

LAND FOR SALE

BLANCO RD / HUEBNER RD PAD SITES

Blanco Rd & Huebner Rd Intersection, San Antonio, TX 78258



OFFERING SUMMARY

SALE PRICE:	\$807,602 - \$1,406,988
LOT SIZE:	2.54 Ac (0.927 & 1.615)
ZONING:	C-2
MARKET:	San Antonio
SUBMARKET:	Far North Central Submarket
TRAFFIC COUNT:	32,000
PRICE / SF:	\$20 psf

PROPERTY OVERVIEW

Two prime commercial plated lots are available for sale in the desirable Stone Oak area; near the intersection of Blanco and Huebner Rd. These lots are surrounded by some of the most prestigious residential communities, with prices that range anywhere from \$300,000 to several million dollars. The location of these properties offer an endless array of development opportunities. If you are looking for C-2 Zoning, these versatile lots are ideal for your retail, banking, restaurants, office buildings and/or mixed-use development needs. Sewer and water are available to the site. Three phase electrical service is available from CPS. The property is located within the City of San Antonio (COSA) limits, and is over the Edwards Aquifer Recharge Zone. Both lots are available for purchase separately or together. Seller financing available for qualified buyers.

PROPERTY HIGHLIGHTS

- Lot 5 – 0.927 Ac & Lot 4 – 1.615 Ac (Net Usable 1.48) – Platted pad sites
- Located on Blanco Rd just north of Huebner Rd
- Approximately 478.8 ft. of frontage on Blanco; Zoned C2- ERZD
- Sewer/Water available to the site; Basin is built for pads
- Three phase electrical service is available from CPS
- EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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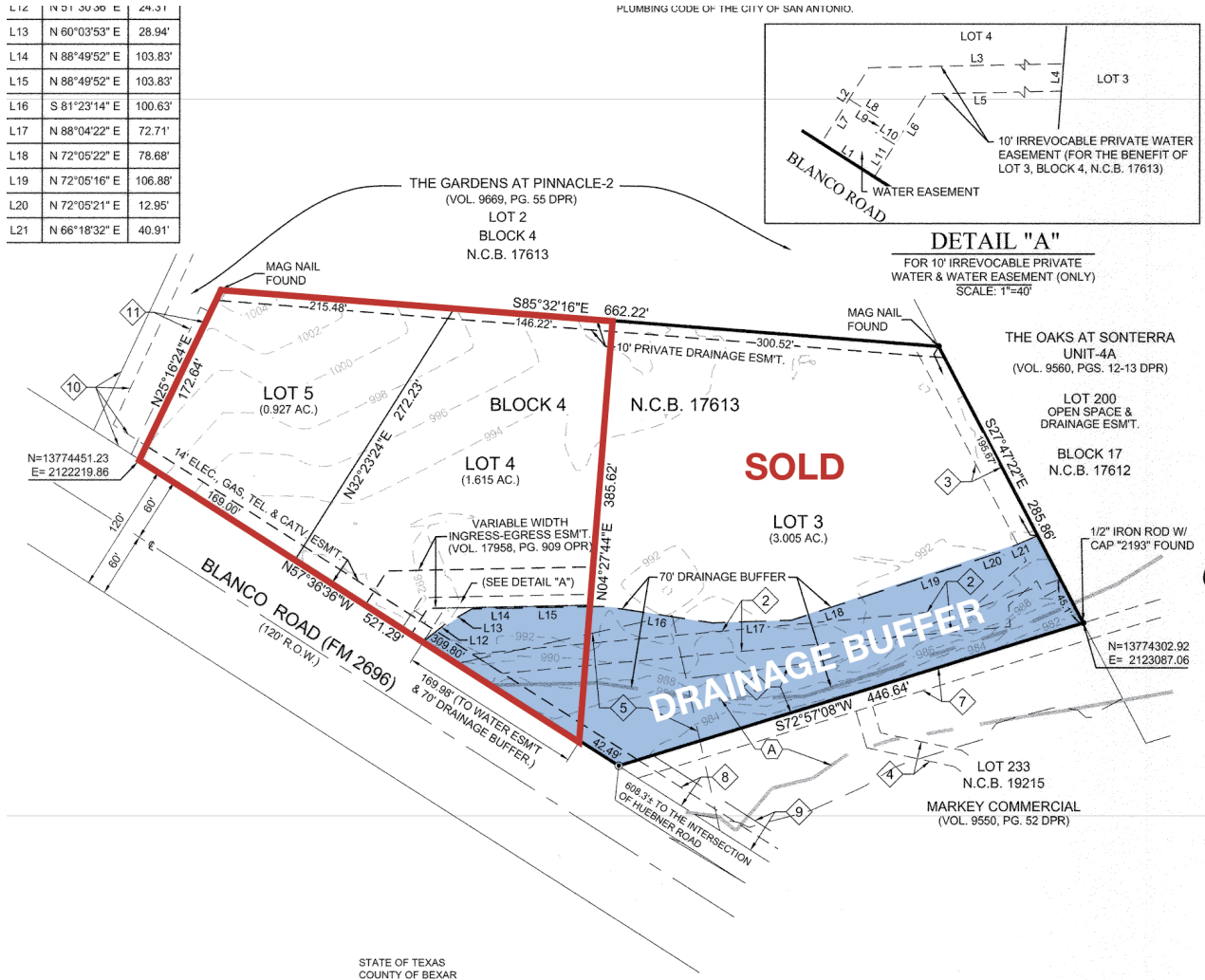
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OF LOTS 2 | TOTAL LOT SIZE 40,380 - 70,349 SF | TOTAL LOT PRICE \$807,602 - \$1,406,988 | BEST USE DEVELOPMENT OR INVESTMENT

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	Lot 5	Blanco Rd / Huebner Rd Pad Sites	1267888	Retail-Pad	40,380 SF	\$807,602	C-2 EZRD
Available	Lot 4	Blanco Rd / Huebner Rd Pad Sites		Retail-Pad	70,349 SF	\$1,406,988	C-2 EZRD

