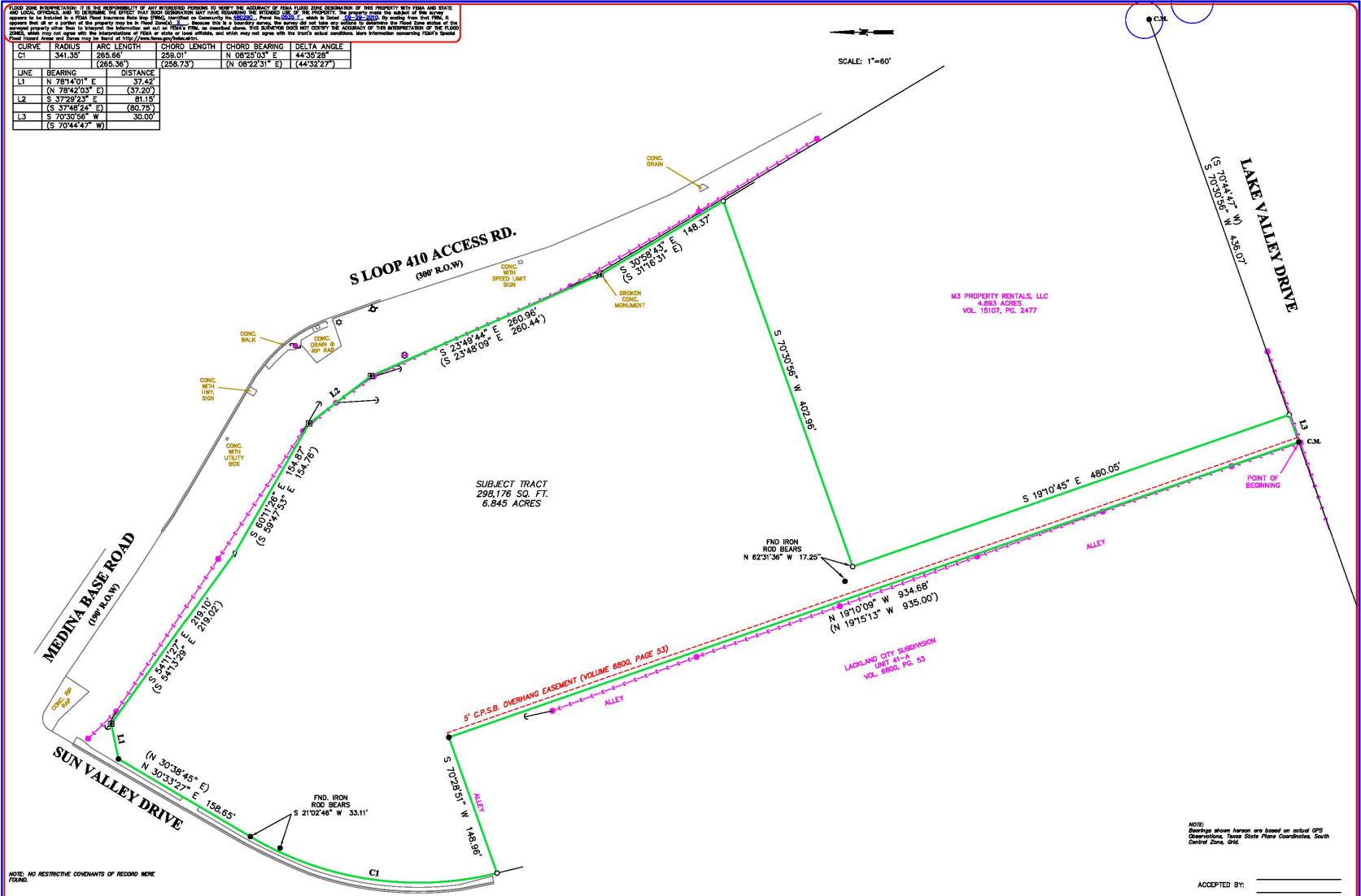
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FIELD SURVEYOR: IT IS THE RESPONSIBILITY OF ANY PERSONS DESIRING TO VERIFY THE ACCURACY OF THIS PLANNED SURVEY OF THIS PROPERTY WITH FIELD AND STATE AND LOCAL OFFICIALS, AND TO OBTAIN THE MOST RECENT INFORMATION AND HAVE RECORDED THE SAME, TO VISIT THE PROPERTY, AND VERIFY THE LOCATION OF THE CORNER AND TO BE ADVISED IN THIS REGARD. BECAUSE THIS IS A SURVEY, THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OF THE RECORD. THIS INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE. THIS SURVEY DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OF THE RECORD. THIS INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE. THIS SURVEY DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OF THE RECORD. THIS INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	341.35' (265.36')	265.96' (258.73')	258.01'	N 08°23'03" E (N 08°22'31" E)	44°30'38" (44°32'27")

