



**SOUTHCROSS BOULEVARD AND GOLIAD ROAD  
SAN ANTONIO, TEXAS**

**LOCATION:** The property is located on the east side of Goliad Road and the south side of Southcross, at the intersection of Southcross Boulevard and Clark Avenue.

**SIZE:** 4.24 Acres

**FRONTAGE:** Approximately 166 feet on E. Southcross Boulevard and 197 feet on Goliad Road

**UTILITIES:** **Electricity:** City Public Service (CPS) along both Goliad Road and Southcross Boulevard

**Sewer:** San Antonio Water System (SAWS) has sewer lines along Goliad Road and Southcross Boulevard.

**Water:** SAWS has water lines with the right of way of Goliad Road and Southcross Boulevard.

**Gas:** CPS services the property.

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

**ZONING:** C-2, City of San Antonio

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

**TOPOGRAPHY:** The property has a very gentle slope, having previously been graded and developed.

**FLOOD PLAIN:** According to FEMA maps, there does not appear to be a 100-year flood plain on the property.

**EASEMENTS:** Various utility easements and protected driveways. See Site Plan.



**DEED**

**RESTRICTIONS:** Restrictive covenants are in place to promote quality development. Contact Broker.

**TRAFFIC COUNT:** Most recent Texas Dept. of Transportation traffic count map indicates 13,723 vehicles per day near the intersection of Southcross Boulevard and Gevers Street, west of the property.

**DEMOGRAPHICS:**

2020 ESRI Estimates:	Population	Average Household Income
1-mile radius	16,894	\$41,064
3-mile radius	106,427	\$46,187
5-mile radius	250,913	\$ 47,190

*Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2020 and 2025.*

**AREA**

**DEVELOPMENT:** The property is surrounded to the south and east with dense residential subdivisions. There are restaurants, banks and a CVS pharmacy at the immediate intersection.

**POTENTIAL**

**USES:** The site lends itself to a variety of retail uses, including restaurants, financial and neighborhood shopping services.