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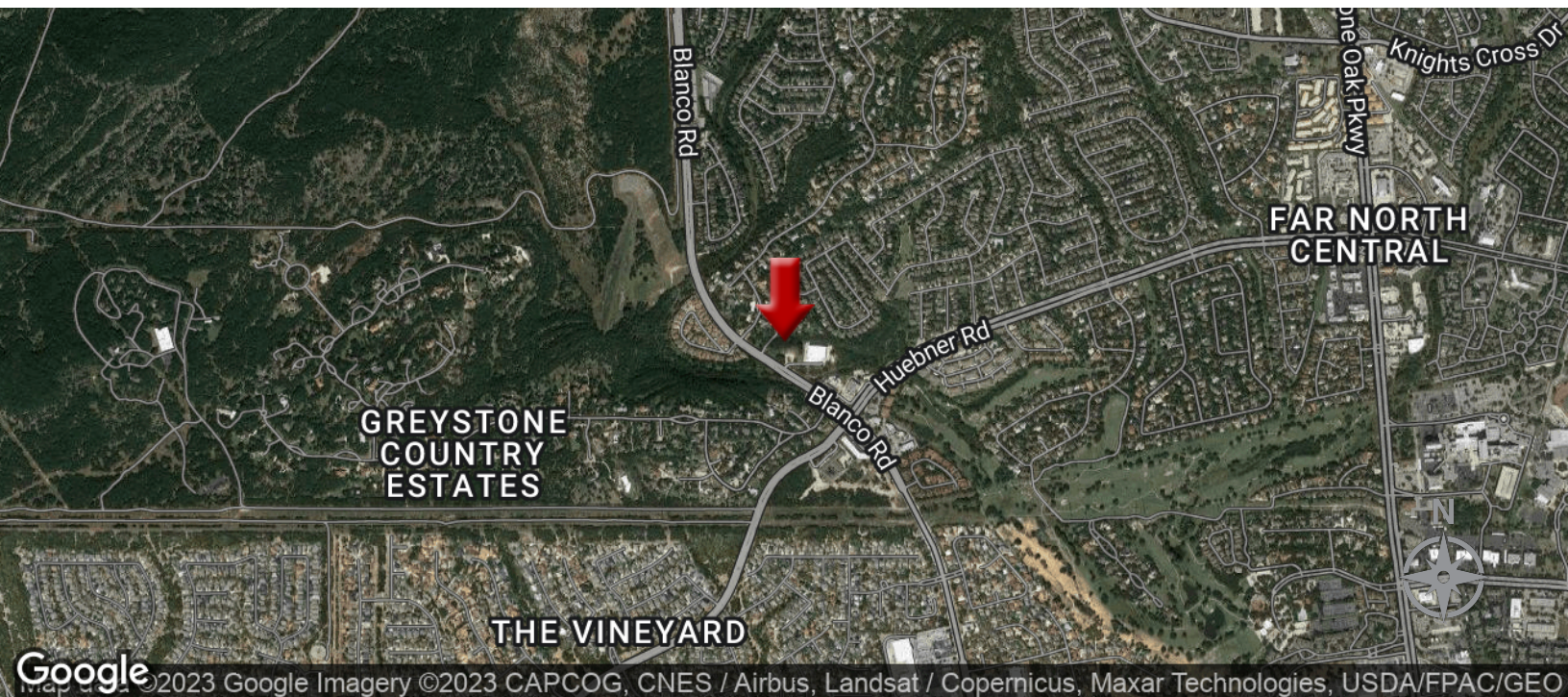
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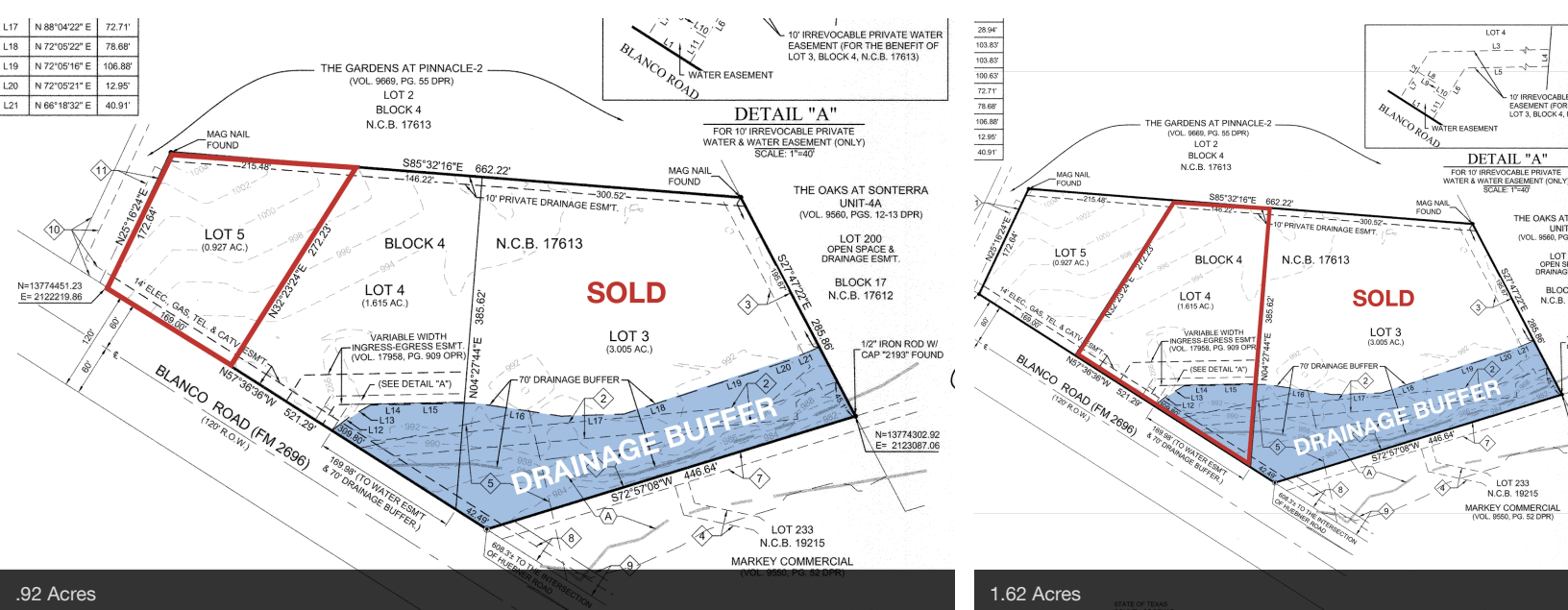
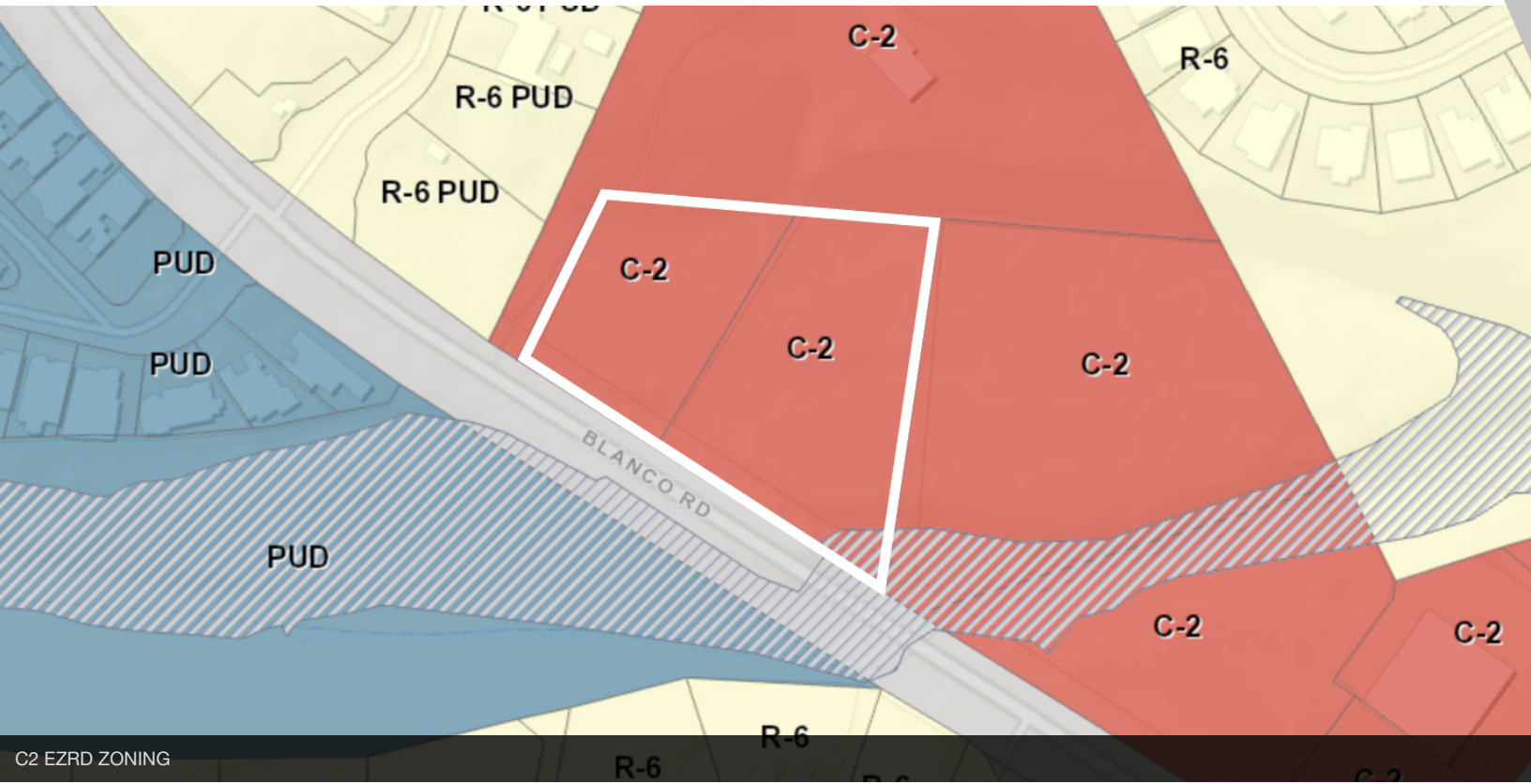
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.92 Acres

