



U.S. 281 SOUTH AT SOUTH LOOP 1604

LOCATION: The property is located in the southwest quadrant of U. S. 281 South at South Loop 1604. It has excellent frontage on South Loop 1604 and Rockport Road

SIZE: 13.938 Acres

FRONTAGE:

- 732.48 feet on Loop 1604
- 626.39 feet on Rockport Road

Dimensions are as provided by Landata from the Plat Map records of Bexar County.

UTILITIES: **Electricity:** Available

Sewer: Requires Septic

Water: SAWS maps show an 8-inch water line on the south side of Rockport across from the property.

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

ZONING: The tract is located in Bexar County and is unzoned; however, it falls within the boundaries of the San Antonio Extraterritorial Jurisdiction.

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

FLOOD PLAIN: Federal Emergency Management Agency maps do not indicate any 100-year flood prone areas on the property.

EASEMENTS: Small State of Texas Channel Easement on part of the Loop 1604 frontage.



DEED

RESTRICTIONS: None of Record

TRAFFIC COUNT: 2021 Texas Department of Transportation traffic maps indicate 8,149 vehicles per day on the Loop 1604 property frontage.

AREA DEVELOPMENT: Development includes single family residential properties, several commercial businesses and Southside Independent School District facilities at the U.S. 281 South/Loop 1604 South intersection and along U. S. 281 South.

INVESTMENT: ***Price:*** \$ 40,000.00 per Acre; \$ 557,520.00 Total

Terms: Owner will consider financing

- COMMENTS:***
- ☐ Nice business development or investment property.
 - ☐ Southside Independent School District's campus is located in the southeast quadrant of U.S. 281 South at Martinez Losoya. It includes Pearce Primary, Losoya Intermediate, Southside Middle and Southside High School as well as the district administration building.
 - ☐ Multiple businesses are located in the vicinity of Loop 1604 at U.S. 281 South.
 - ☐ Good frontage on two public roads accommodates subdividing the property for multiple uses.

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www.roalson.com



Roalson Interests, Inc.
Real Estate Services



Boundary

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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.

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.