**INVESTMENT:** Contact Broker.

**COMMENTS:**

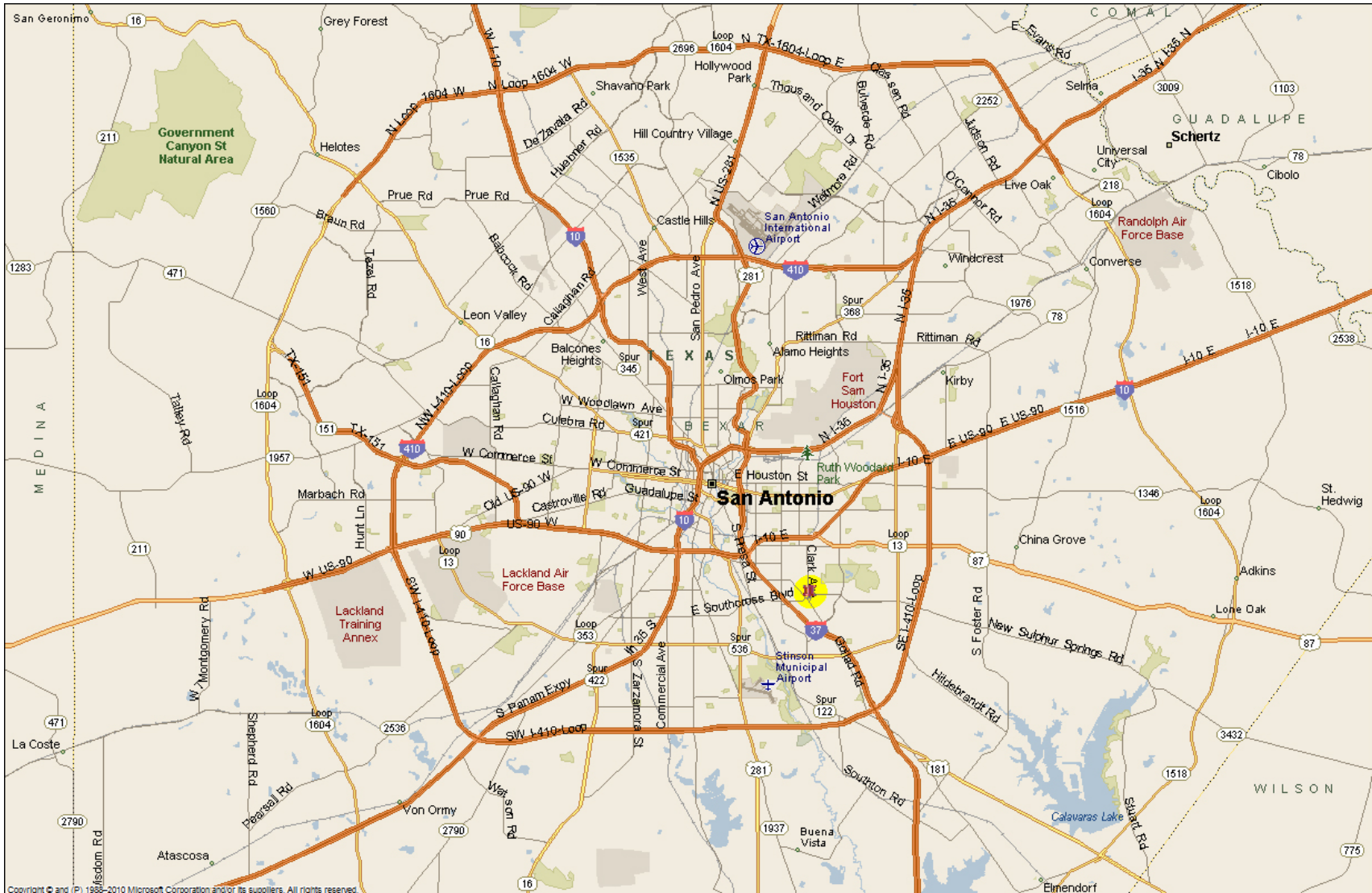
- Subdivides will be considered.
- Great visibility and access to surrounding neighborhoods.
- The property is at the busiest intersection in this sector of San Antonio.

