



**COMMERCIAL DEVELOPMENT OPPORTUNITY  
SOUTHEAST LOOP 410 AND MOURSUND BOULEVARD  
SAN ANTONIO, TEXAS**

**LOCATION:** The property is located at the southwest corner of Southeast Loop 410 and Moursund Boulevard.

**SIZE:** 1.487 Acres

**FRONTAGE:**       **Loop 410:**               Approximately 245.5 feet  
                          **Moursund:**               Approximately 237 feet

**UTILITIES:**       **Electric:**           City Public Service has power in front of property along Loop 410 and Moursund Boulevard.

**Water:**           Bexar Metropolitan Water District has a 16ö main on SE Loop 410 in front of the property and an 8ö line on Moursund in front of the property.

**Sewer:**           San Antonio Water Systems has a line along Moursund Boulevard across from property.

**Gas:**             City Public Service has a 24ö line on SE Loop 410 at the northeast corner of the property.

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

**ZONING:**           Urban Development District, City South, City of San Antonio.

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

**FLOOD PLAIN:**   FEMA maps do not indicate a 100 year flood plain on the property.

**EASEMENTS:**     There is a 10 foot wide sanitary sewer easement running from the east boundary to the west boundary in the southern portion of the property.

**DEED  
RESTRICTIONS:**   None of record.



**TRAFFIC COUNT:** Most current State Highway Department traffic count map indicates 51,489 vehicles per day on Loop 410 between Moursund and Roosevelt Avenue.

**DEMOGRAPHICS:**

2016 ESRI Estimates:	Population	Average Household Income
3-mile radius	50,154	\$48,816
5-mile radius	148,799	\$44,313
7-mile radius	281,960	\$44,462

*Source: U. S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2016 and 2021.*

**AREA**

**DEVELOPMENT:**

Present developments include the San Antonio Police Training Headquarters and Texas A & M College at San Antonio, some commercial on 410 and considerable residential, including a large apartment project at the southeast corner of 410 and Moursund.

**POTENTIAL USES:** The property is attractive for a variety of neighborhood retail uses, convenience store, banking and automotive services.

**INVESTMENT:** \$ 16.00 per square foot; \$ 1,036,379.52

**COMMENTS:**

- The property is a corner location with excellent visibility and access.
- The site lends itself to various retail and commercial uses.

