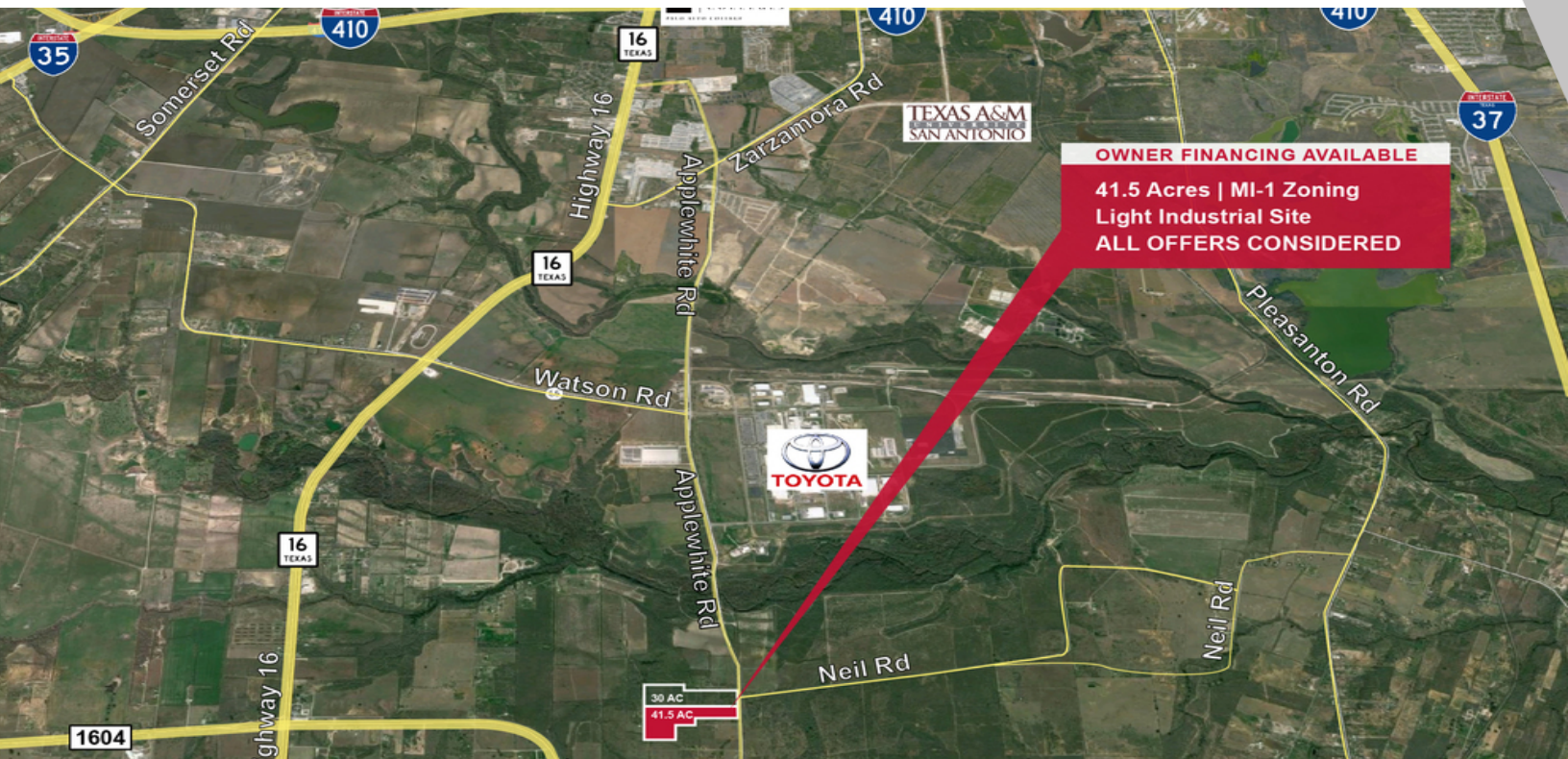


INDUSTRIAL LAND FOR SALE

APPLEWHITE RD (41 ACRES) - OWNER FINANCE

19217 Applewhite (71.5 Acres), San Antonio, TX 78264



SALE PRICE: \$1,430,000 (71.5 Acres)

PRICE PER ACRE: \$20,000/Acre

TOTAL ACRES: 71.5 Acres (41.5 + 30)

UTILITIES: Verify With Your Engineer

ZONING: MI-1

MARKET: San Antonio

SUB MARKET: Far South

CROSS STREETS: Applewhite / Neil Rd

PROPERTY OVERVIEW

Opportunity Zone tracts next to Toyota Plant! 2 lots totaling 71.5 Acres available for sale few minutes south of Toyota Plant on Applewhite Rd. Addresses are 19217 Applewhite Rd and 19111 Applewhite Rd land. Lots are next to each other and can be bought separate or together.