1.62 Acres

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

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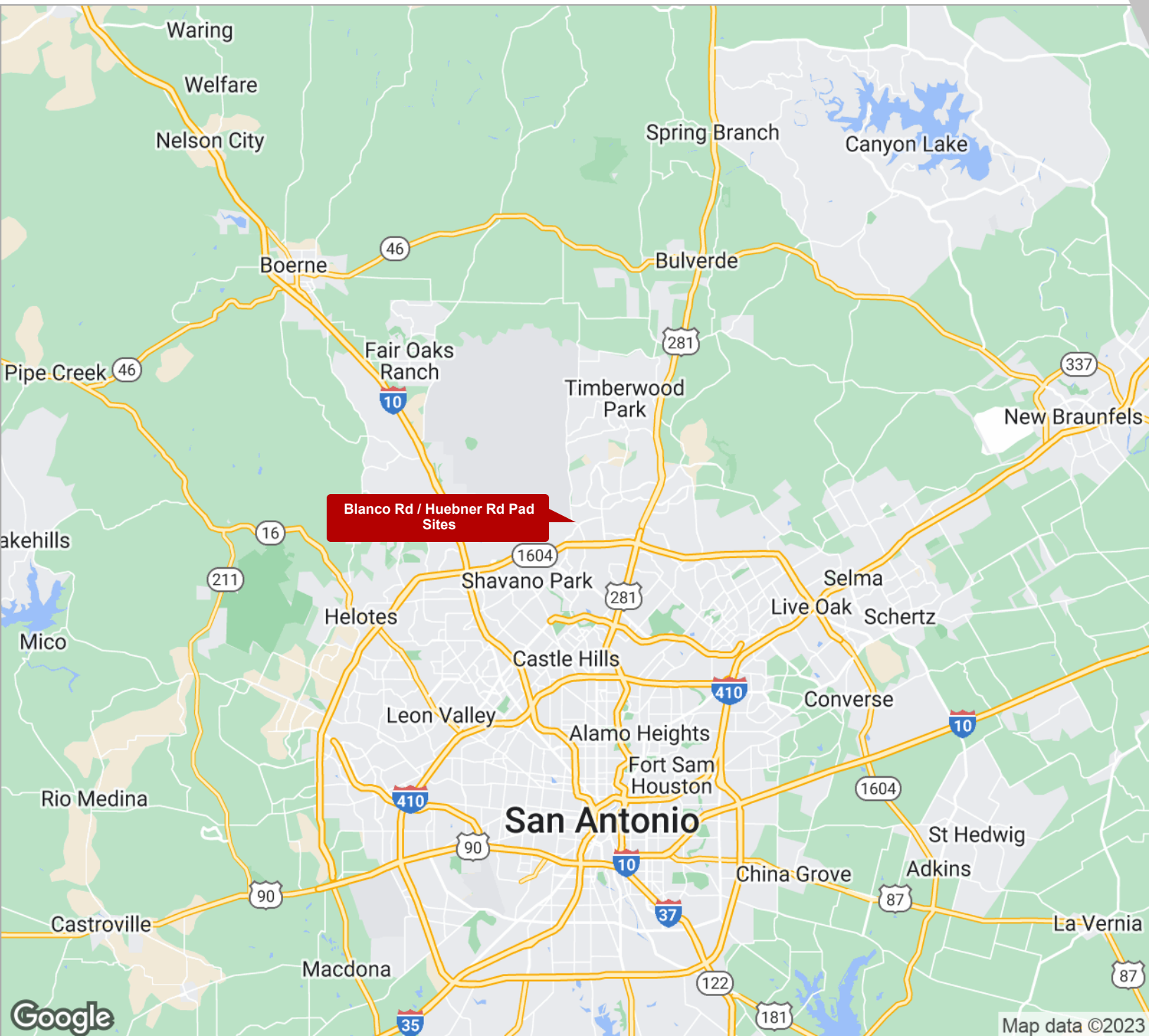
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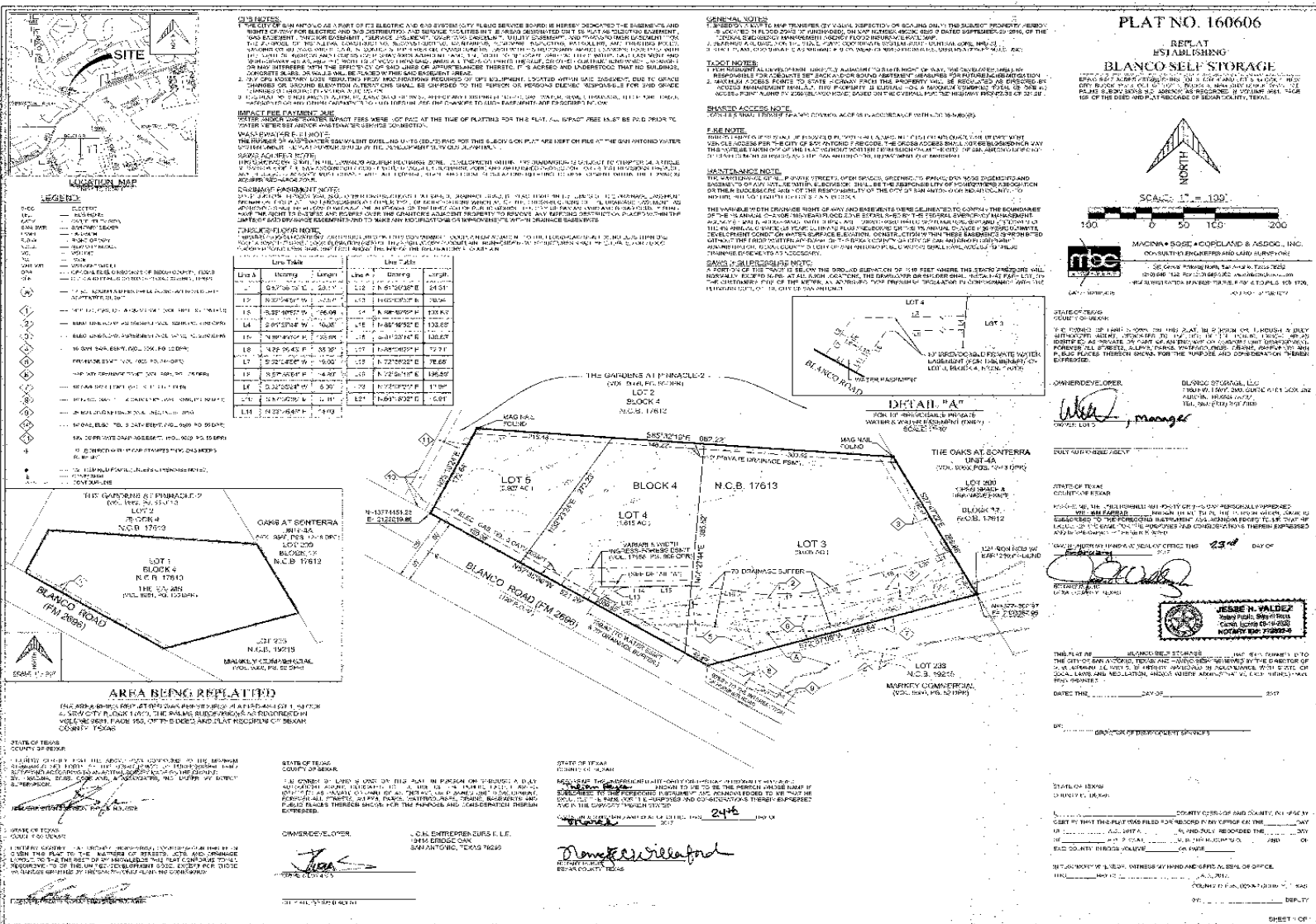