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

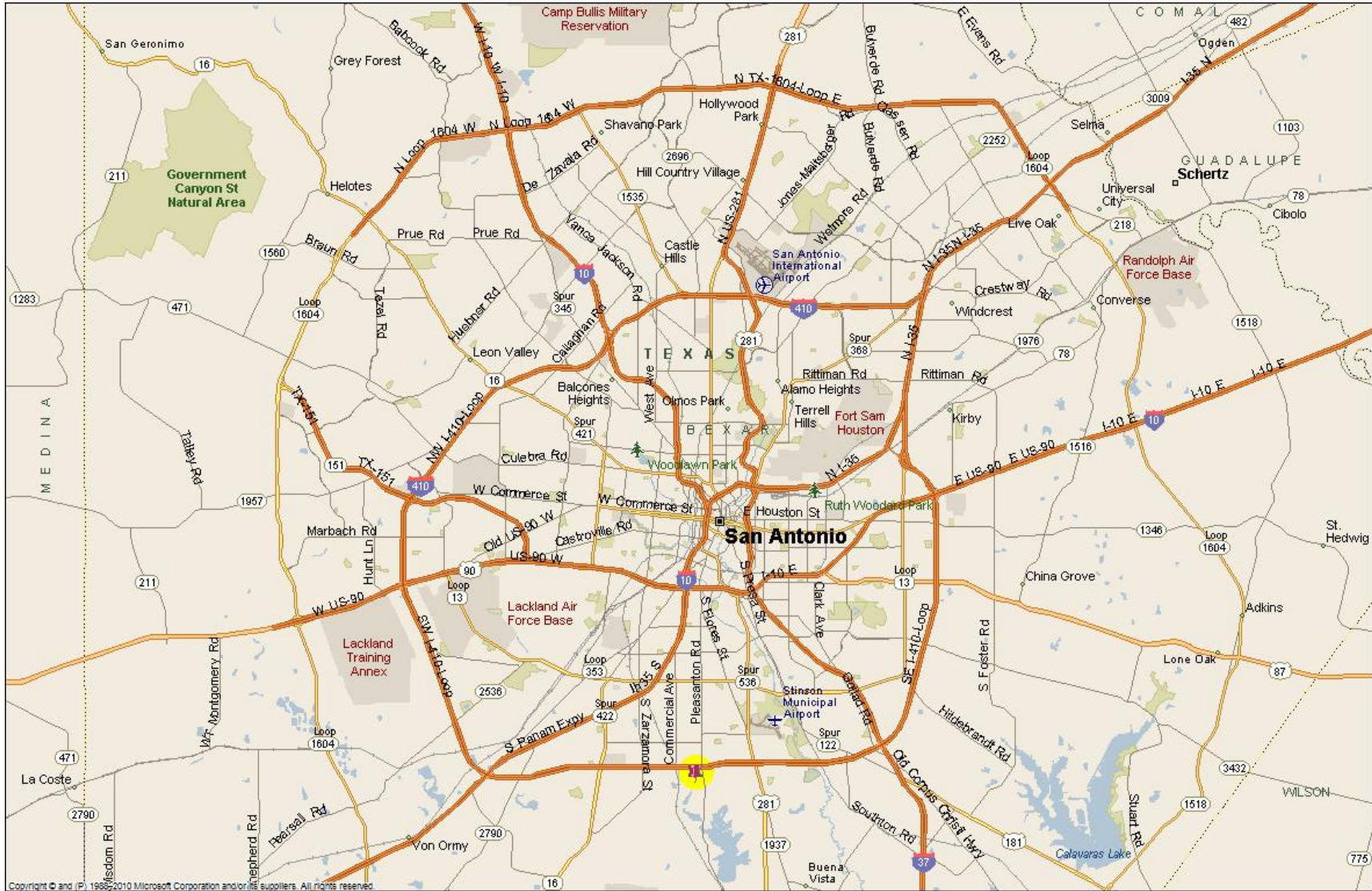
**Phone:** (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** [eldon@roalson.com](mailto:eldon@roalson.com) / [mhoward@roalson.com](mailto:mhoward@roalson.com)

