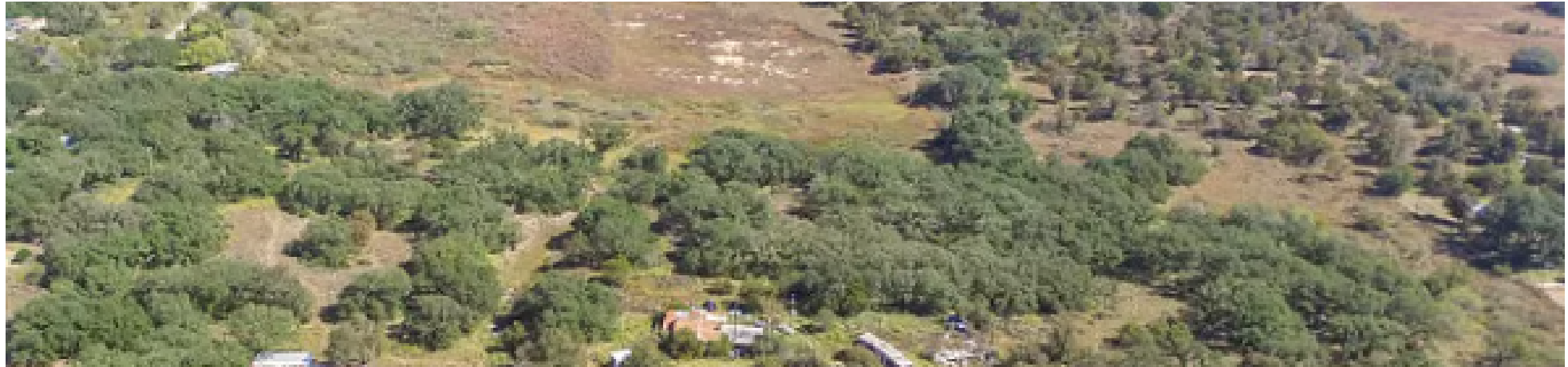




FOUR COMMERCIAL LOTS PLUS 55 ACRE SFD

16450 SH 16, Poteet, TX 78065



OFFERING SUMMARY

SALE PRICE:	Contact Broker for lot prices
LOT SIZE:	70 Acres
ZONING:	County
MARKET:	San Antonio, TX
SUBMARKET:	Far South
PRICE / SF:	-
TRAFFIC COUNT:	14,500

PROPERTY OVERVIEW

70 acre parcel that is being platted with 4 commercial lots along SH 16 approximately 6.3 acres with about 55 acres available behind the commercial lots for sale as a single lot apart from the commercial lots. The Lot 1 was sold to a Family Dollar store and it is now open for business. This compliments a Dollar General across the street as well. Lots 2 and Lot 3 are separated by Stacey Road extension to the east side of SH 16.

Lot 2 at the NE corner of this signalized intersection is available.
Lot 3 is sold and plans have it as a professional office use.

PROPERTY HIGHLIGHTS

- Small Commercial lots Lots 1 and 3 SOLD
- Remainder Tract, SFD opportunity Under Contract
- Lot 2, (NE Corner of Stacey Road and SH 16) Available
- Unzoned property, in the county
- San Antonio Water System at SH 16 (on Site)
- Septic Needed

KW COMMERCIAL
7801 N. Capital of TX. Hwy.,
Ste. 390
Austin, TX 78731

RICHARD GARY
Commercial Director
O: 512.901.9805
C: 512.415.9367
RichGary@KWCommercial.com
TX #0675838

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We obtained the information above from sources we believe to be reliable. 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.

