ROALSON INTERESTS

COMMERCIAL CORNER PAD SITE OPPORTUNITY
LOOP 1604 / U. S. HIGHWAY 181
SAN ANTONIO, TEXAS

LOCATION: The property is located on the north corner of U. S. Highway 181 and Southeast Loop 1604.

SIZE: 3.08 Acres

FRONTAGE: Approximately 502.25 feet along Loop 1604
Approximately 619.44 feet along Highway 181
Approximately 246.86 feet along Laguna Road

UTILITIES:

Electricity: City Public Service indicates it has a 3-phase line along S. E. Loop 1604.

Sewer: Septic is required.

Water: The City of Elmendorf indicates it has a 6 inch water main along Highway 181 and S. E. Loop 1604 on the property frontage.

Gas: Not Available.

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

ZONING: The property is outside the city limits.

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

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DEMOGRAPHICS:

	3 - mile	5 - mile
2025 Population Estimates:	5,733	14,214
Average Household Income:	$88,337	$97,848

Source: U. S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2025 and 2030.

TRAFFIC COUNT: Most recent (2025) Texas Department of Transportation maps indicate 23,338 vehicles per day on U. S. Highway 181 just northwest of the property and 25,093 vehicles per day southeast of the intersection. The maps also show 6,593 vehicles on Loop 1604 northeast of its intersection with Highway 181 and 7,936 vehicles per day southwest of the intersection.

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

TOPOGRAPHY: The property is generally level to a gentle northerly slope.

EASEMENTS: There are two electrical easements to service the property.

DEED RESTRICTIONS: None of record.

AREA DEVELOPMENT: Developments at the intersection area include a Valero C-Store, Texas Best Travel Center and The Hickory Ridge Subdivision.

POTENTIAL USE: The property's major intersection location offers opportunity for a variety of retail and commercial services.

INVESTMENT: Contact Broker

COMMENTS:

- ❑ The corner location makes the site one of the most appealing development options in the area.
- ❑ The property is located at a signalized intersection.

FOR INFORMATION CONTACT: BART WILSON OR MATT HOWARD
Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email** bwilson@roalson.com / mhoward@roalson.com
www.roalson.com

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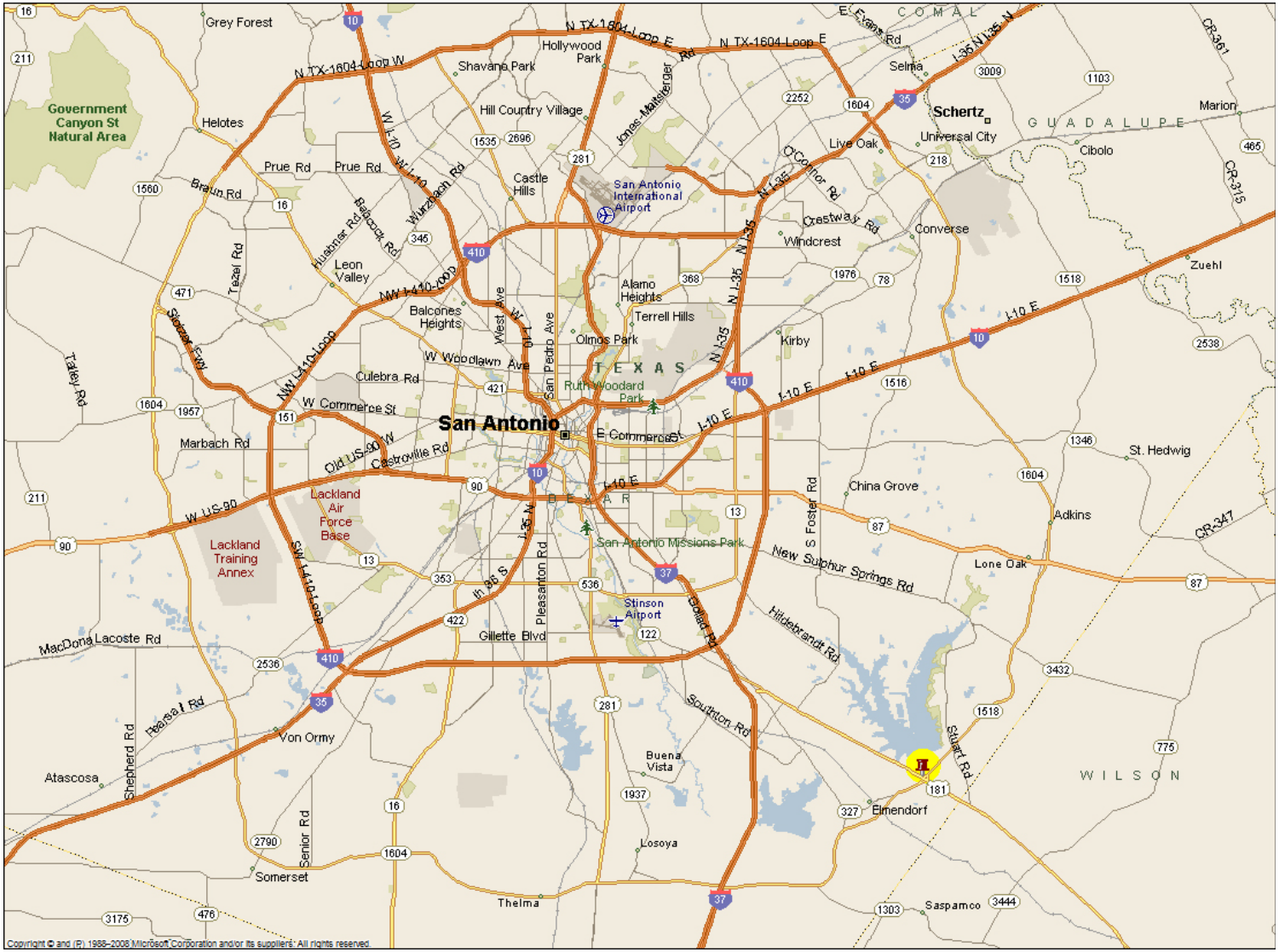
Location Map