**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)

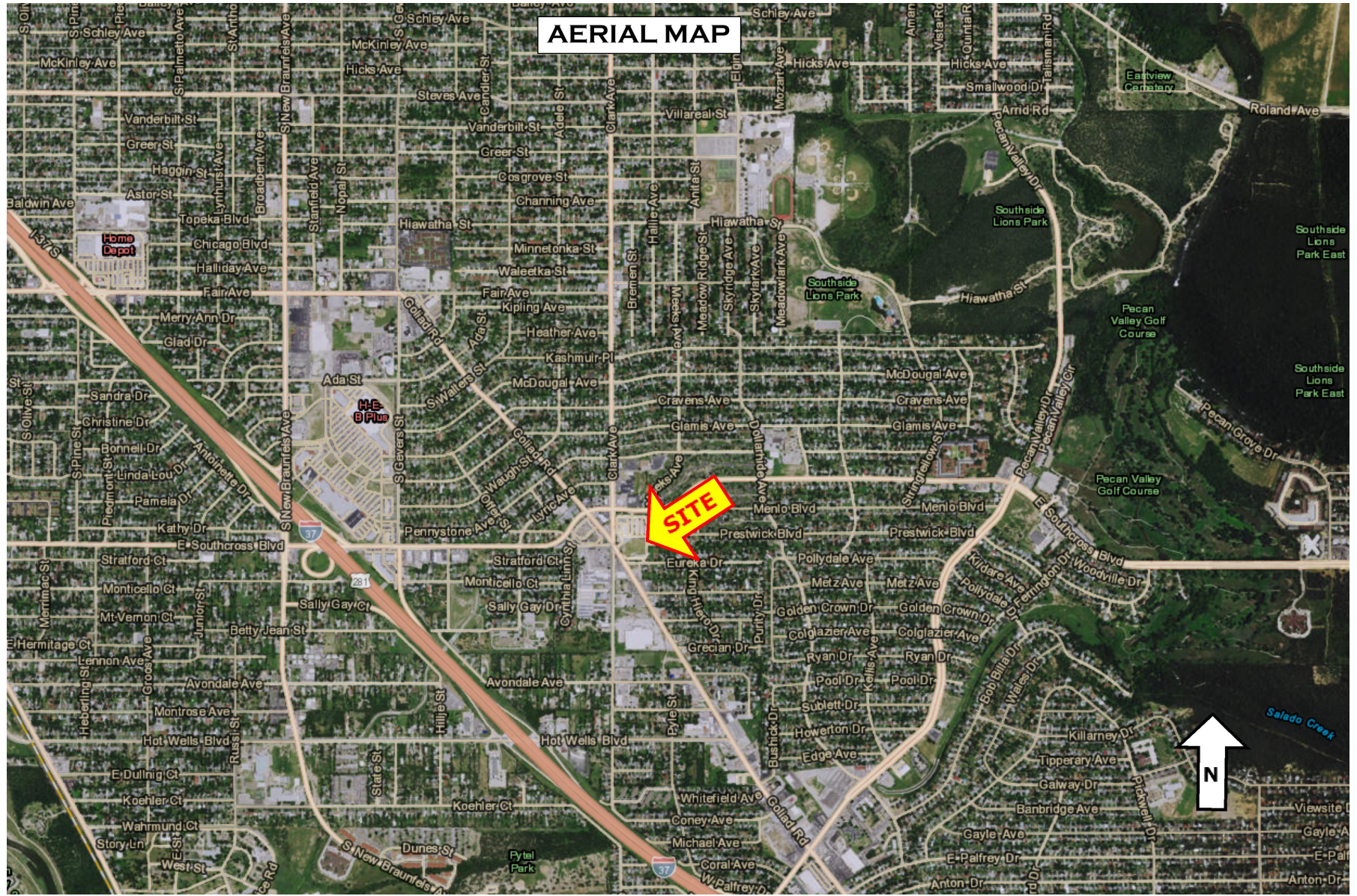


## Location Map

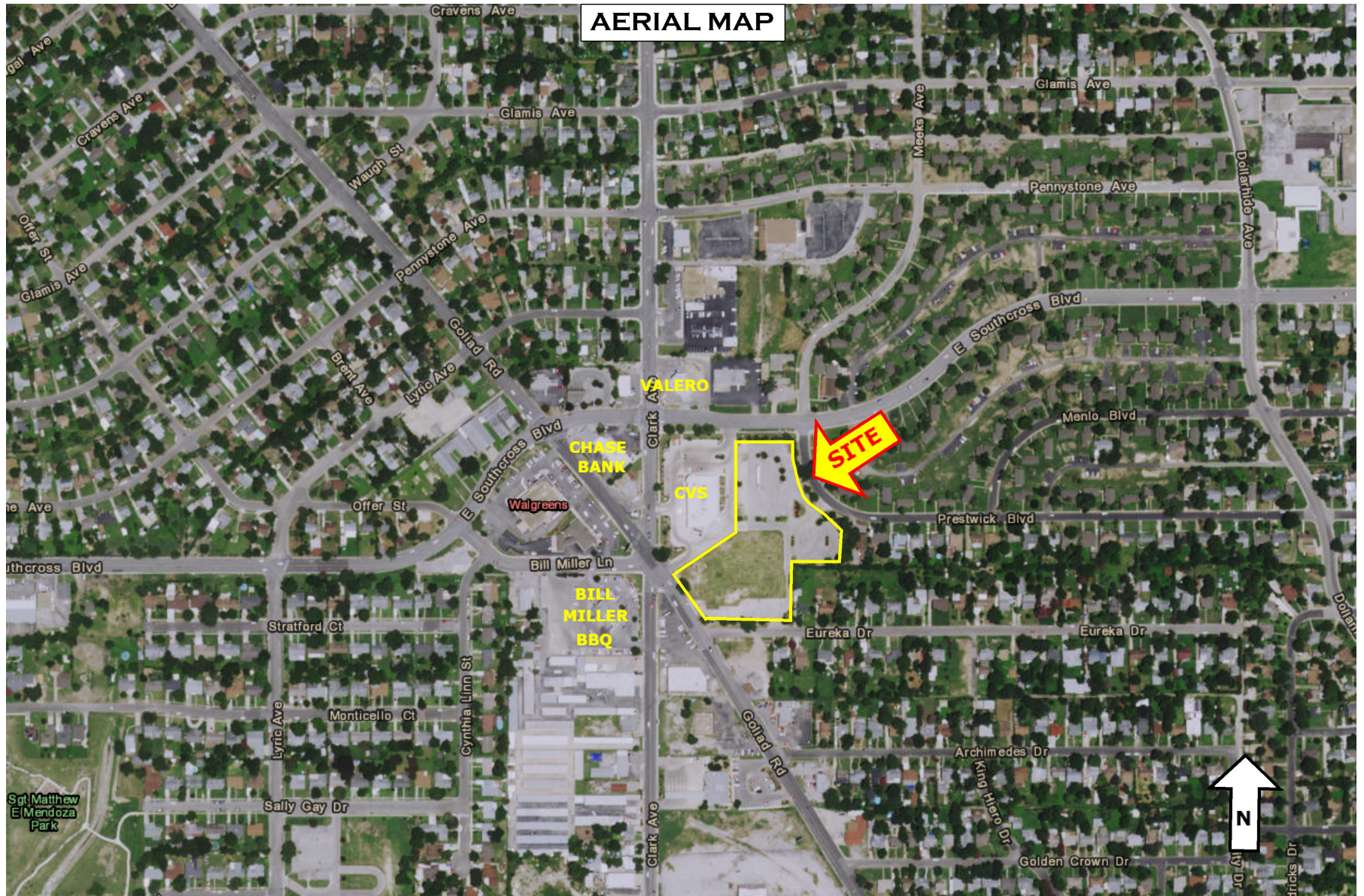


This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy 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.





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.



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**

April 8, 2021

**SOUTHCROSS BLVD AT GOLIAD RD**

	1.0 Miles:	3.0 Miles:	5.0 Miles:
<b>Population</b>			
2010 Census	16,631	99,733	227,358
2020 Estimate	16,894	106,427	250,913
5 Year Projection	17,168	111,694	268,151
<b>Households</b>			
2010 Census	6,234	33,996	76,929
2020 Estimate	6,318	36,457	85,769
5 Year Projection	6,411	38,262	92,473
<b>2020 Population by Race</b>			
White	71.3%	66.3%	65.1%
Black	5.3%	10.0%	10.9%
Asian or Pacific Islander	0.4%	0.5%	0.6%
American Indian	0.9%	1.0%	1.1%
<b>2020 Population by Ethnicity</b>			
Hispanic Origin	83.0%	79.5%	79.5%
<b>2020 Total Housing Units</b>			
Owner-Occupied	3,242	18,410	44,613
Renter-Occupied	3,076	18,047	41,157
Average Household Size	2.67	2.87	2.87
<b>2020 Household Income</b>			
Income \$ 0 - \$15,000	24.6%	21.7%	22.4%
Income \$ 15,000 - \$24,999	17.3%	15.8%	14.8%
Income \$ 25,000 - \$34,999	14.2%	13.2%	13.0%
Income \$ 35,000 - \$49,999	15.6%	15.8%	16.0%
Income \$ 50,000 - \$74,999	14.9%	16.2%	16.1%
Income \$ 75,000 - \$99,999	6.5%	8.0%	8.6%
Income \$ 100,000 - \$149,999	5.7%	7.2%	6.3%
Income \$ 150,000 - \$199,999	1.0%	1.5%	1.5%
Income \$200,000 +	0.3%	0.6%	1.1%
Average Household Income	\$41,064	\$46,187	\$47,190
Median Household Income	\$29,972	\$34,337	\$34,763
Per Capita Income	\$14,947	\$15,980	\$16,201

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2020 and 2025.

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.

<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