



**COMMERCIAL LOT DEVELOPMENT OPPORTUNITIES  
MARBACH ROAD  
SAN ANTONIO, TEXAS**

**LOCATION:** The property is located on the south side of Marbach Road, just east of Ellison Drive, about 1 ½ miles west of S.W. Loop 410.

**SIZE/  
INVESTMENT:** See Lot Schedule.

**FRONTAGE:** All lots have good frontage on Marbach Road. See Plat.

**UTILITIES:** *Electricity:* Available from City Public Service.

*Sewer:* Available from San Antonio Water System.

*Water:* Available from San Antonio Water System.

*Gas:* Available from City Public Service.

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

**ZONING:** See Lot Schedule.

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

**FLOOD PLAIN:** According to Federal Emergency Management Agency Maps, the lots are not in a 100-year flood prone area.

**TOPOGRAPHY:** There is a gentle slope with drainage generally to the west on Block 38, Lot 1 and to the east of the rest of the lots.

**EASEMENTS:** There are utility easements benefiting the property. See Plat.



***DEED***

***RESTRICTIONS:*** None of record other than notes on plat.

***DEMOGRAPHICS:***

	1.0 Mile	3.0 Miles	5.0 Miles
Population 2018 Estimate:	19,422	131,694	243,843
5 Year Projection:	21,014	144,542	270,205
Average Household Income:	\$58,524	\$66,119	\$68,020

*Source: U. S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2018 and 2023.*

***AREA***

***DEVELOPMENT:*** Considerable neighborhood commercial and residential development surrounds the properties. Wal-Mart is at the southwest corner of Marbach and Ellison and a CVS is at the southeast corner.

***POTENTIAL USE:***

Surrounding neighborhood and commercial development promote continued growth of neighborhood services, medium to high density residential, and health care services.

***COMMENTS:***

- The tract is just east of significant retail development.
- All lots except Block 38, Lot 1 have shared detention basins in place.
- Marbach Road is a designated major thoroughfare and is a four lane, curbed roadway, with a center left turn lane. The intersection of Marbach Road and Ellison Drive is controlled by a traffic signal.

**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)



**LOT SCHEDULE**

**WESTBURY HEIGHTS  
(Marbach Road)**

<b>SALES PRICE:</b>	Lot 1, Block 38	2.446 acres	\$372,765		C3-R Zoning
	Lot 1, Block 39	1.277 acres	\$250,000		C3-R Zoning
	Lot 2, Block 39	1.198 acres	\$235,000		C3-R Zoning
	Lot 3, Block 39	1.202 acres	\$235,000		C3-R Zoning
	Lot 4, Block 39	1.206 acres	\$236,000		C3-R Zoning
	Lot 5, Block 39	1.210 acres	\$237,000		C3-R Zoning
	Lot 6, Block 39	1.362 acres	\$267,000		C2 Zoning
	Lot 7, Block 39	0.984 acres	\$190,000		C2 Zoning
	Lot 1, Block 40	1.177 acres	\$300,000	<b>SOLD</b>	C2 Zoning
	Lot 2, Block 40	1.225 acres	\$300,000	<b>SOLD</b>	C2 Zoning
	Lot 3, Block 40	1.228 acres	\$300,000	<b>SOLD</b>	C2 Zoning
	Lot 4, Block 40	1.232 acres	\$240,000		C2 Zoning
	Lot 5, Block 40	1.236 acres	\$242,000		C2 Zoning

**ZONING:**

**C-2 Commercial District**

General commercial and retail uses such as alcoholic beverage retail store, billiard parlor (no alcohol), laser hide and seek game (indoors), auto parts - retail, auto light truck repair, automotive oil/lube and tune up facilities, building hardware, tool rental, wholesale drug sales, florist, gas station, day care, dry cleaning or laundry plant.