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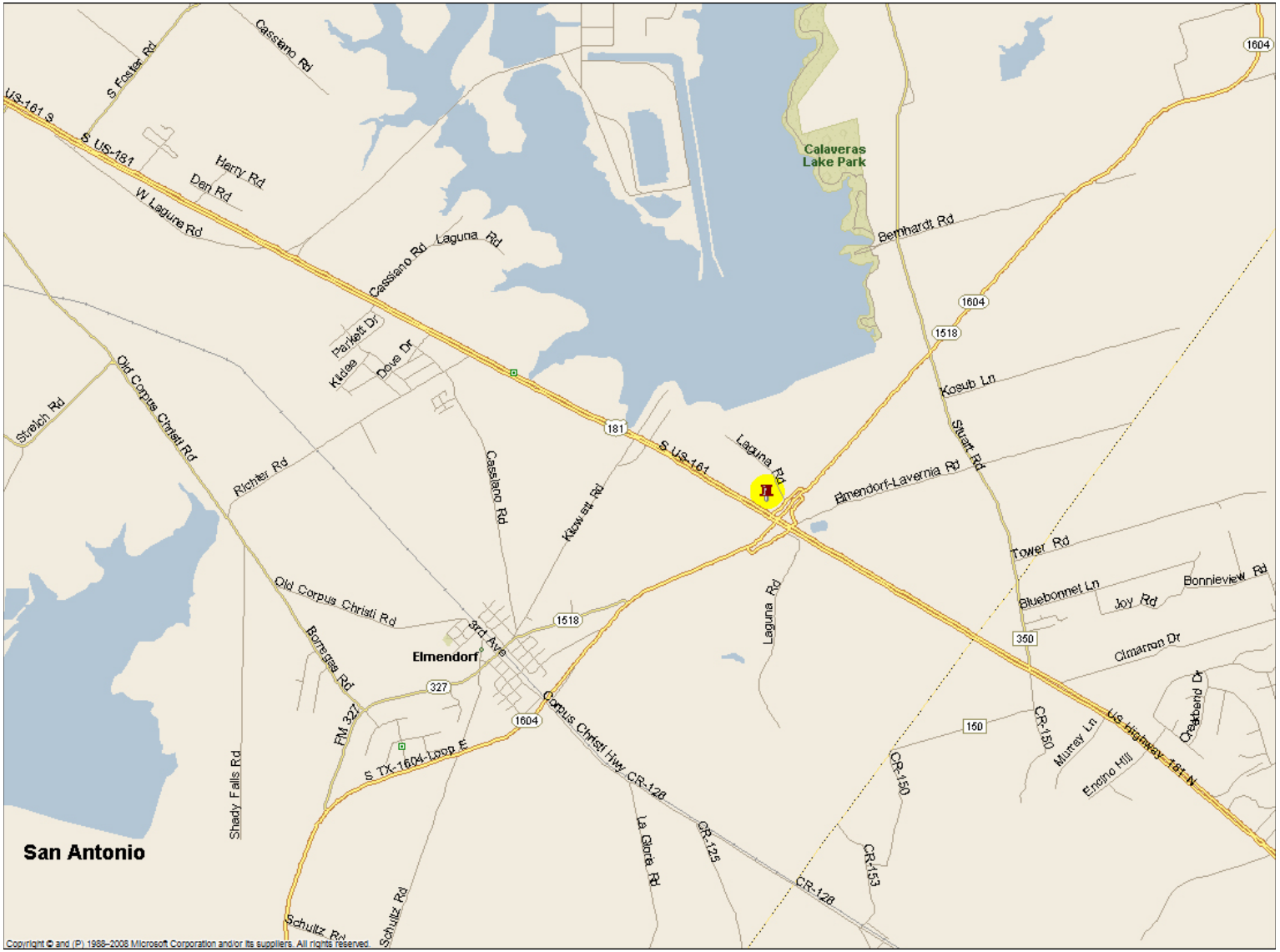
Area Map



