



**COMMERCIAL DEVELOPMENT OPPORTUNITY  
ZARZAMORA AT SOUTH LOOP 410**

**LOCATION:** The property is located at the east side of South Zarzamora, just south of Loop 410. It has cross access through the corner lot directly to Loop 410.

**SIZE:** 1.658 Acres

**FRONTAGE:** **Zarzamora:** 310.54 Feet

**UTILITIES:** **Electric:** City Public Service indicates power is available at the property.

**Water:** San Antonio Water System indicates that water is on the east side of South Zarzamora in front of the property.

**Sewer:** San Antonio Water System indicates that sewer is southeast of the property at the Texas A&M Campus. An off-site extension will be required.

**Gas:** City Public Service indicates that gas is at the southeast corner of the Loop 410/Zarzamora intersection.

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

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

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

**TOPOGRAPHY:** The property has a gentle slope with drainage towards the southeast.

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

**EASEMENTS:** There is a reciprocal cross-access easement with the corner tract owned by Circle K.

**BROKER: ROALSON INTERESTS, INC.**



***DEED***

***RESTRICTIONS:*** There are some restrictions regarding convenience store uses. Contact Broker.

***TRAFFIC COUNT:*** Most recent (2021) State Highway Department traffic count map indicates 32,089 vehicles per day on Loop 410 west of the property and 16,793 vehicles per day on Zarzamora, south of the property.

***DEMOGRAPHICS:*** *ESRI forecasts:*

	3 - mile	5 - mile
2022 Population Estimates:	58,757	137,323
Average Household Income:	\$60,652	\$57,512

*Source: U. S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2022.*

***AREA***

***DEVELOPMENT:*** Area development includes Texas A & M College at San Antonio, Palo Alto College, convenience stores, light retail and residential neighborhoods. A new Valero / CST is planned for the adjacent tract at the southeast corner of Loop 410/Zarzamora.

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

***INVESTMENT:*** \$ 12.00 per square foot; \$866,870.00

- COMMENTS:***
- This is a strategic corner adjacent to Verano, the master planned 1,700 acre development which includes the Texas A&M at San Antonio campus which opened in the fall of 2011.
  - The Toyota plant is directly south of the property with over 2,000 employees.