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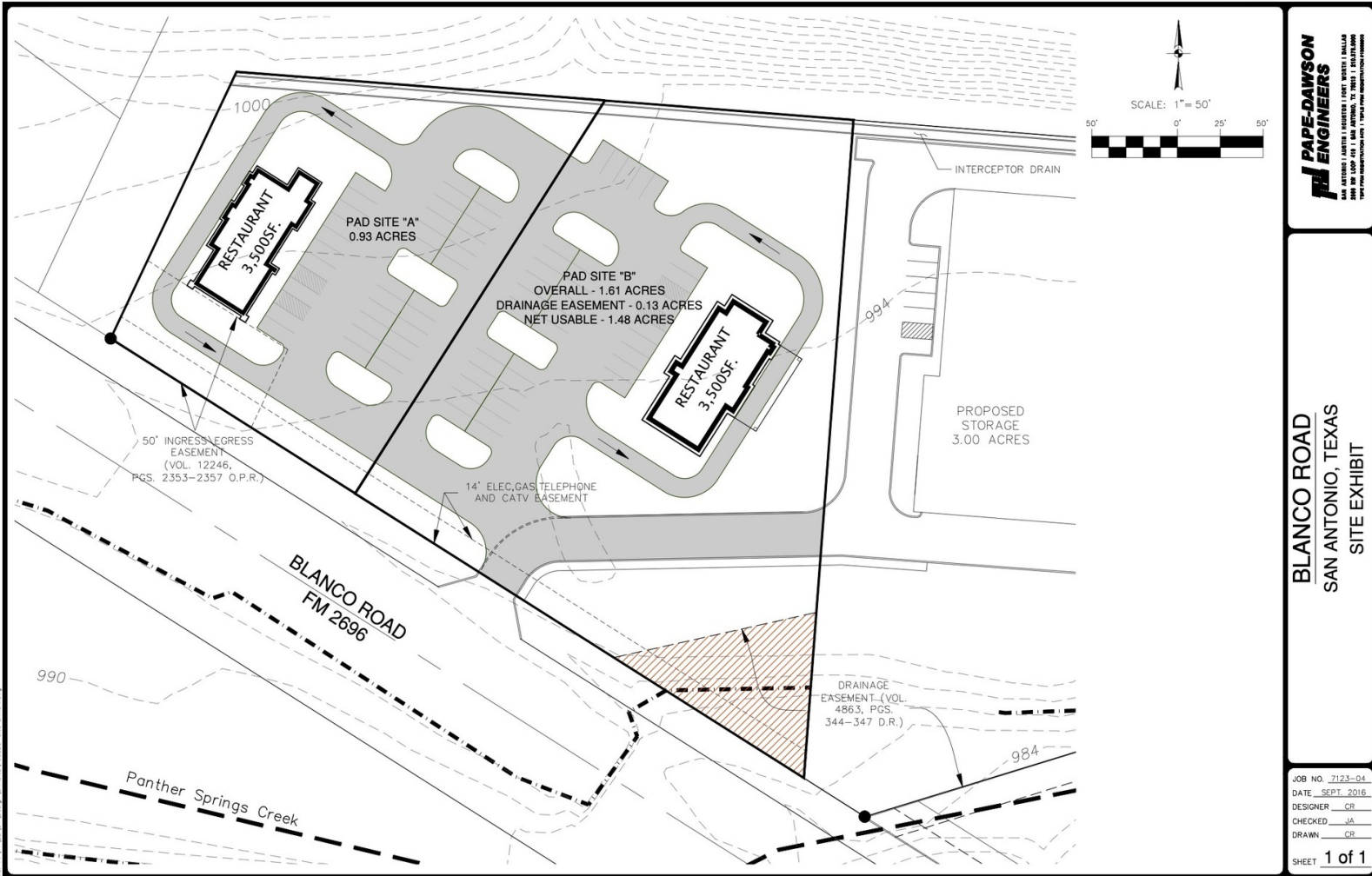
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**PAPE-DAWSON
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SAN ANTONIO, TX 78251-1000
Tel: 210.388.2263 Fax: 210.388.2264
www.pape-dawson.com