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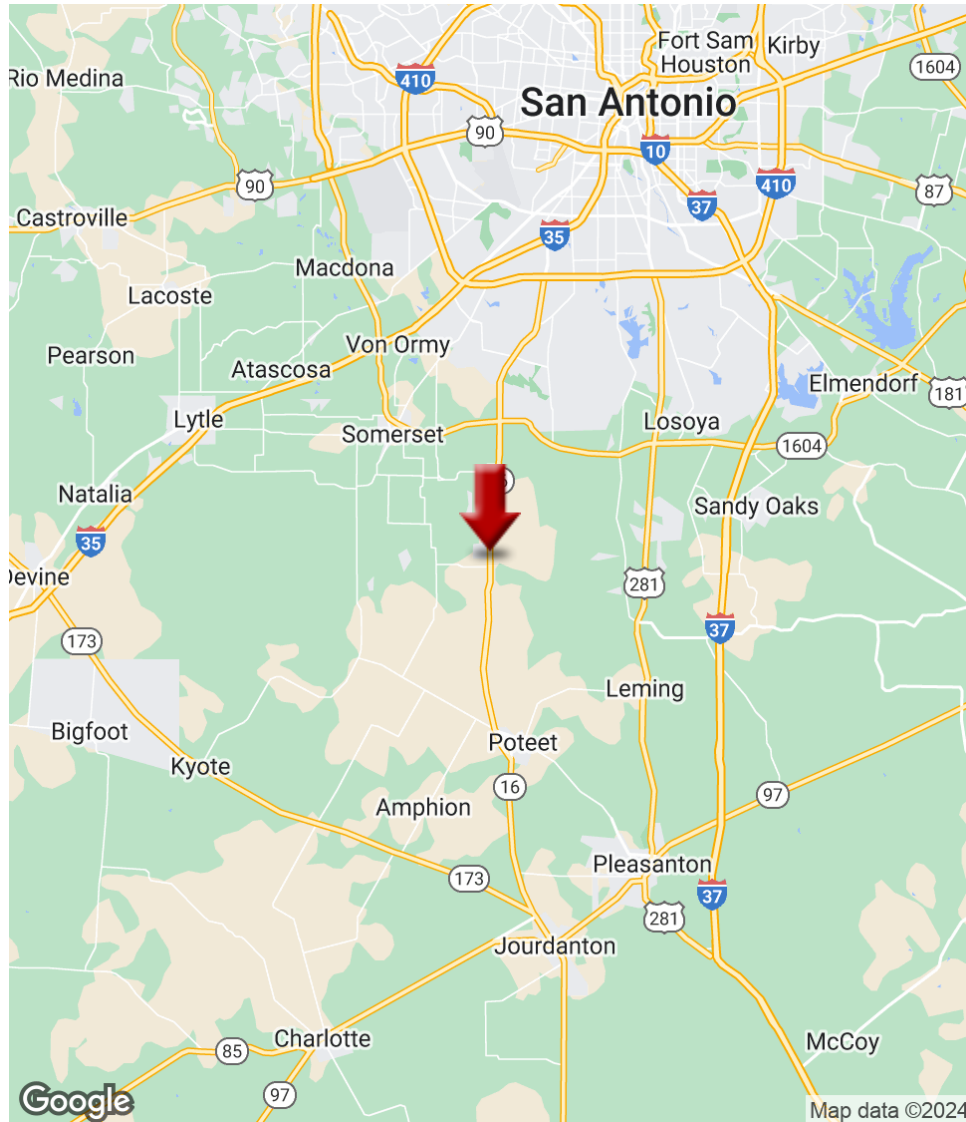
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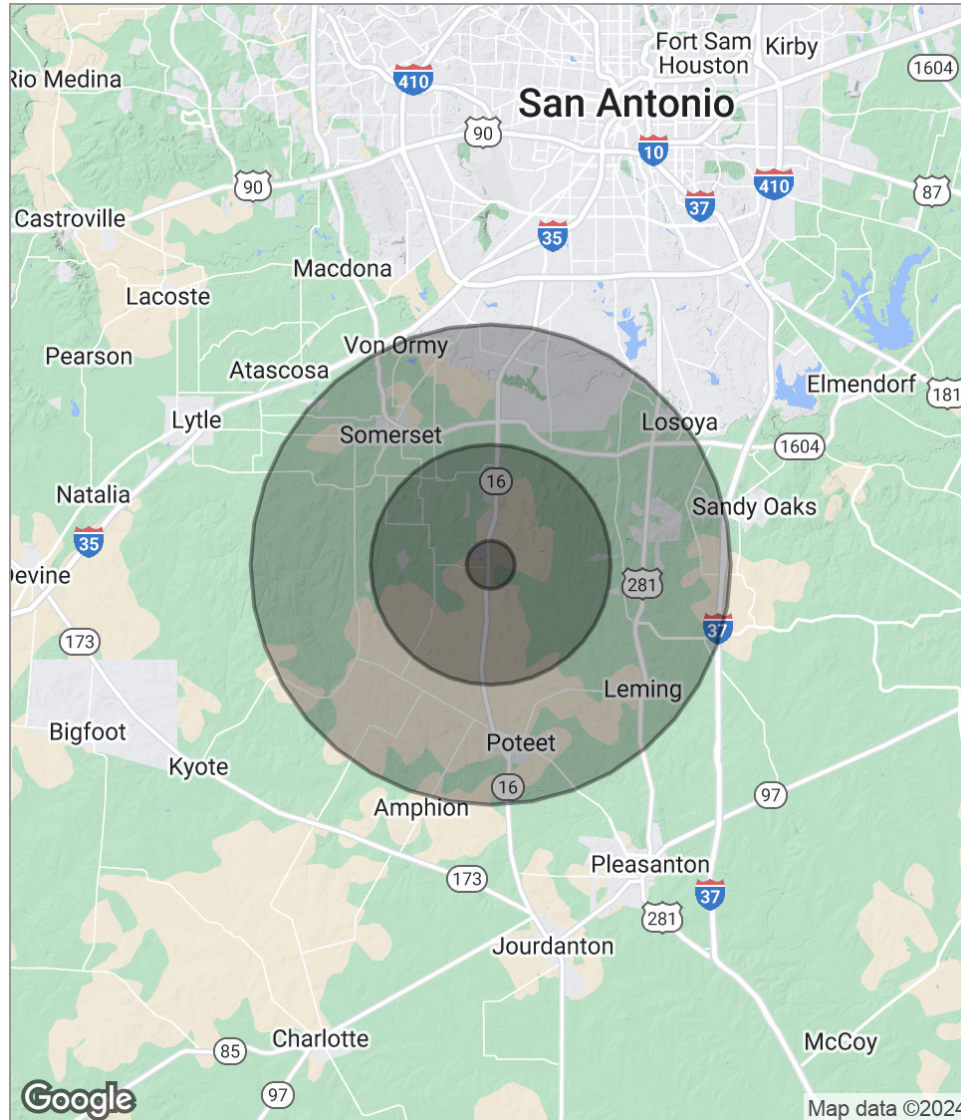
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	255	9,066	40,104
Median Age	33.4	33.1	34.0
Median Age (Male)	34.5	33.3	34.6
Median Age (Female)	32.7	33.2	33.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	77	2,765	12,266
# Of Persons Per HH	3.3	3.3	3.3
Average HH Income	\$45,763	\$48,598	\$48,879
Average House Value		\$117,573	\$121,108

* Demographic data derived from 2020 ACS - US Census

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OF LOTS 5 | TOTAL LOT SIZE 1.4 ACRES | TOTAL LOT PRICE - | BEST USE COMMERCIAL 4 LOTS, REAR 5TH LOT IS FOR SFD

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Sold	1	TBD SH 16, Poteet, TX		Retail	0.99 Acres	N/A	Unzoned
Unavailable	2	TBD SH 16, Poteet, TX		Retail	1.28 Acres	N/A	Unzoned
Available	3	TBD SH 16, Poteet, TX		Retail	1.4 Acres	N/A	unzoned
Pending	4	TBD SH 16, Poteet, TX		Residential	70.14 Acres	N/A	Unzoned



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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.

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 WILLIAMS REALTY	9010968	alicecaron@kw.com	512-346-3550
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JEAN D. GRUBB	321636	jdgrubb@kw.com	512-346-3550
Designated Broker of Firm	License No.	Email	Phone
ALICE CARON	336633	alice@kwaustinnw.com	512-637-8311
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
RICHARD GARY	0675838	richgary@kwcommercial.com	512-415-9367
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date