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

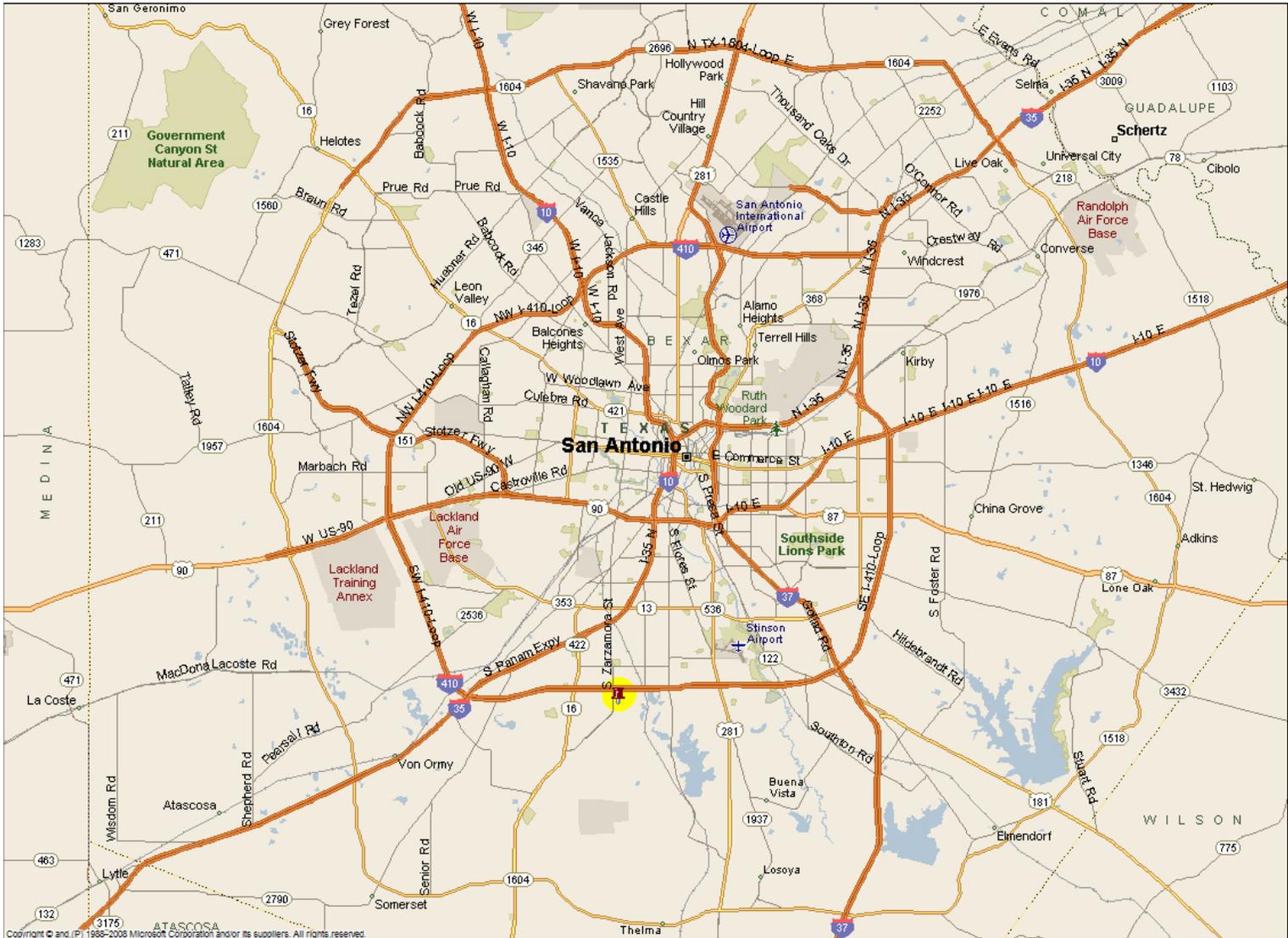
Phone: (210) 496-5800 • Email: [eldon@roalson.com](mailto:eldon@roalson.com) / [mhoward@roalson.com](mailto:mhoward@roalson.com)