**BLANCO ROAD
SAN ANTONIO, TEXAS
SITE EXHIBIT**

JOB NO. 7123-04
DATE: SEPT. 2016
DESIGNER: CR
CHECKED: JA
DRAWN: CR
SHEET 1 of 1

Conceptual Drawings. Prospective buyers should retain an independent engineer and architect to verify everything.

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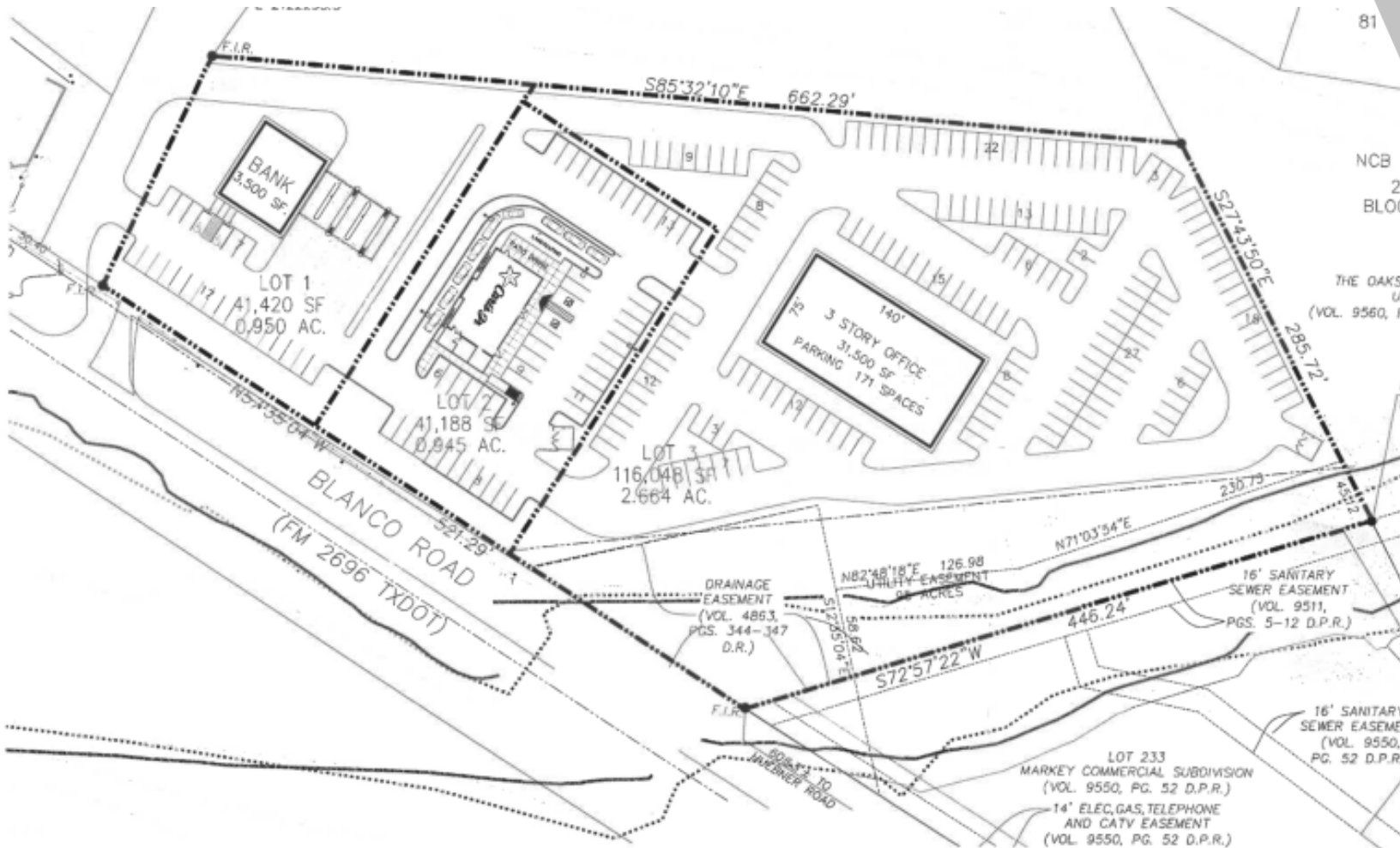
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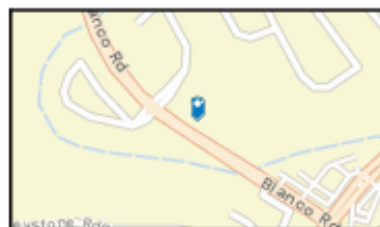
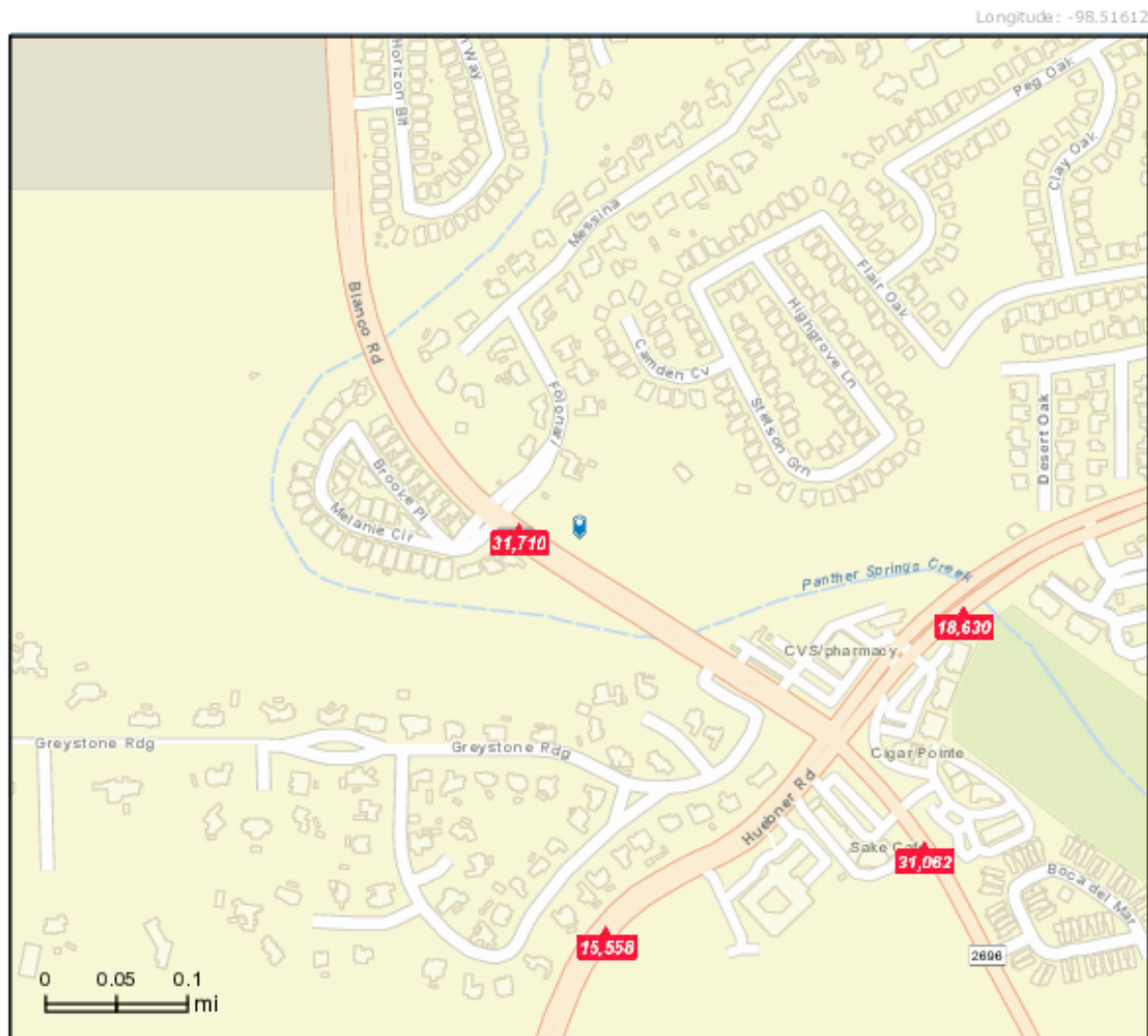
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Source: ©2020 Kalibrate Technologies (Q4 2020).

Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



January 13, 2021

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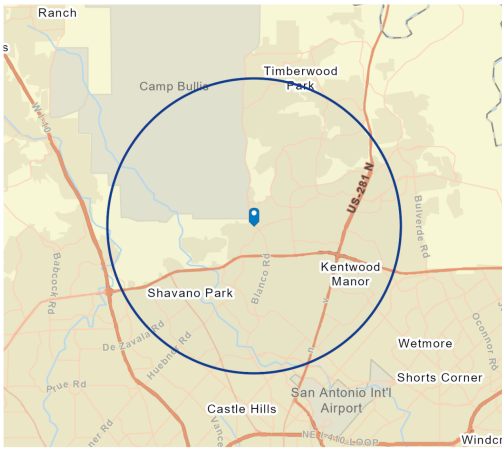
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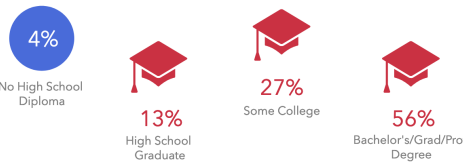


POPULATION TRENDS AND KEY INDICATORS

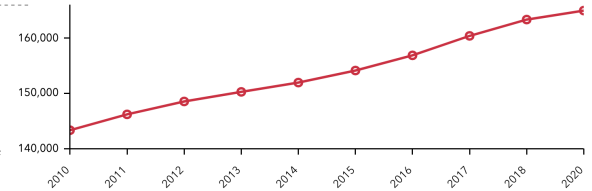
19832-19836 Blanco Rd, San Antonio, Texas, 78258

164,907	66,241	2.48	38.6	\$84,592	\$312,138	136	119	65
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

EDUCATION



Historical Trends: Population



KEY FACTS

164,907

Population

38.6

Median Age



Average Household Size

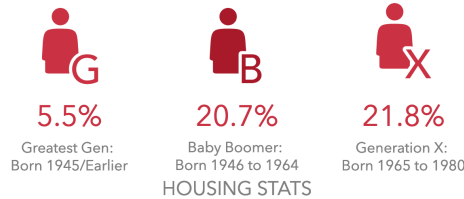
\$84,592

Median Household Income



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2021 Esri

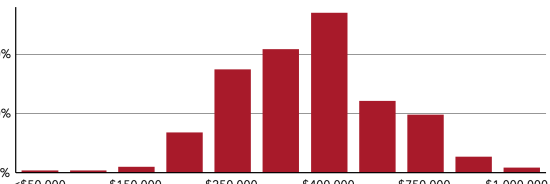
POPULATION BY GENERATION



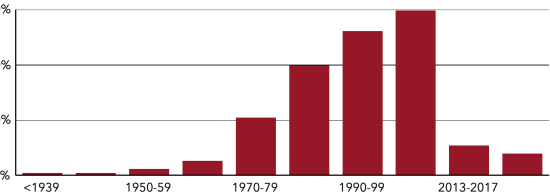
HOUSING STATS



Home Value



Housing: Year Built



Demographics (5 Mile Range)