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



Roalson Interests, Inc.  
Real Estate Services

# Location Map

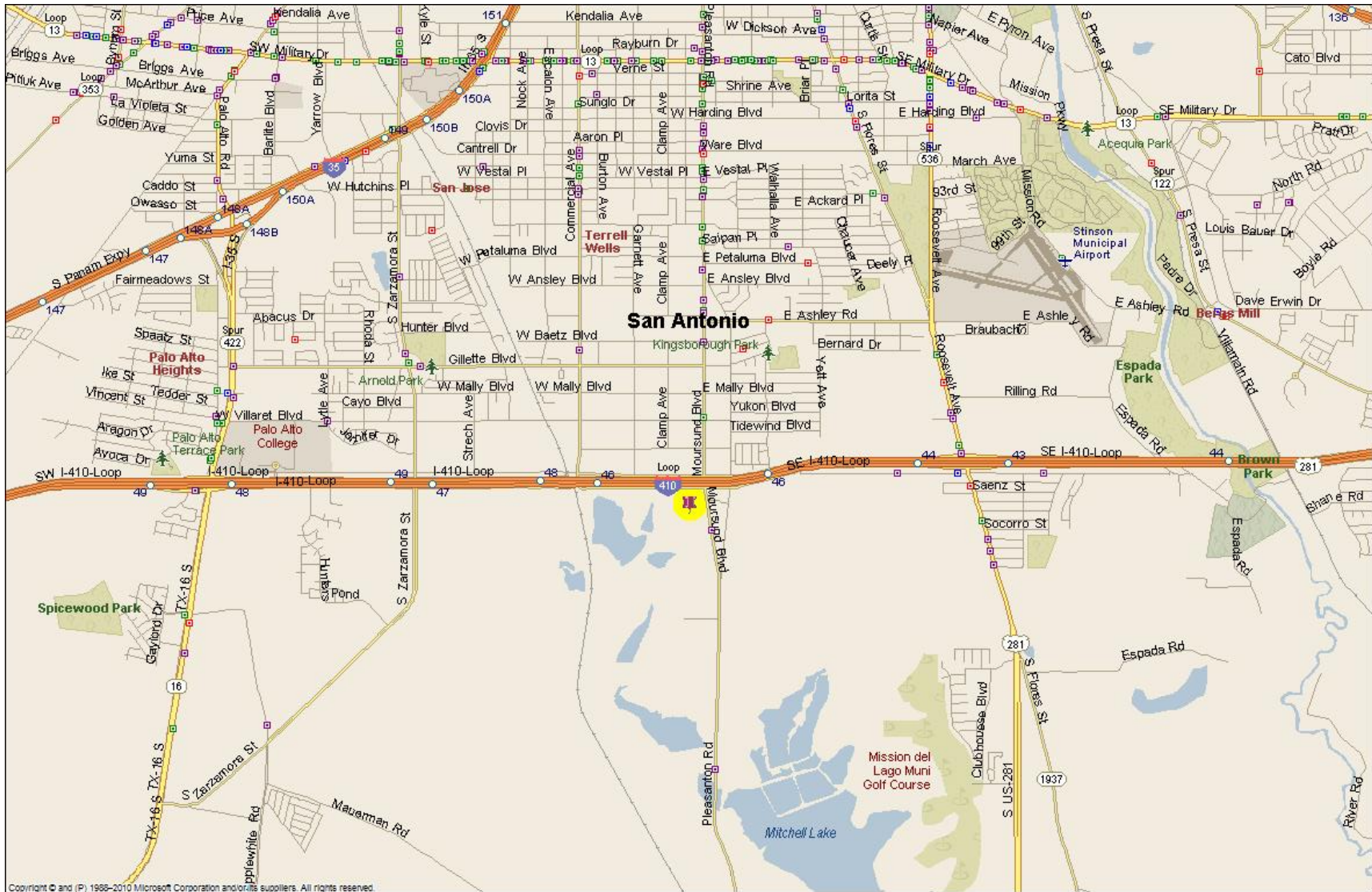


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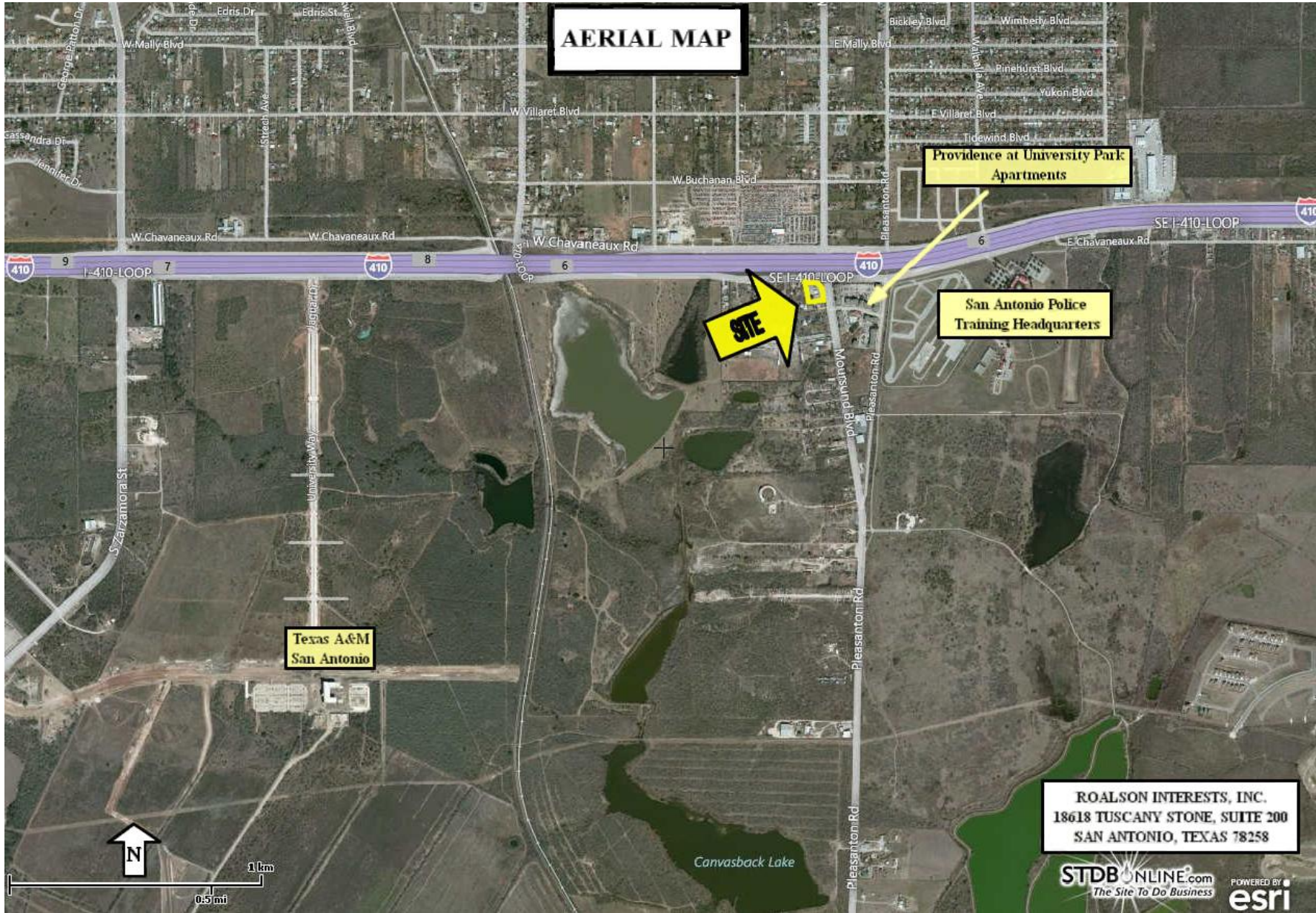
# Area Map