Great opportunity to purchase to build or hold for future appreciation. San Antonio is growing rapidly and is quickly becoming a favorite city for investors! It's close proximity to Eagle Ford Shale and Mexico which make it an ideal city for investments.

PROPERTY FEATURES

- 70+ Acres located in the Opportunity Zone next to Toyota Plant
- Located at the intersection of Applewhite Rd and Neil Rd with frontage on Applewhite Rd
- MI-1 Light Industrial Zoning
- Close to South Loop 1604 Intersection
- EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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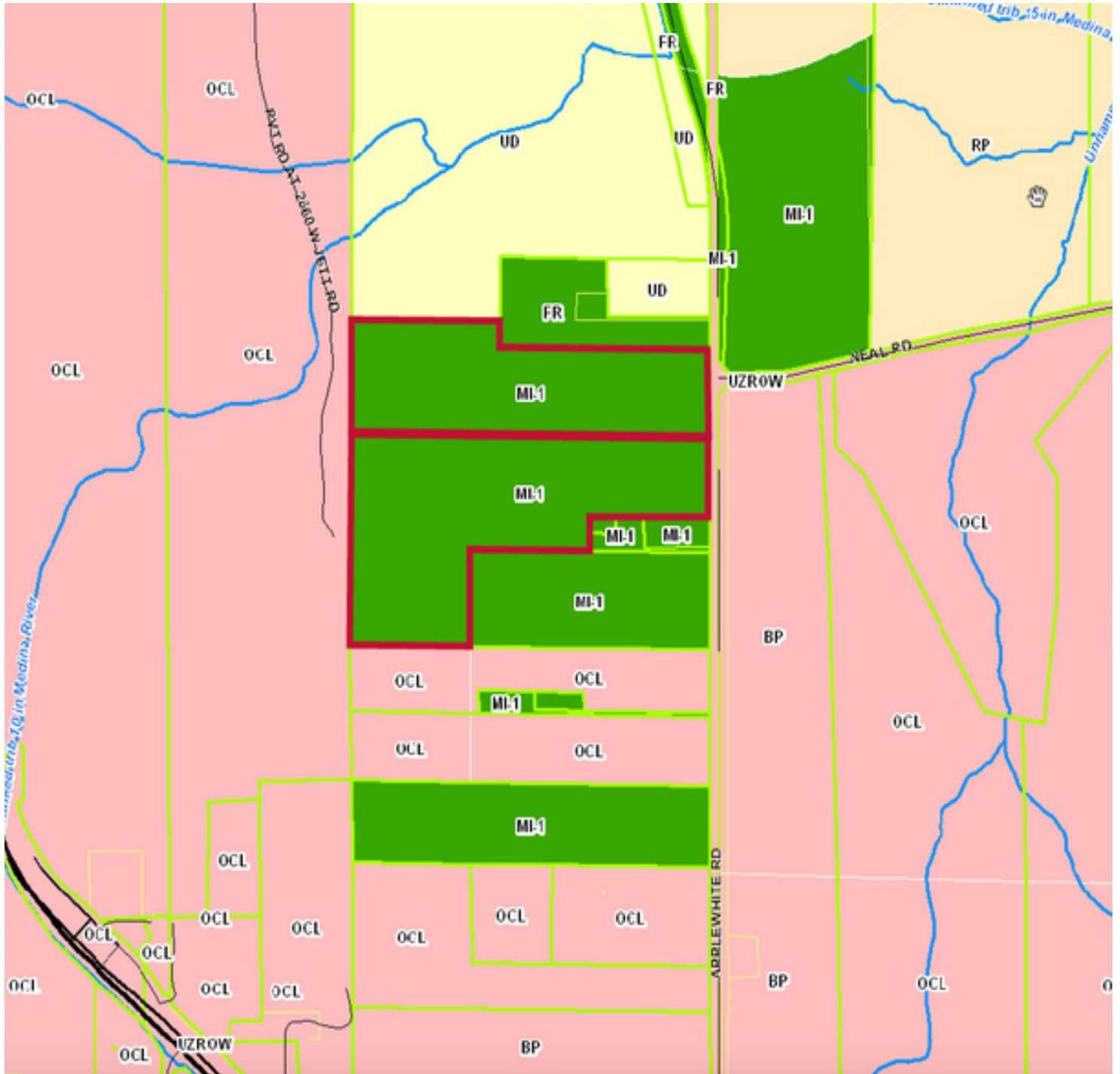
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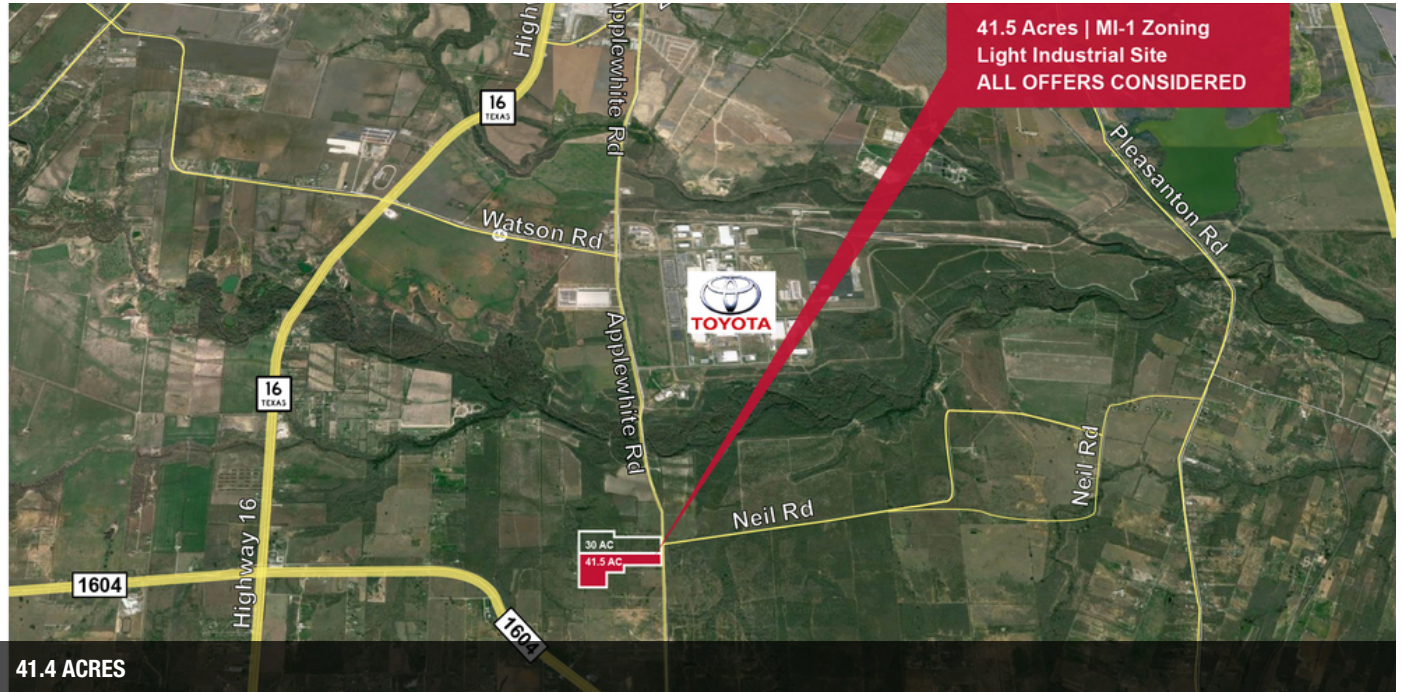