**C-3R Commercial District Restricted (restricted against alcohol)**

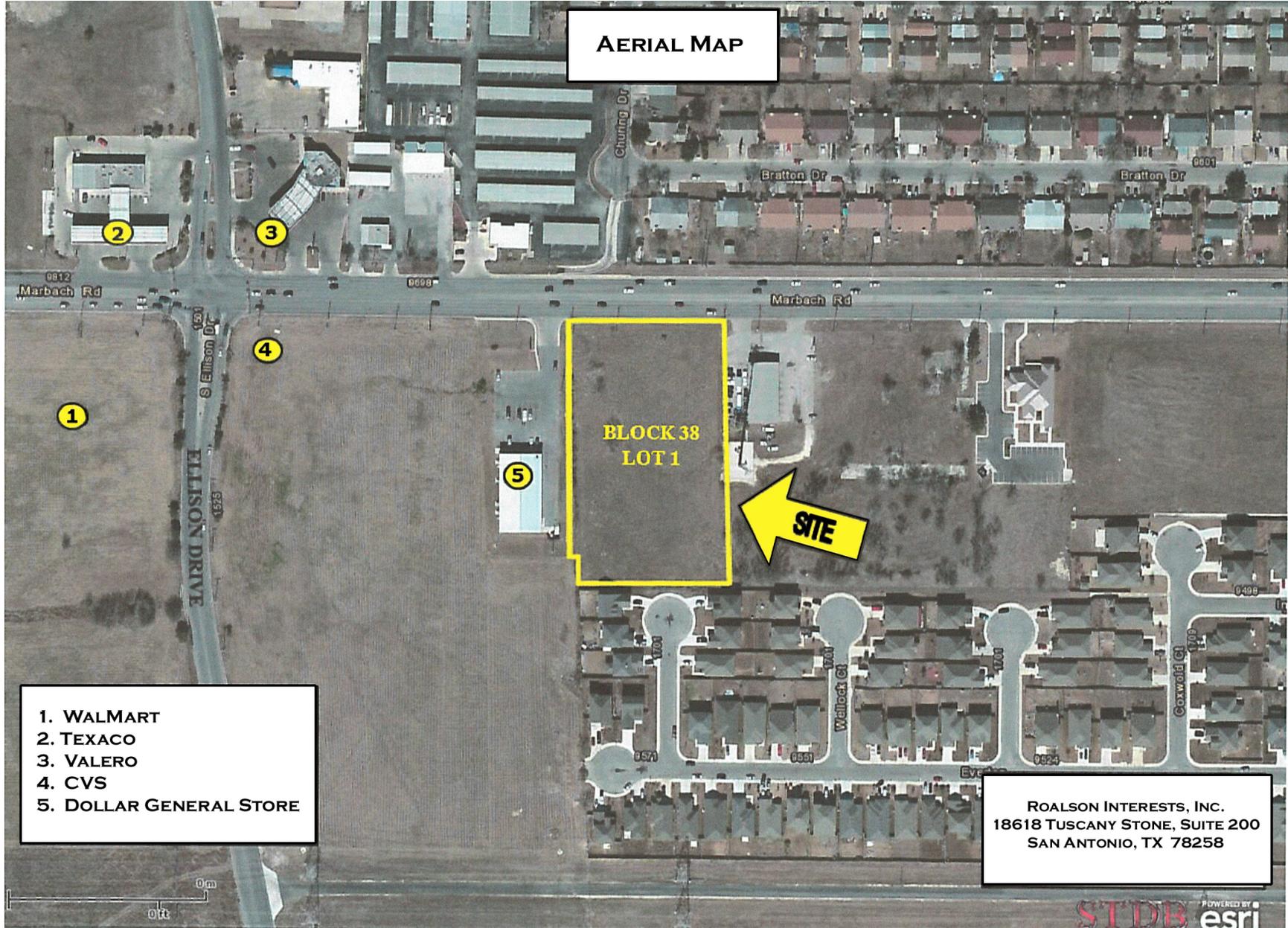
Same uses as C-2 Commercial, including community and regional shopping centers, power centers, general retail such as miniature golf, funeral homes, printers, dance halls, and when completely enclosed such uses as carwashes, fix it shops, wholesale plant nurseries, mini-warehouses (2 and 1/2 acres maximum), auto sales (new and used), auto muffler