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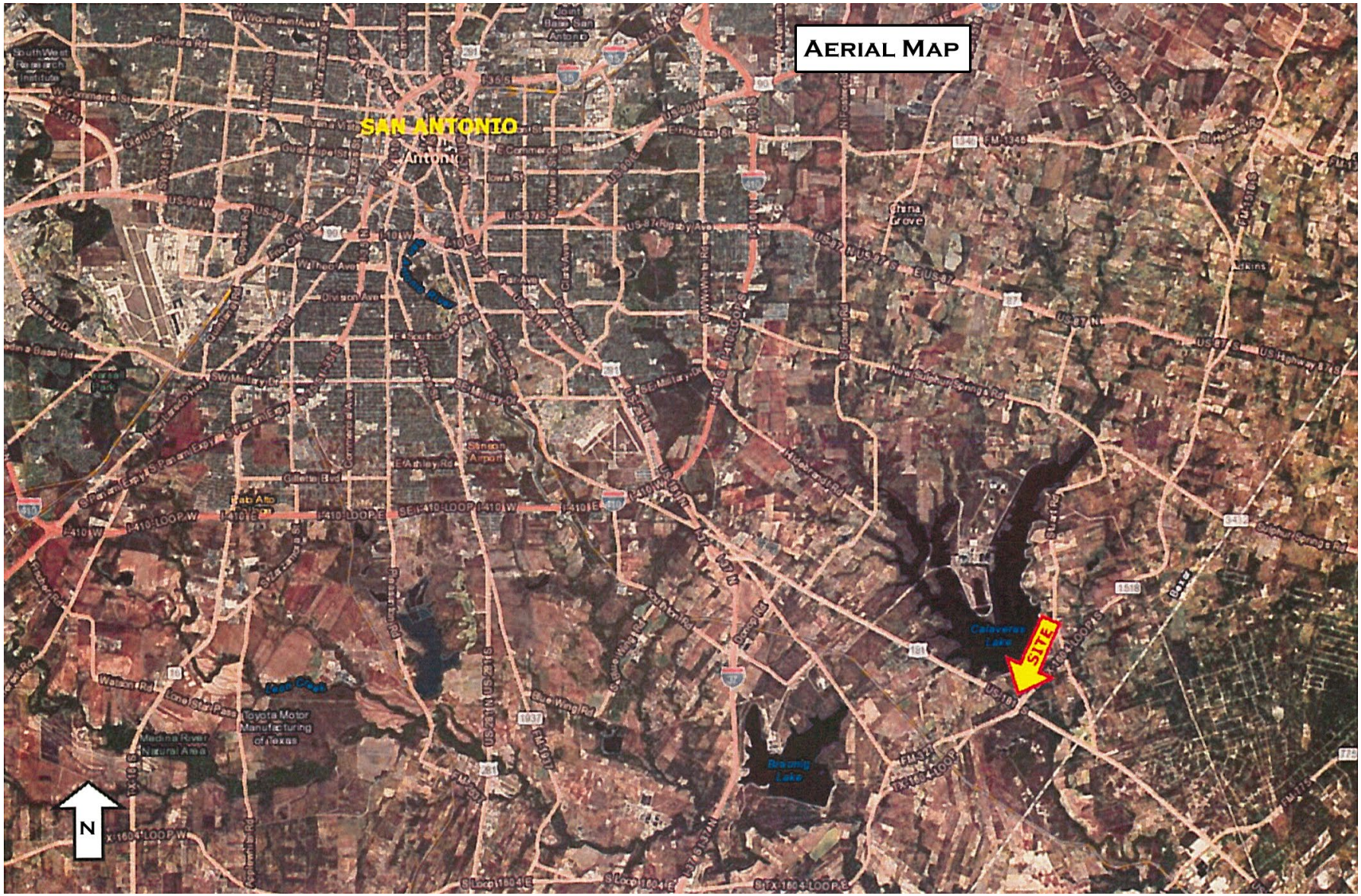
Aerial Map