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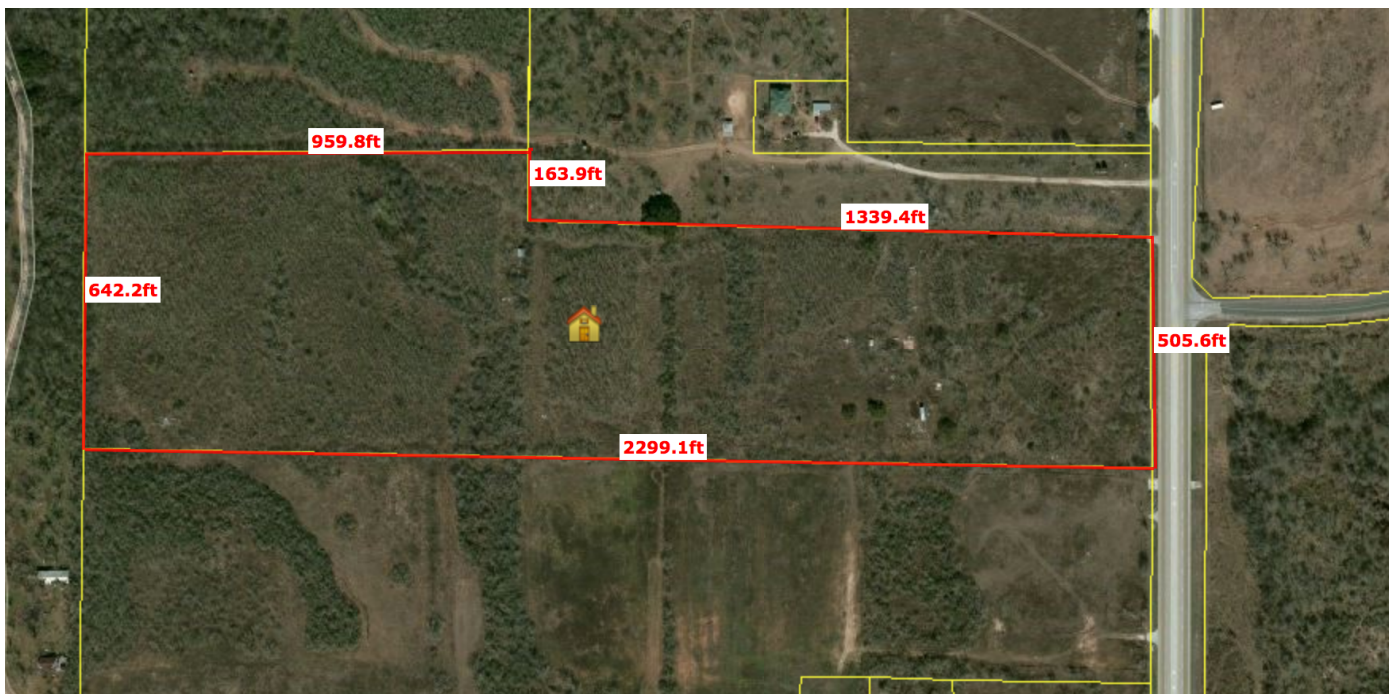
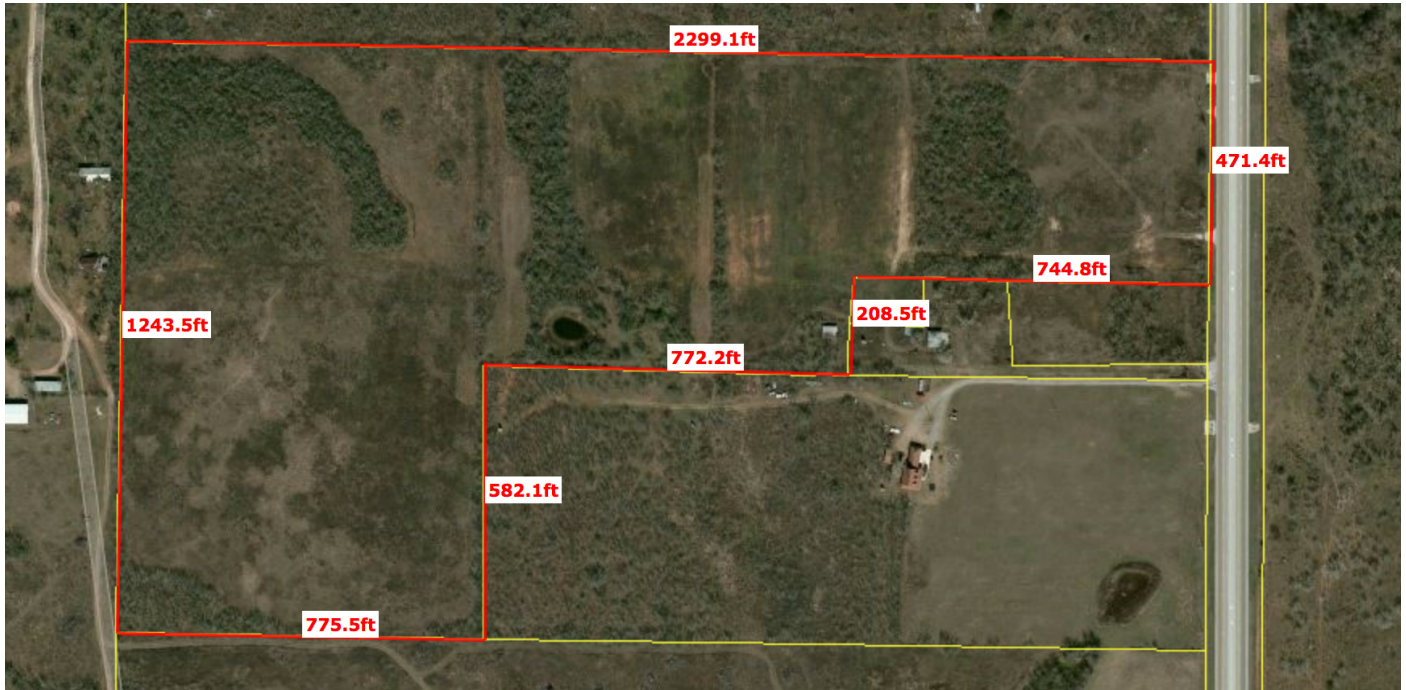
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