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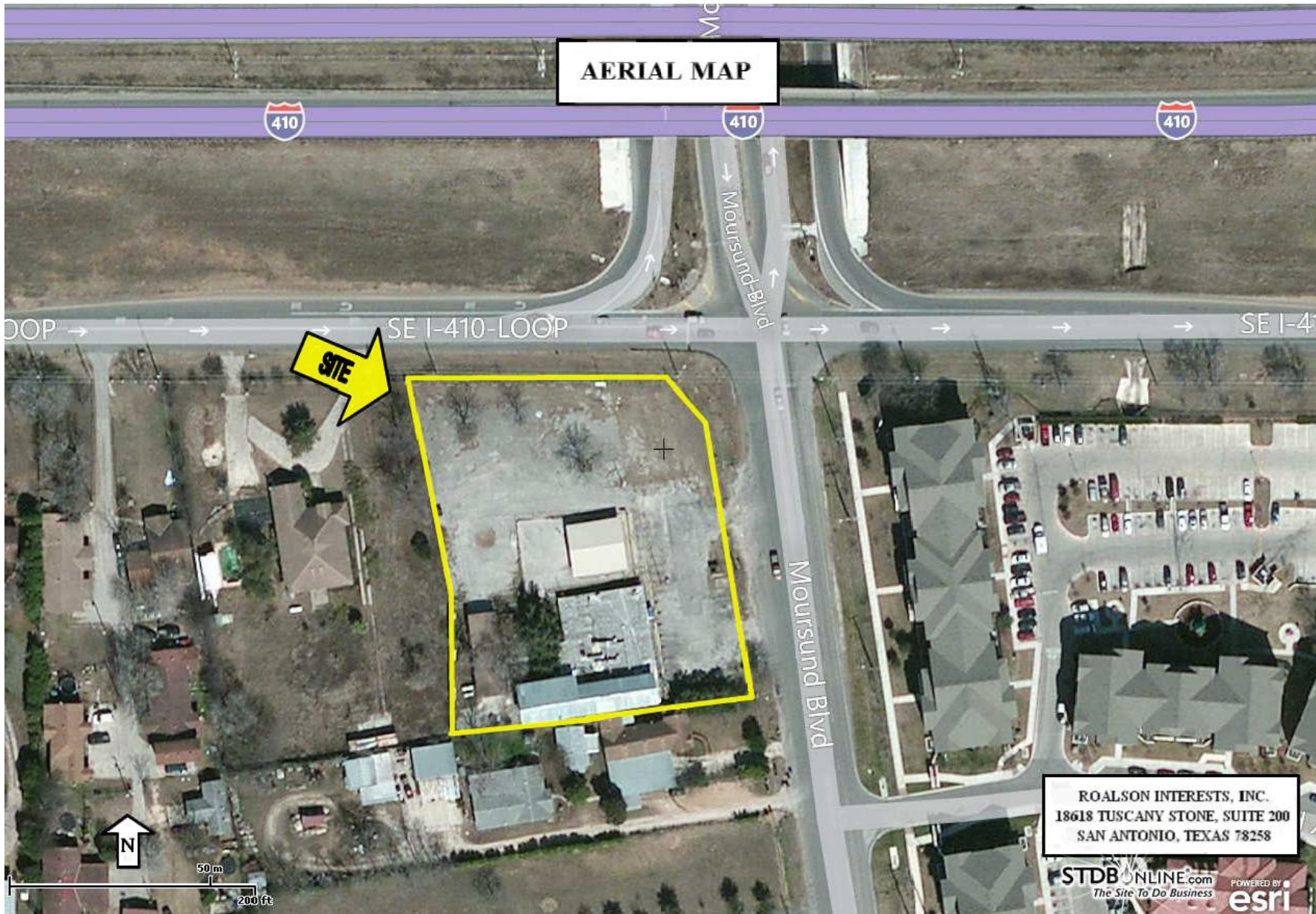
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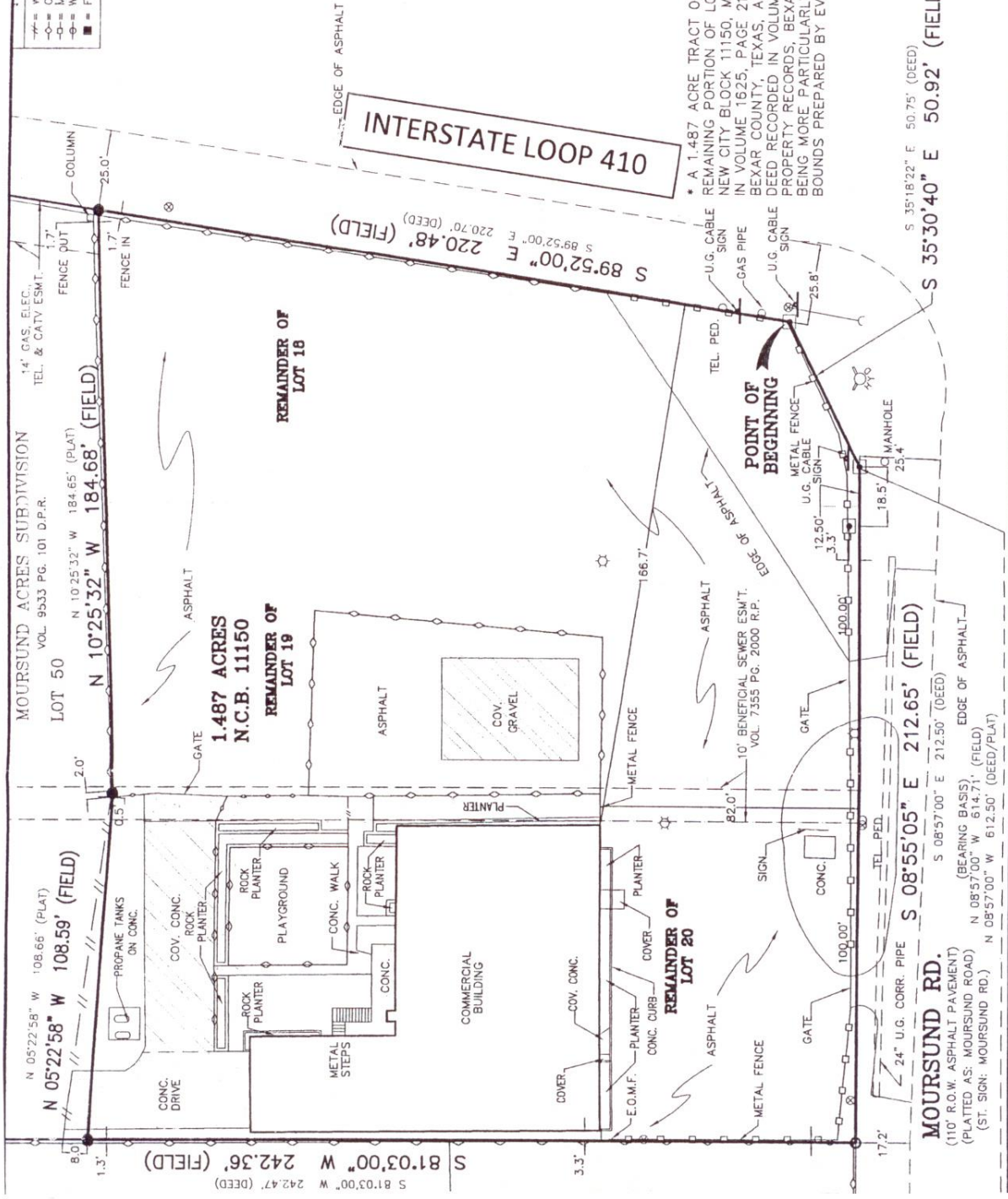