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

**BROKER: ROALSON INTERESTS, INC.**



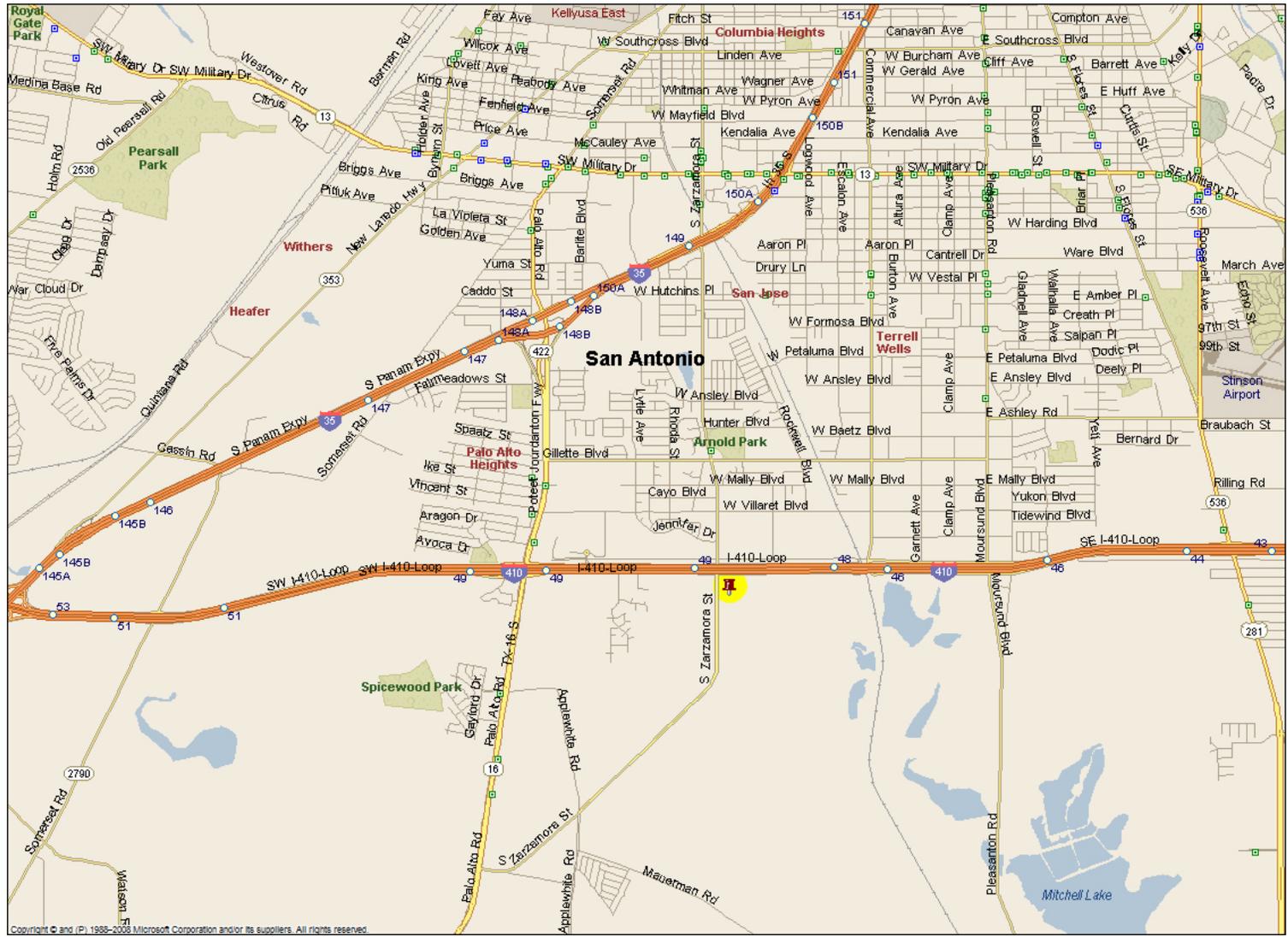
# Location Map



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.