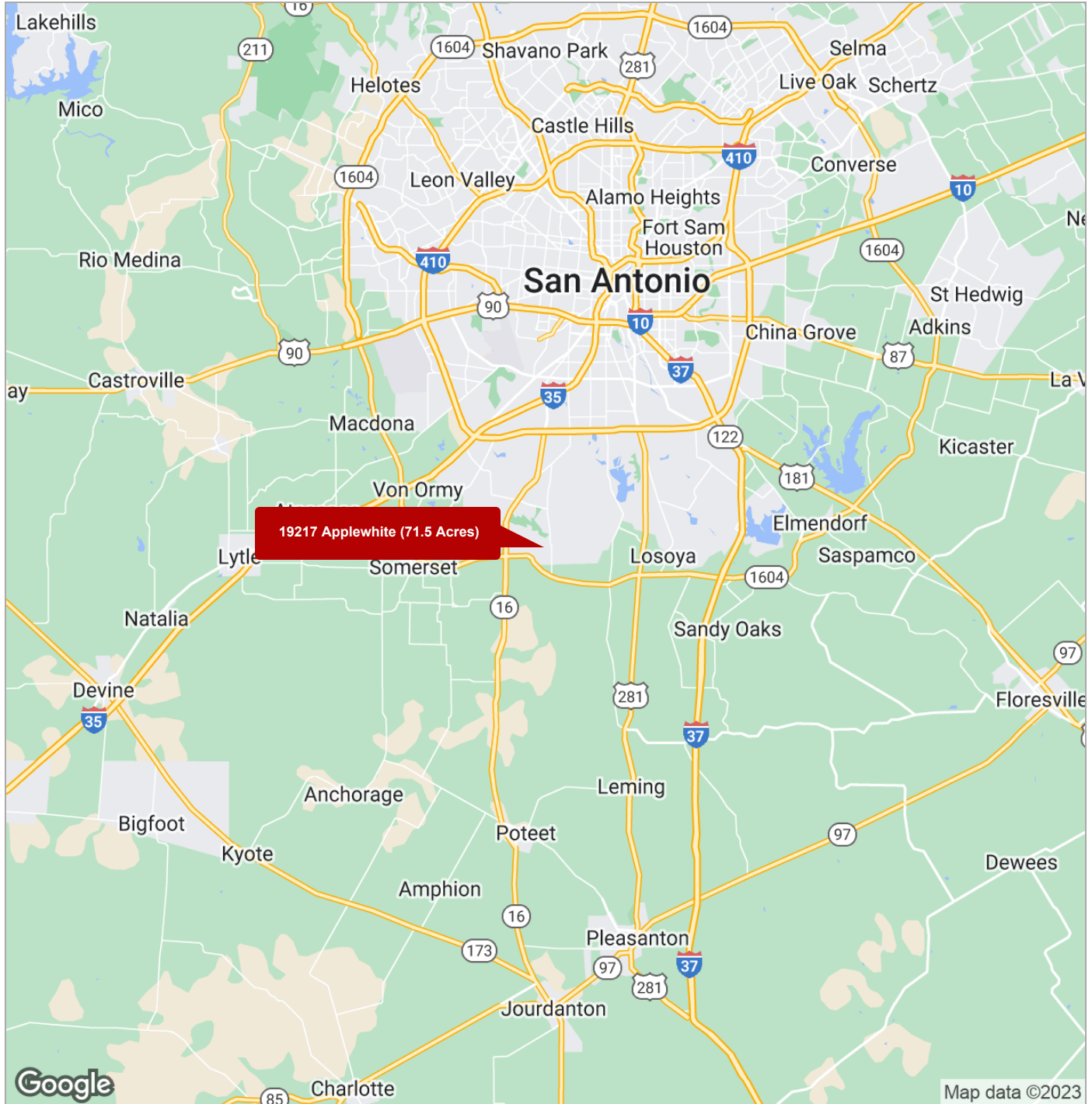
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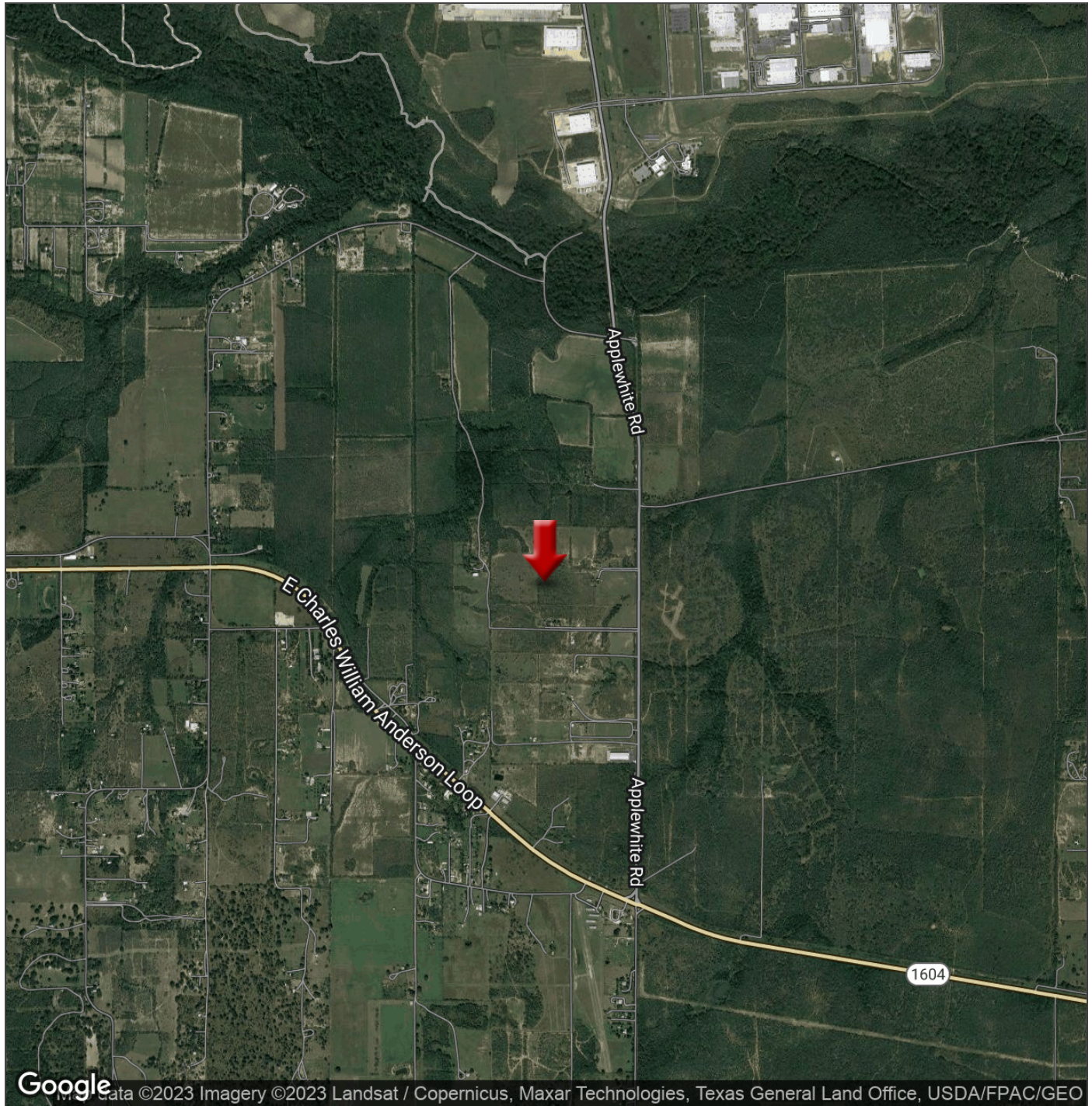
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