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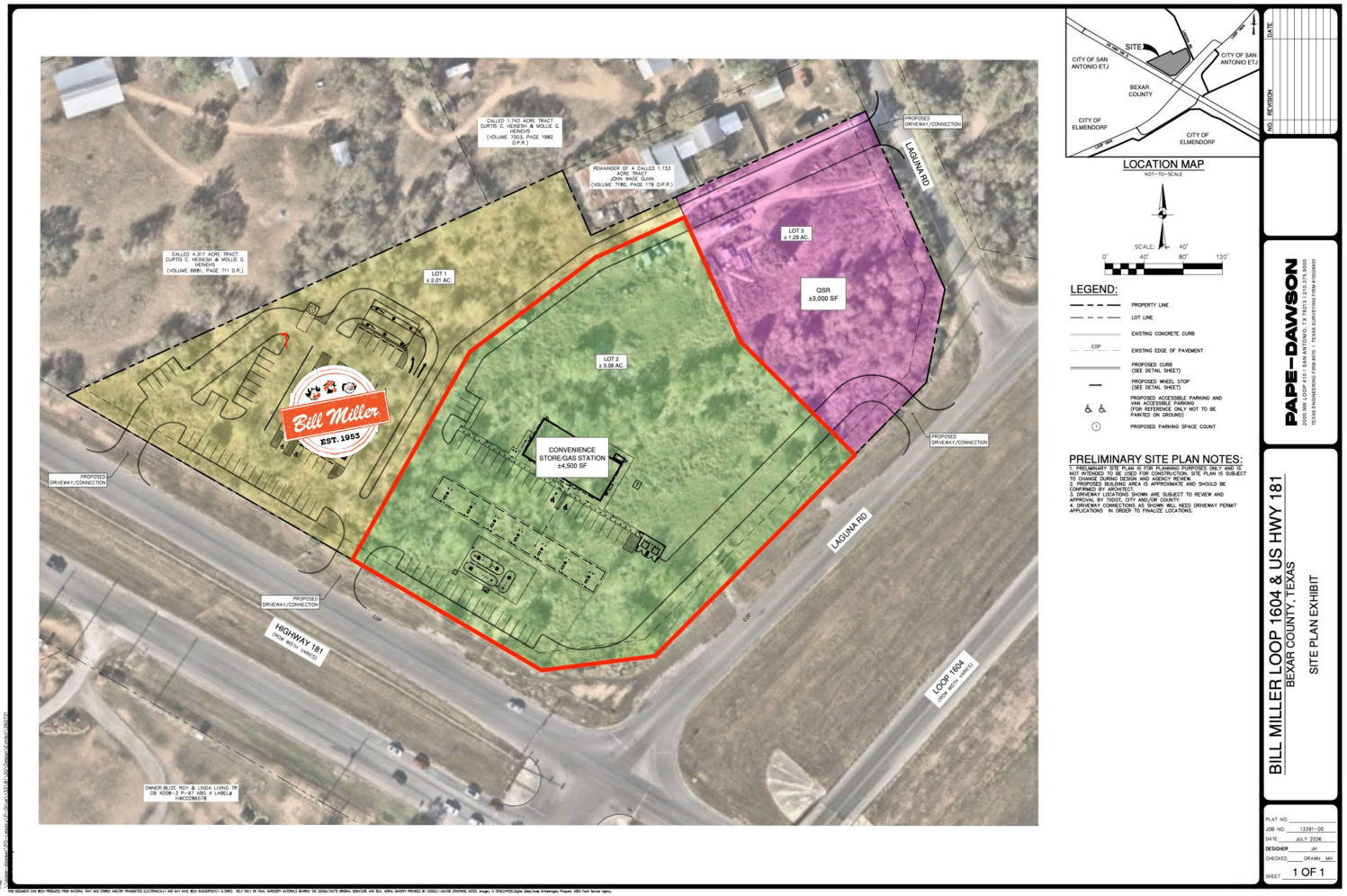

LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 40'
0' 40' 80' 120'

LEGEND:

- PROPERTY LINE
- LOT LINE
- EXISTING CONCRETE CURB
- EOP — EXISTING EDGE OF PAVEMENT
- PROPOSED CURB (SEE DETAIL SHEET)
- PROPOSED WHEEL STOP (SEE DETAIL SHEET)
- PROPOSED ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING (FOR REFERENCE ONLY NOT TO BE PAINTED ON GROUND)
- (1) PROPOSED PARKING SPACE COUNT

PRELIMINARY SITE PLAN NOTES:

1. PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION. SITE PLAN IS SUBJECT TO CHANGE DURING DESIGN AND AGENCY REVIEW.
2. PROPOSED BUILDING AREA IS APPROXIMATE AND SHOULD BE CONFIRMED BY ARCHITECT.
3. DRIVEWAY LOCATIONS SHOWN ARE SUBJECT TO REVIEW AND APPROVAL BY TXDOT, CITY AND/OR COUNTY.
4. DRIVEWAY CONNECTIONS AS SHOWN WILL NEED DRIVEWAY PERMIT APPLICATIONS IN ORDER TO FINALIZE LOCATIONS.

NO.	REVISION	DATE

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100803

BILL MILLER LOOP 1604 & US HWY 181
BEXAR COUNTY, TEXAS
SITE PLAN EXHIBIT

PLAT NO.
JOB NO. 13391-00
DATE JULY 2024
DESIGNED JH
DRAWN MH
CHECKED
SHEET 1 OF 1

Date: February 23, 2024, 5:01 PM – User ID: modalina.hoglund
I:\WWP_projects\391-00\Design\Civil\13391-00 Concept Exhibit.dwg

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DEMOGRAPHIC OVERVIEW

September 16, 2025

LOOP 1604 AT HIGHWAY 181

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	5,161	12,721	26,198
2025 Estimate	5,733	14,214	33,322
5 Year Projection	6,779	17,613	44,159
Households			
2020 Census	1,841	4,444	9,083
2025 Estimate	2,119	5,103	11.565
5 Year Projection	2,558	6,394	15,428
2025 Population by Race			
White	53.0%	54.9%	54.6%
Black	1.5%	1.9%	2.5%
Asian or Pacific Islander	0.7%	0.7%	0.8%
American Indian	1.3%	1.1%	1.2%
2025 Population by Ethnicity			
Hispanic Origin	61.3%	57.6%	57.2%
2025 Total Housing Units			
Owner-Occupied	1,832	4,446	10,223
Renter-Occupied	287	657	1,342
Average Household Size	2.70	2.78	2.88
2025 Household Income			
Income $ 0 - $15,000	6.7%	7.6%	6.4%
Income $ 15,000 - $24,999	8.5%	7.0%	6.0%
Income $ 25,000 - $34,999	10.2%	8.3%	6.8%
Income $ 35,000 - $49,999	12.0%	11.1%	9.1%
Income $ 50,000 - $74,999	17.7%	15.8%	15.7%
Income $ 75,000 - $99,999	11.8%	11.7%	11.2%
Income $ 100,000 - $149,999	18.1%	20.0%	20.3%
Income $ 150,000 - $199,999	7.3%	9.7%	11.8%
Income $200,000 +	7.5%	8.9%	12.6%
Average Household Income	$88,337	$97,848	$114,832
Median Household Income	$66,952	$75,400	$86,609
Per Capita Income	$31,895	$35,190	$39,677

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2025 and 2030.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests ("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
17721 ROGERS RANCH PKWY., STE. 125
SAN ANTONIO, TEXAS 78258

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	9016452-BB	bwilson@roalson.com	210-496-5800
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
James Bartlett Wilson	452080-B	bwilson@roalson.com	210-389-4444
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew William Howard	603462-SA	mhoward@roalson.com	210-865-4411
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____