LINE	BEARING	DISTANCE
L1	N 78°14'01" E	37.42'
L2	N 78°42'03" E	(37.20)'
L3	S 37°29'23" E	81.15'
L4	S 37°48'24" E	(80.75)'
L5	S 70°30'56" W	30.00'
L6	S 70°44'47" W	



Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1038 HILLESBUR, TEXAS 78022-1038
PHONE (817) 391-8888 FAX (817) 391-8888
G.F. NO. 1-181547 1000-00-712386
DRAWN BY: PD/LG/AMS
TITLE COMPANY: CHICAGO TITLE

Property Address: **MEDINA BASE AND LOOP 410**
Property Description:
(Being 6.845 acres of land, more or less, situate in the City of the Absolute, Bower County, Texas, and of the Bower Shores Subdiv. No. 305, Abstract No. 223, Bower County, Texas, containing 1.761 acres described in a Plat Book for Subdivision, Bower County, Texas, Volume 1423, Page 175, and described in a Warranty Deed recorded in Volume 2015, Page 84, 84 1/2 AND EXCEPT the 4.876 acres described in a Warranty Deed with Vendor's Lien recorded in Volume 2015, Page 247, Official Public Records, Bower County, Texas, and 6.845 acres being more particularly described by name and located attached hereto.)
Owner: **DOUGLAS MILLER, II**



ACCEPTED BY: _____

NOTE: Bearings shown hereon are based on actual GPS observations, Texas State Plane Coordinate, South Central Zone, GRS.

MARK J. EWALD
Registered Professional Land Surveyor, State of Texas, No. 2095
I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, corrections, omissions or additions, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown hereon.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 2095

DATE: 05/21/2016

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DEMOGRAPHIC OVERVIEW

December 24, 2021

LOOP 410 AT MEDINA BASE ROAD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	12,718	69,538	152,681
2021 Estimate	13,709	77,511	177,542
5 Year Projection	14,161	80,329	189,184
Households			
2010 Census	2,647	18,087	43,141
2021 Estimate	2,895	20,283	50,615
5 Year Projection	3,025	21,139	54,164
2021 Population by Race			
White	65.9%	68.1%	67.0%
Black	9.9%	7.1%	7.6%
Asian or Pacific Islander	3.2%	1.8%	1.9%
American Indian	0.7%	1.0%	1.0%
2021 Population by Ethnicity			
Hispanic Origin	56.8%	72.0%	76.2%
2021 Total Housing Units			
Owner-Occupied	1,747	11,981	31,538
Renter-Occupied	1,148	8,301	19,077
Average Household Size	3.57	3.31	3.28
2021 Household Income			
Income \$ 0 - \$15,000	10.6%	13.5%	12.0%
Income \$ 15,000 - \$24,999	8.3%	9.9%	10.1%
Income \$ 25,000 - \$34,999	14.3%	13.7%	12.5%
Income \$ 35,000 - \$49,999	17.4%	18.5%	17.0%
Income \$ 50,000 - \$74,999	23.1%	22.6%	22.9%
Income \$ 75,000 - \$99,999	14.1%	11.0%	12.1%
Income \$ 100,000 - \$149,999	9.8%	8.8%	10.5%
Income \$ 150,000 - \$199,999	1.8%	1.3%	1.8%
Income \$200,000 +	0.6%	0.7%	1.0%
Average Household Income	\$57,054	\$53,554	\$57,369
Median Household Income	\$49,206	\$44,340	\$48,096
Per Capita Income	\$15,915	\$15,911	\$17,276

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.

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