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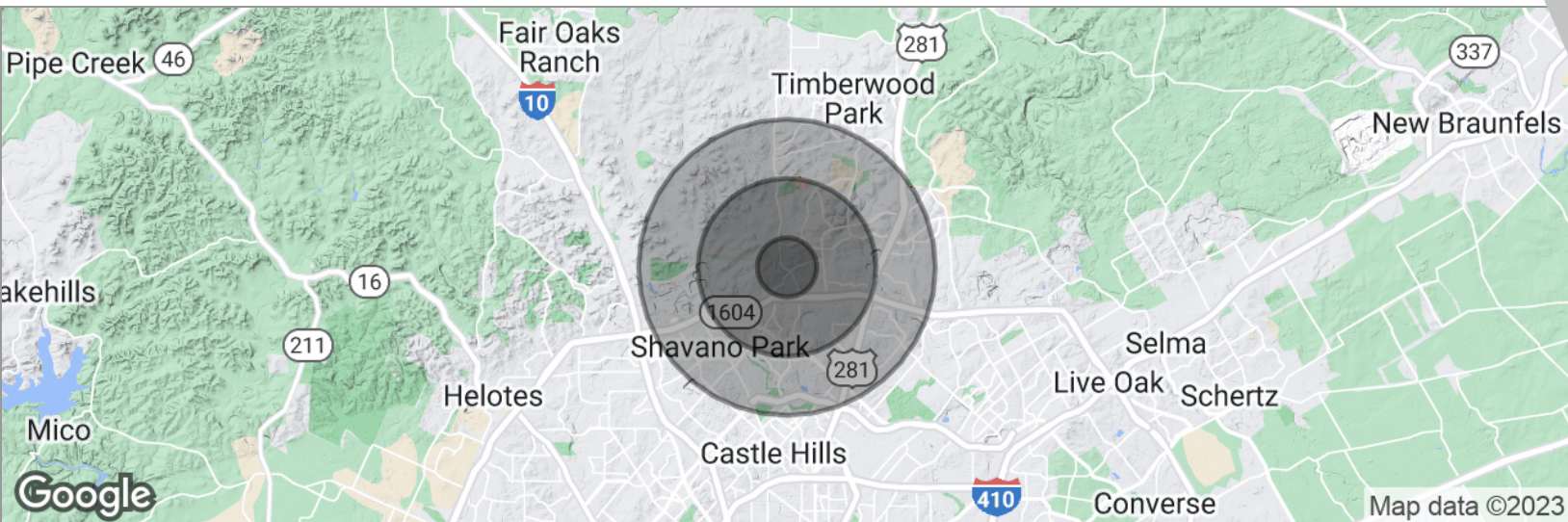
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,749	58,722	139,732
Median age	34.5	37.3	36.8
Median age (male)	36.3	37.1	36.6
Median age (Female)	34.4	37.8	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,876	20,611	53,732
# of persons per HH	3.0	2.8	2.6
Average HH income	\$150,490	\$133,093	\$109,912
Average house value	\$346,984	\$302,109	\$285,747

* Demographic data derived from 2020 ACS - US Census

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Demographic and Income Profile

19832-19836 Blanco Rd, San Antonio, Texas, 78258
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.62333
Longitude: -98.51612

Summary	Census 2010		2020		2025	
Population	143,084		164,907		176,505	
Households	57,511		66,241		70,759	
Families	38,772		44,160		47,068	
Average Household Size	2.48		2.48		2.49	
Owner Occupied Housing Units	37,034		39,259		41,343	
Renter Occupied Housing Units	20,477		26,982		29,416	
Median Age	37.6		38.6		38.6	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	1.37%		1.54%		0.72%	
Households	1.33%		1.51%		0.72%	
Families	1.28%		1.47%		0.64%	
Owner HHs	1.04%		1.53%		0.72%	
Median Household Income	1.32%		1.43%		1.60%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			4,000	6.0%	4,215	6.0%
\$15,000 - \$24,999			3,467	5.2%	3,310	4.7%
\$25,000 - \$34,999			4,194	6.3%	4,105	5.8%
\$35,000 - \$49,999			7,050	10.6%	6,901	9.8%
\$50,000 - \$74,999			10,701	16.2%	11,082	15.7%
\$75,000 - \$99,999			8,251	12.5%	8,567	12.1%
\$100,000 - \$149,999			12,690	19.2%	13,701	19.4%
\$150,000 - \$199,999			7,162	10.8%	8,234	11.6%
\$200,000+			8,725	13.2%	10,642	15.0%
Median Household Income			\$84,592		\$90,334	
Average Household Income			\$116,631		\$127,914	
Per Capita Income			\$46,682		\$51,103	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,365	5.8%	8,811	5.3%	9,797	5.6%
5 - 9	10,067	7.0%	9,812	6.0%	10,369	5.9%
10 - 14	10,953	7.7%	10,930	6.6%	10,576	6.0%
15 - 19	9,519	6.7%	10,273	6.2%	9,909	5.6%
20 - 24	8,663	6.1%	10,381	6.3%	9,997	5.7%
25 - 34	18,403	12.9%	23,423	14.2%	27,395	15.5%
35 - 44	21,689	15.2%	23,239	14.1%	26,848	15.2%
45 - 54	22,631	15.8%	22,559	13.7%	22,140	12.5%
55 - 64	17,781	12.4%	21,267	12.9%	21,005	11.9%
65 - 74	8,895	6.2%	15,060	9.1%	16,657	9.4%
75 - 84	4,399	3.1%	6,640	4.0%	8,997	5.1%
85+	1,719	1.2%	2,510	1.5%	2,814	1.6%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	119,271	83.4%	131,511	79.7%	137,828	78.1%
Black Alone	5,568	3.9%	7,323	4.4%	8,238	4.7%
American Indian Alone	603	0.4%	727	0.4%	783	0.4%
Asian Alone	6,632	4.6%	10,286	6.2%	12,914	7.3%
Pacific Islander Alone	135	0.1%	189	0.1%	222	0.1%
Some Other Race Alone	6,678	4.7%	8,967	5.4%	9,716	5.5%
Two or More Races	4,195	2.9%	5,904	3.6%	6,804	3.9%
Hispanic Origin (Any Race)	43,554	30.4%	58,857	35.7%	66,937	37.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