# Survey

**LEGEND:**

	WOOD FENCE
	METAL LINK FENCE
	METAL PIPE FENCE
	WROUGHT IRON FENCE
	FENCE POST
	POWER POLE
	FIRE HYDRANT
	FND 1/4" IF
	FND 1/2" IF
	FND 3/4" IF
	FND MOK



\* A 1.487 ACRE TRACT OF LAND COMPRISED OF THE REMAINING PORTION OF LOTS 18, 19 AND 20, NEW CITY BLOCK 11150, MOURSUND ACRES RECORDED IN VOLUME 1525, PAGE 216, DEED AND PLAT RECORD BEAR COUNTY, TEXAS, AND PREVIOUSLY DESCRIBE IN DEED RECORDED IN VOLUME 10397, PAGE 2271, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS, 1.487 A BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS PREPARED BY EVEN DATE AND JOB NUMBER.



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## DEMOGRAPHIC OVERVIEW

October 6, 2016

### Loop 410 at Moursund Blvd.

	3 Miles:	5 Miles:	7 Miles:
<b>Population</b>			
2010 Census	46,748	141,522	268,704
2016 Estimate	50,154	148,799	281,960
5 Year Projection	54,512	158,762	299,259
<b>Households</b>			
2010 Census	14,398	44,363	86,110
2016 Estimate	15,353	46,429	90,011
5 Year Projection	16,646	49,414	95,305
<b>2016 Population by Race</b>			
White	74.9%	74.0%	72.9%
Black	1.2%	2.0%	3.0%
Asian or Pacific Islander	0.4%	0.4%	0.4%
American Indian	1.0%	1.0%	1.1%
<b>2016 Population by Ethnicity</b>			
Hispanic Origin	90.3%	91.0%	88.9%
<b>2016 Total Housing Units</b>			
Owner-Occupied	9,580	26,077	50,157
Renter-Occupied	5,772	20,352	39,854
Average Household Size	3.24	3.16	3.10
<b>2016 Household Income</b>			
Income \$ 0 - \$15,000	16.7%	20.8%	21.8%
Income \$ 15,000 - \$24,999	14.3%	15.9%	16.2%
Income \$ 25,000 - \$34,999	14.6%	14.5%	13.9%
Income \$ 35,000 - \$49,999	17.2%	17.0%	16.1%
Income \$ 50,000 - \$74,999	19.2%	16.9%	16.8%
Income \$ 75,000 - \$99,999	8.9%	7.6%	7.6%
Income \$ 100,000 - \$149,999	6.6%	5.2%	5.6%
Income \$ 150,000 - \$199,999	1.8%	1.3%	1.2%
Income \$200,000 +	0.8%	0.8%	0.8%
Average Household Income	\$48,816	\$44,313	\$44,462
Median Household Income	\$37,967	\$33,926	\$33,278
Per Capita Income	\$15,274	\$14,269	\$14,562

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2016 and 2021.

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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.*



**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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