# Area Map



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null  
Texas, AC +/-



 Boundary

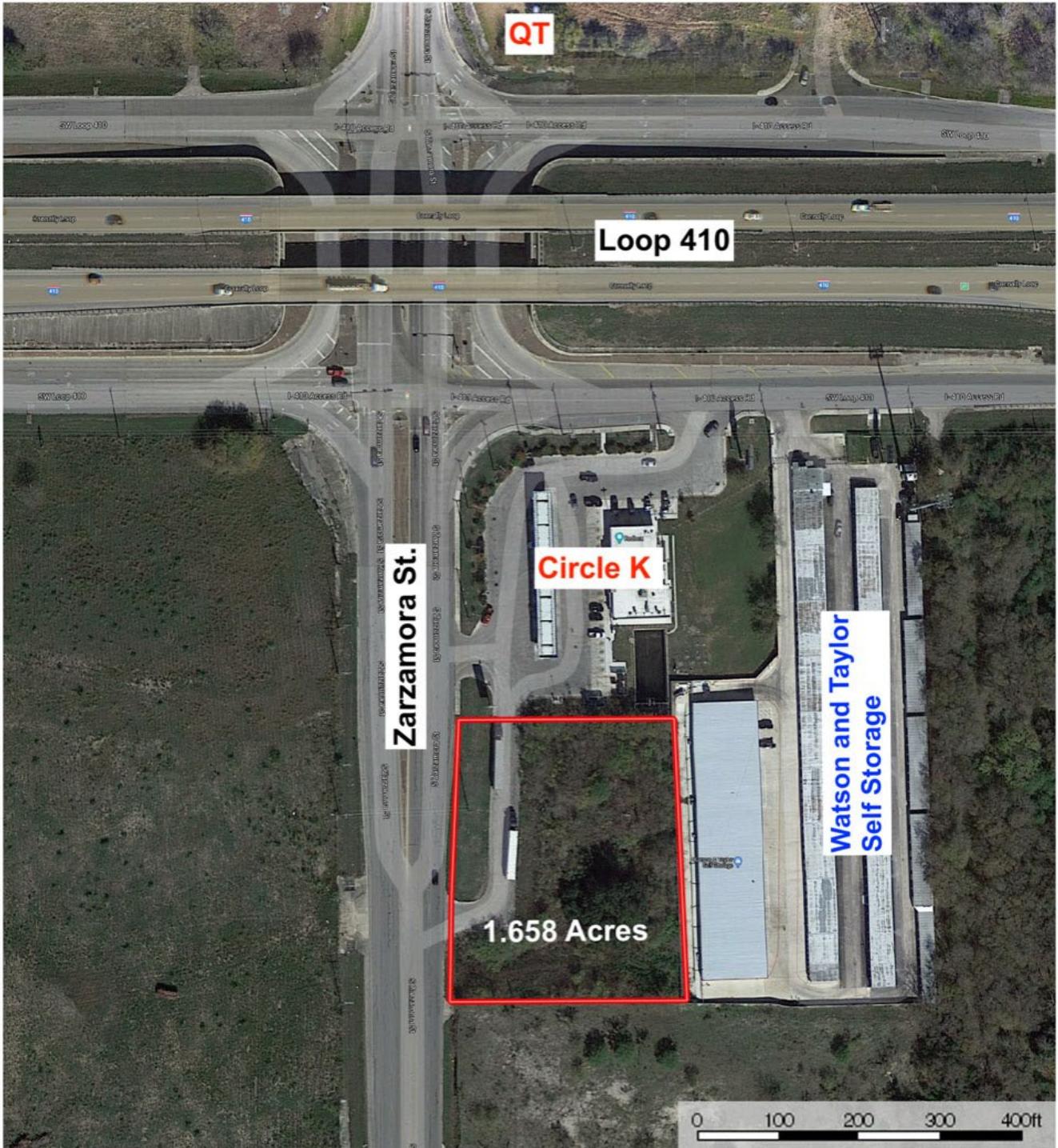
Matt Howard  
mhoward@roalson.com

 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.

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null  
Texas, AC +/-



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**Survey**



**SOUTHWEST LOOP 410**

**SOLD**

**Mini-Storage Addition**

S02°10'00"E ~ 311.42'

**SOLD**

**Valero**

N89°35'34"E ~ 221.80'

**1.658 OF AN ACRE**  
(72,215 SQUARE FEET MORE OR LESS)

S89°49'39"W ~ 243.84'

N00°11'51"W ~ 24.58'

N02°04'35"E ~ 285.96'

**SOUTH ZARZAMORA**

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## DEMOGRAPHIC OVERVIEW

August 31, 2022

### LOOP 410 AT S. ZARZAMORA

	3.0 Miles:	5.0 Miles:	7.0 Miles:
<b>Population</b>			
2020 Census	57,954	135,970	275,873
2022 Estimate	58,757	137,323	279,268
5 Year Projection	59,354	139,129	281,583
<b>Households</b>			
2020 Census	17,886	43,406	91,733
2022 Estimate	18,164	43,996	93,406
5 Year Projection	18,471	44,880	94,830
<b>2022 Population by Race</b>			
White	39.1%	38.8%	39.5%
Black	1.8%	1.7%	2.7%
Asian or Pacific Islander	0.6%	0.6%	0.8%
American Indian	1.2%	1.4%	1.5%
<b>2022 Population by Ethnicity</b>			
Hispanic Origin	91.1%	91.4%	87.9%
<b>2022 Total Housing Units</b>			
Owner-Occupied	11,011	26,663	53,644
Renter-Occupied	7,153	17,334	39,762
Average Household Size	3.18	3.09	2.94
<b>2022 Household Income</b>			
Income \$ 0 - \$15,000	11.4%	13.4%	15.0%
Income \$ 15,000 - \$24,999	12.4%	13.3%	12.8%
Income \$ 25,000 - \$34,999	11.2%	11.4%	11.7%
Income \$ 35,000 - \$49,999	17.5%	17.9%	16.5%
Income \$ 50,000 - \$74,999	21.5%	21.0%	20.5%
Income \$ 75,000 - \$99,999	12.2%	11.3%	11.2%
Income \$ 100,000 - \$149,999	10.3%	8.4%	8.6%
Income \$ 150,000 - \$199,999	2.5%	2.2%	2.3%
Income \$200,000 +	1.1%	1.1%	1.3%
Average Household Income	\$60,652	\$57,512	\$57,984
Median Household Income	\$47,126	\$43,761	\$43,338
Per Capita Income	\$18,816	\$18,481	\$19,418

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2022 and 2027.

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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