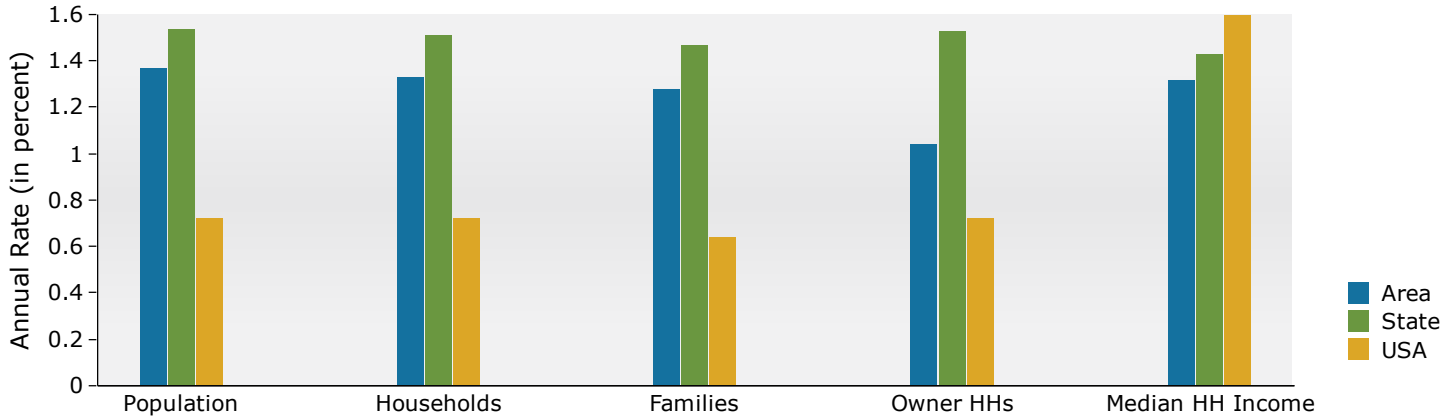
January 13, 2021

Demographic and Income Profile

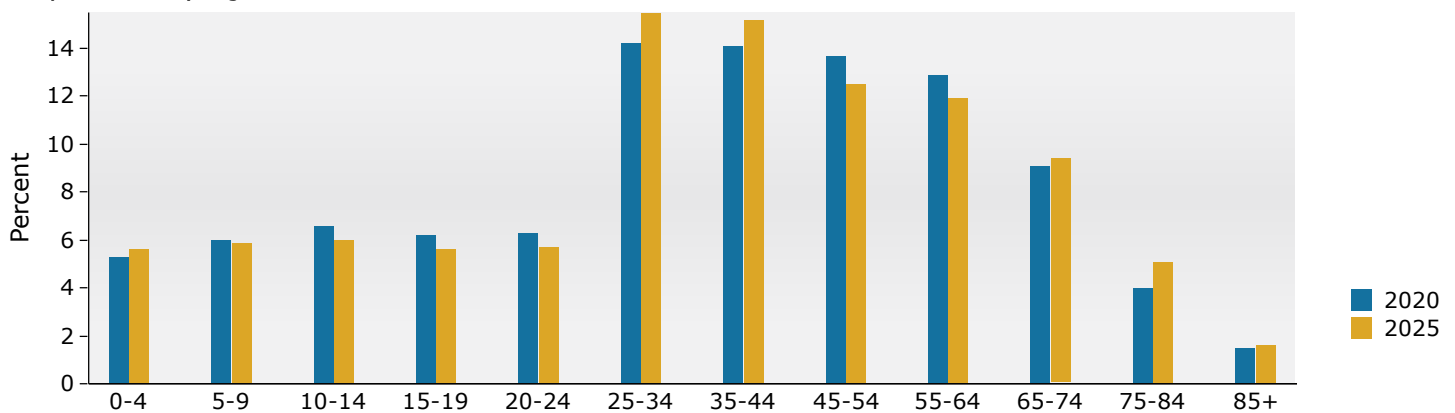
19832-19836 Blanco Rd, San Antonio, Texas, 78258
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.62333
Longitude: -98.51612

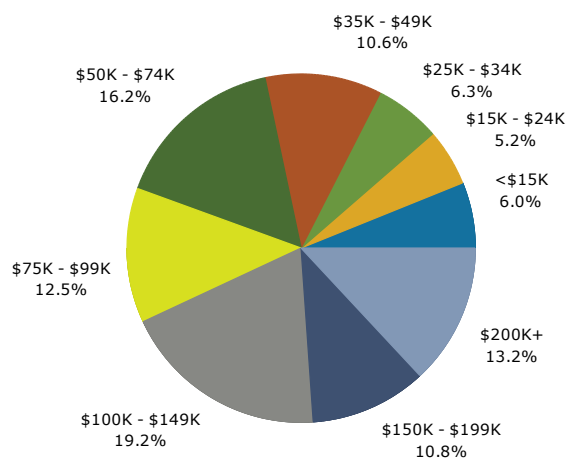
Trends 2020-2025



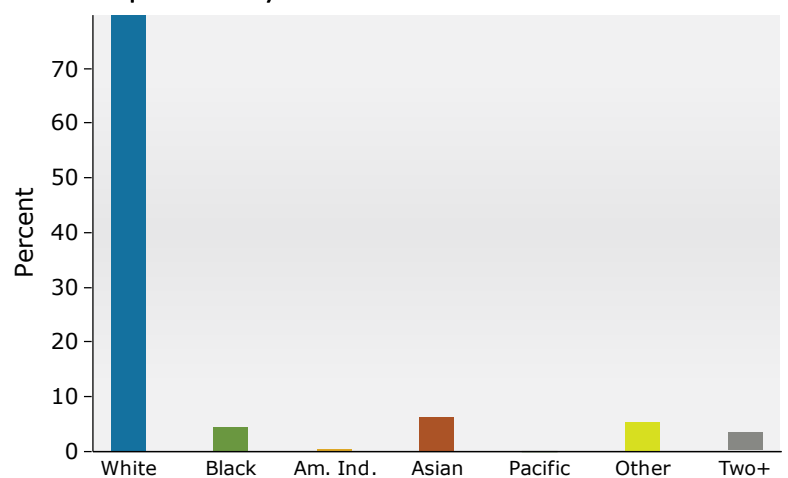
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 35.7%

LAND FOR SALE

BLANCO RD / HUEBNER RD PAD SITES

Blanco Rd & Huebner Rd Intersection, San Antonio, TX 78258



RAV SINGH, CCIM

Broker Associate

rav@kwcommercial.com

Direct: 210.696.9996 | Cell: 210.849.2175

TX #0560351

PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel, land and investment specialist focused on midscale and select service hotels in the chain scale.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award as the top sales broker in the market. He serves as a Commercial Director in the Keller Williams City View office and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

BFA in Graphic Design with Minor in Advertising
CCIM - Certified Commercial Investment Member

MEMBERSHIPS

CCIM - Certified Commercial Investment Member
CIPS - Certified International Property Specialist
NAR - National Association of Realtors
TAR - Texas Association of Realtors

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We obtained all acreage, frontage, utility, zoning and flood plain information from a variety of sources including the property's owner, city officials and utility surveyors. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SINGH COMMERCIAL GROUP
In association with KW Commercial

Each Office Independently Owned and Operated SinghCommercialGroup.com/



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.

11-2-2015



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 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.

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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ravpreet Singh	560351	Rav@KWCommercial.com	210-849-2175
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date