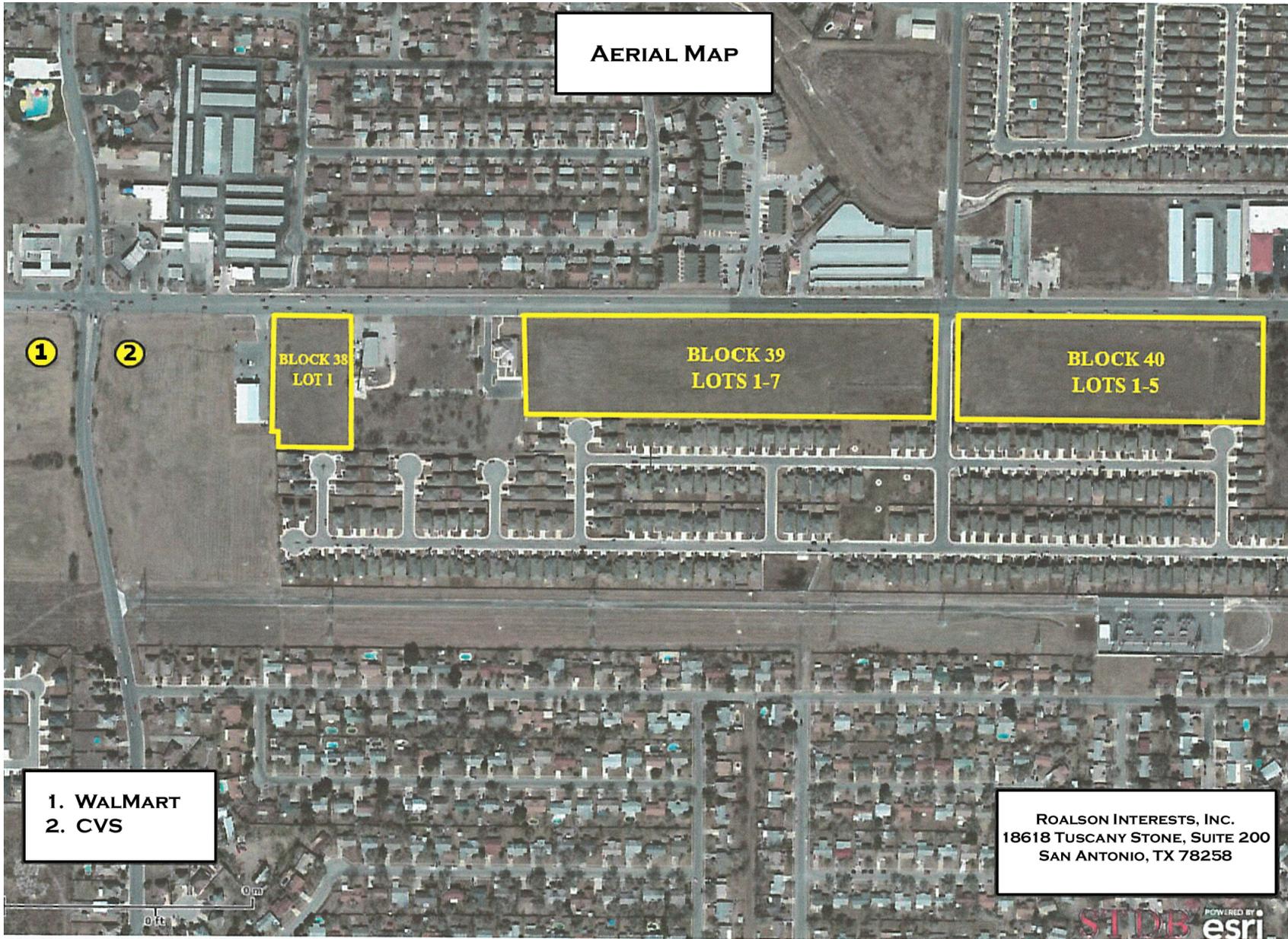




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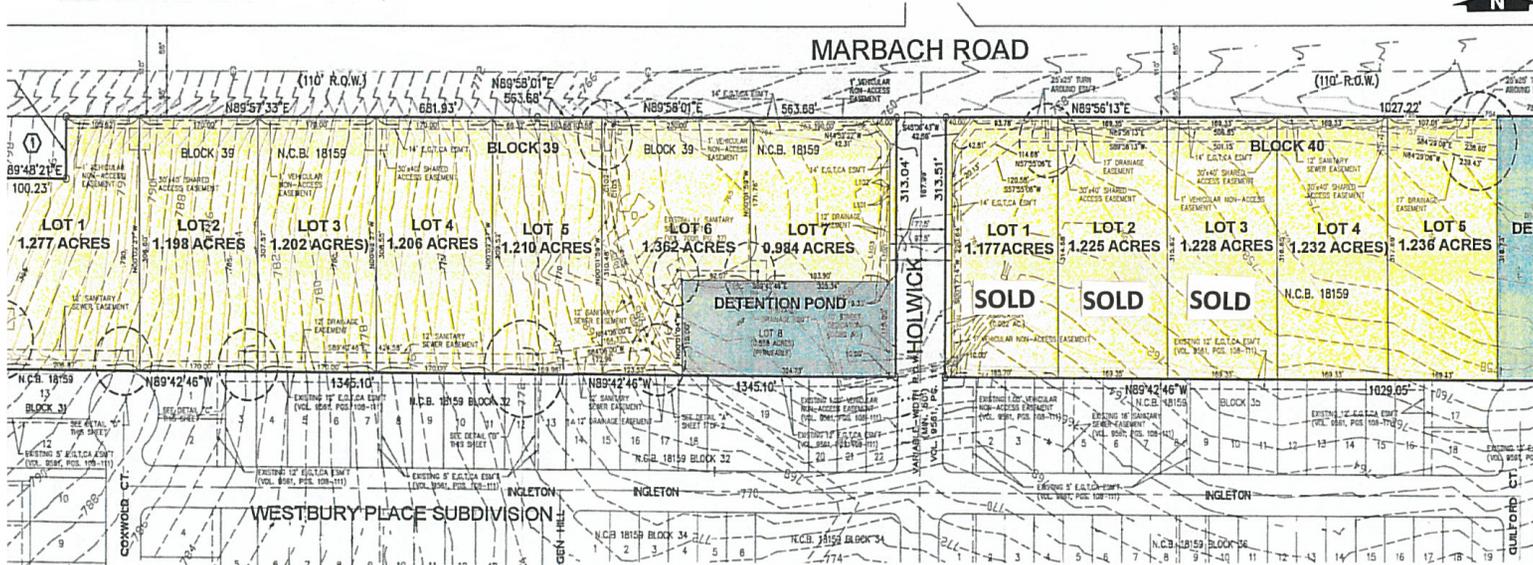
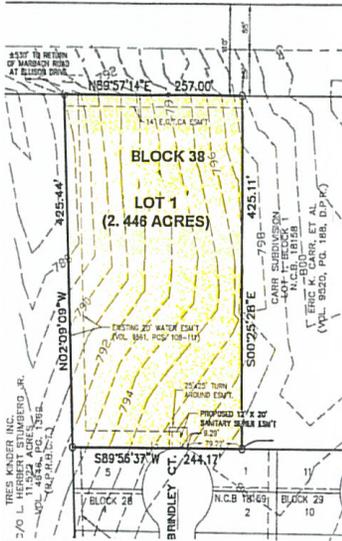
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**Plat Map**



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## DEMOGRAPHIC OVERVIEW

June 29, 2018

### MARBACH ROAD NEAR ELLISON DRIVE

	1.0 Miles:	3.0 Miles:	5.0 Miles:
<b>Population</b>			
2010 Census	16,885	106,146	198,929
2018 Estimate	19,422	131,694	243,843
5 Year Projection	21,014	144,542	270,205
<b>Households</b>			
2010 Census	5,576	33,669	61,643
2018 Estimate	6,466	41,828	75,982
5 Year Projection	7,028	45,936	84,677
<b>2018 Population by Race</b>			
White	66.0%	66.6%	67.5%
Black	9.9%	9.6%	9.7%
Asian or Pacific Islander	2.3%	2.7%	2.9%
American Indian	0.9%	0.9%	0.8%
<b>2018 Population by Ethnicity</b>			
Hispanic Origin	72.7%	68.8%	65.4%
<b>2018 Total Housing Units</b>			
Owner-Occupied	3,906	26,378	47,070
Renter-Occupied	2,561	15,450	28,912
Average Household Size	3.00	3.10	3.05
<b>2018 Household Income</b>			
Income \$ 0 - \$15,000	11.2%	10.0%	9.3%
Income \$ 15,000 - \$24,999	11.0%	9.0%	8.7%
Income \$ 25,000 - \$34,999	11.2%	9.5%	10.1%
Income \$ 35,000 - \$49,999	14.5%	14.9%	15.0%
Income \$ 50,000 - \$74,999	24.5%	24.3%	23.1%
Income \$ 75,000 - \$99,999	14.4%	14.7%	14.5%
Income \$ 100,000 - \$149,999	10.2%	12.3%	13.6%
Income \$ 150,000 - \$199,999	2.8%	3.3%	3.6%
Income \$200,000 +	0.3%	1.9%	2.1%
Average Household Income	\$58,524	\$66,119	\$68,020
Median Household Income	\$51,321	\$54,648	\$55,342
Per Capita Income	\$18,714	\$21,463	\$22,268

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2018 and 2023.

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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