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Aerial Map



Boundary

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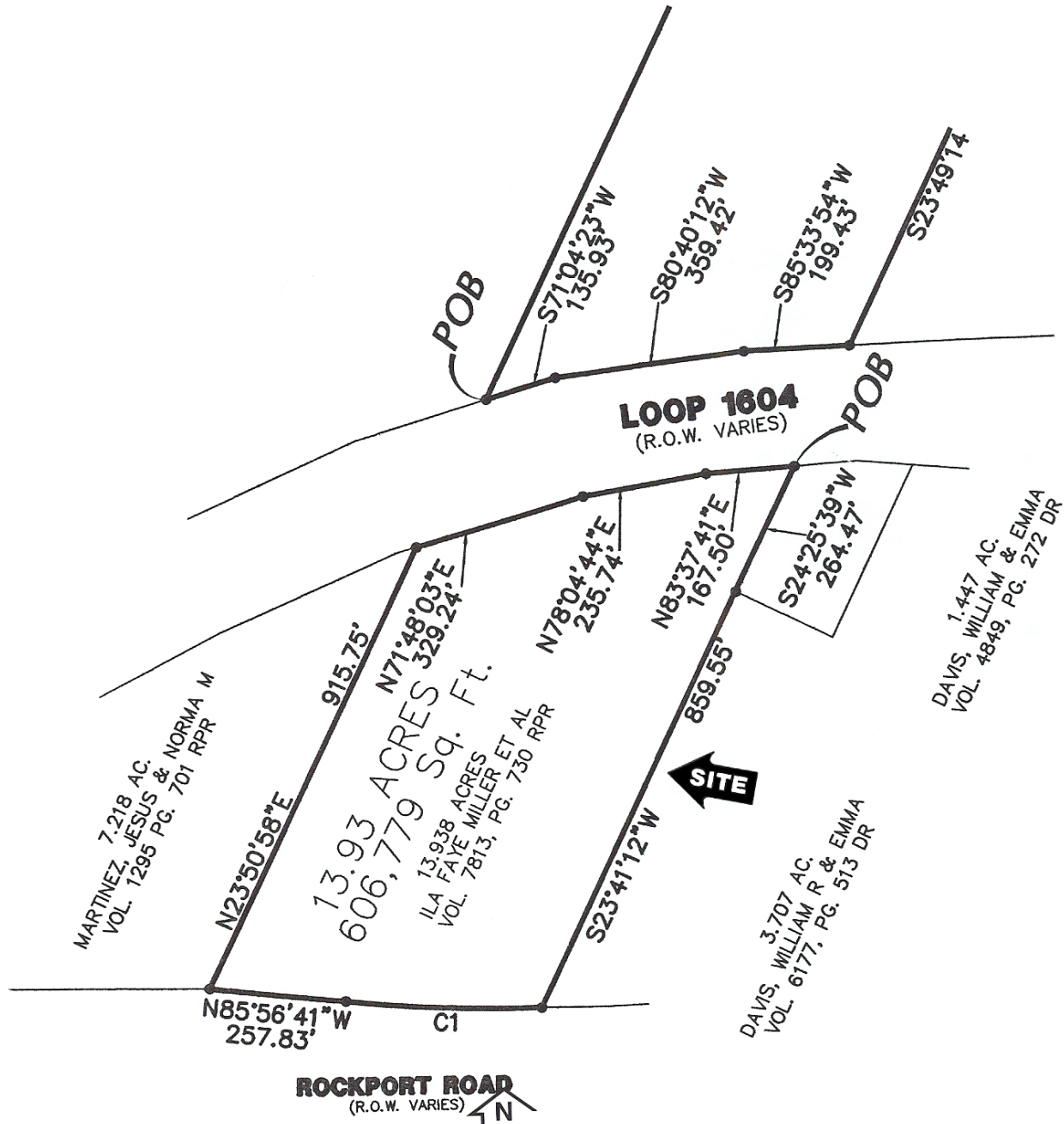


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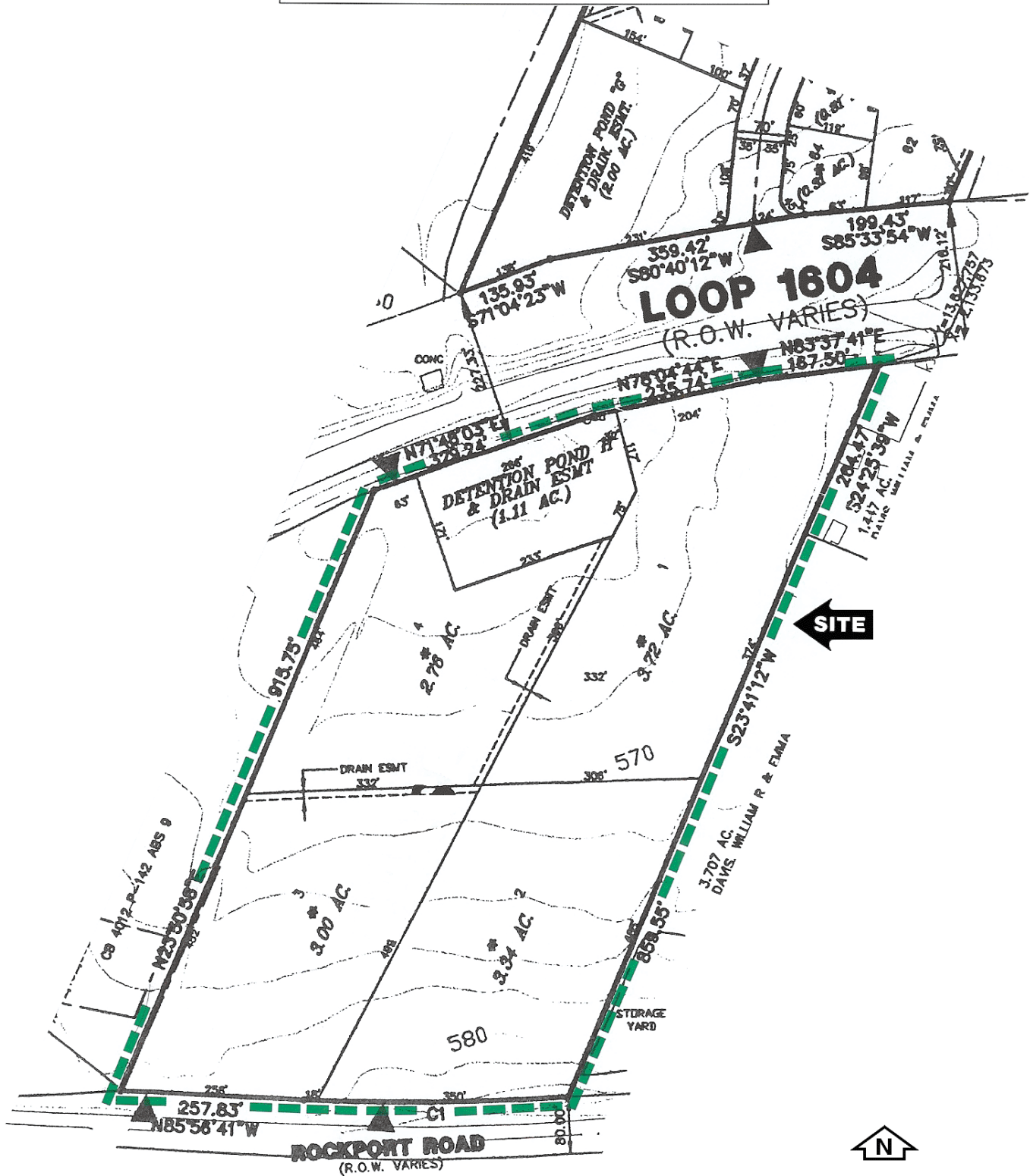
Survey



CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	2824.93'	368.56'	184.54'	7°28'31"



DEVELOPMENT CONCEPT



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DEMOGRAPHIC OVERVIEW

September 6, 2022

HIGHWAY 281 SOUTH AT S. LOOP 1604

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	7,170	17,863	37,777
2022 Estimate	7,193	18,088	39,676
5 Year Projection	8,787	20,490	44,329
Households			
2020 Census	2,232	6,461	11,502
2022 Estimate	2,241	5,532	12,142
5 Year Projection	2,735	6,289	13,663
2022 Population by Race			
White	45.6%	46.8%	44.2%
Black	1.1%	1.3%	1.9%
Asian or Pacific Islander	1.1%	0.7%	0.9%
American Indian	2.0%	1.9%	1.6%
2022 Population by Ethnicity			
Hispanic Origin	82.9%	80.7%	81.6%
2022 Total Housing Units			
Owner-Occupied	1,850	4,481	9,102
Renter-Occupied	391	1,051	3,040
Average Household Size	3.20	3.26	3.22
2022 Household Income			
Income \$ 0 - \$15,000	11.9%	11.0%	10.9%
Income \$ 15,000 - \$24,999	12.5%	13.1%	10.1%
Income \$ 25,000 - \$34,999	7.5%	7.7%	7.4%
Income \$ 35,000 - \$49,999	9.2%	11.4%	13.7%
Income \$ 50,000 - \$74,999	29.4%	24.7%	22.6%
Income \$ 75,000 - \$99,999	15.7%	14.4%	14.5%
Income \$ 100,000 - \$149,999	9.8%	9.9%	12.4%
Income \$ 150,000 - \$199,999	1.7%	2.7%	4.3%
Income \$200,000 +	2.2%	5.0%	4.1%
Average Household Income	\$66,483	\$75,131	\$76,577
Median Household Income	\$54,992	\$54,738	\$56,431
Per Capita Income	\$20,309	\$22,968	\$23,335

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

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.

<p>BROKER: ROALSON INTERESTS, INC. 18618 TUSCANY STONE, SUITE 200 SAN ANTONIO, TEXAS 78258</p>



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.

Roalson Interests, Inc.	0338503		(210)496-5800
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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

IABS 1-0 Date