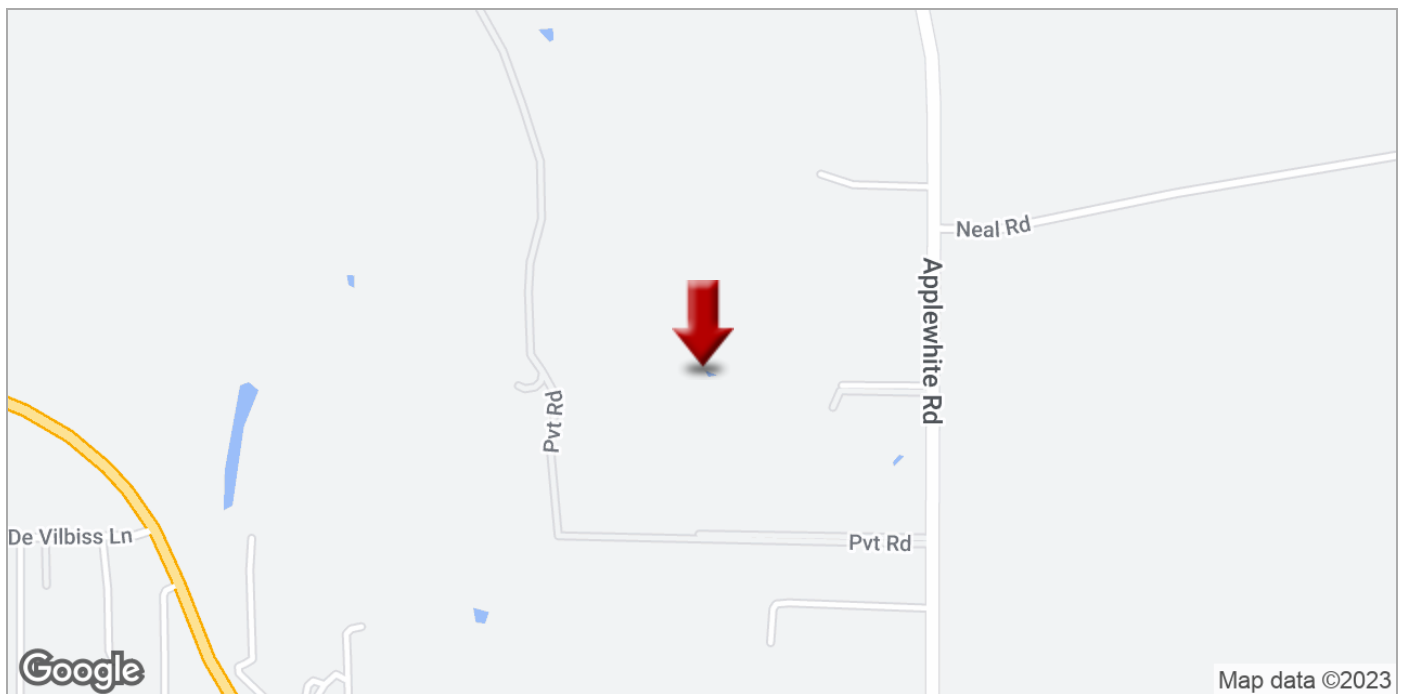
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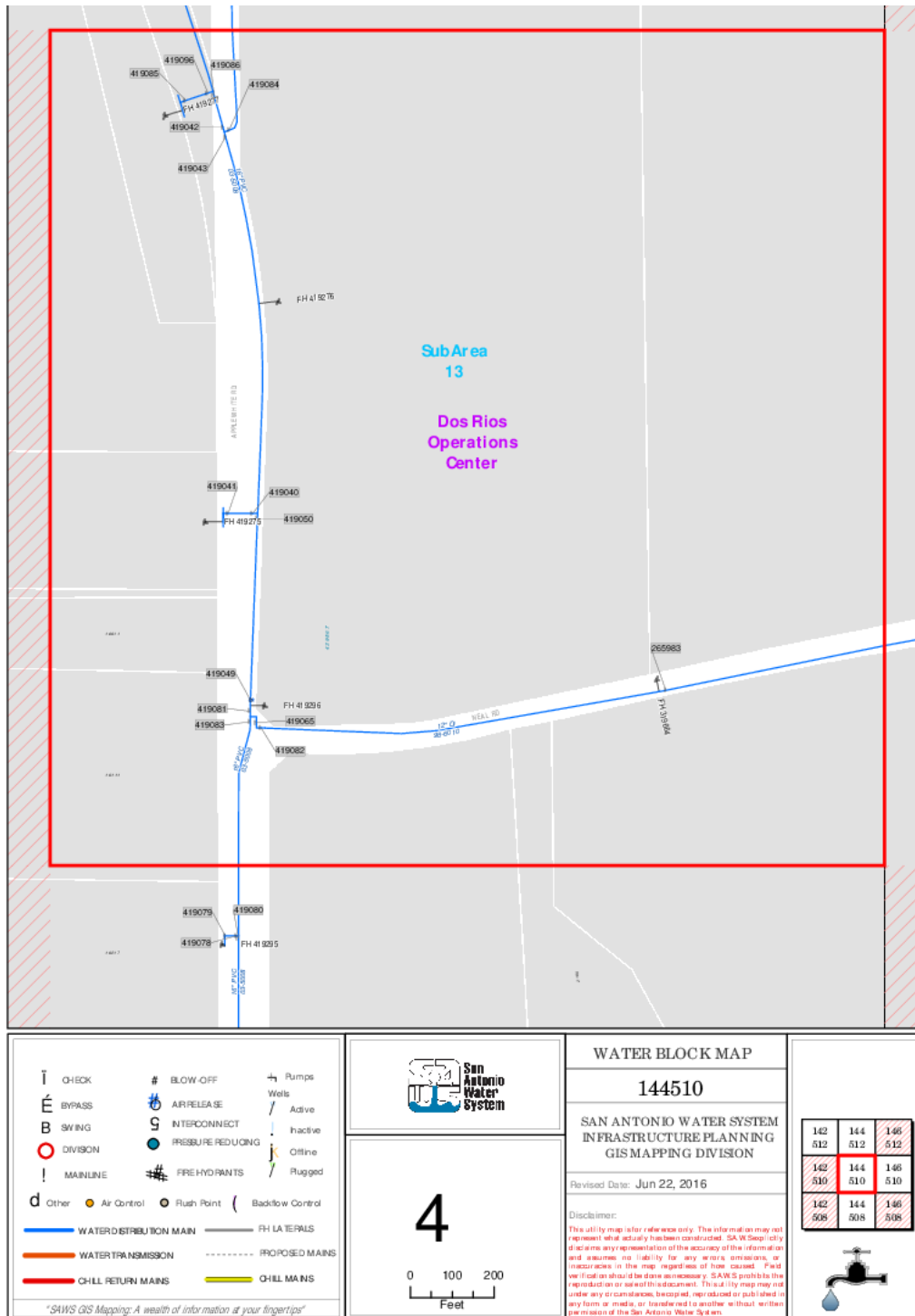
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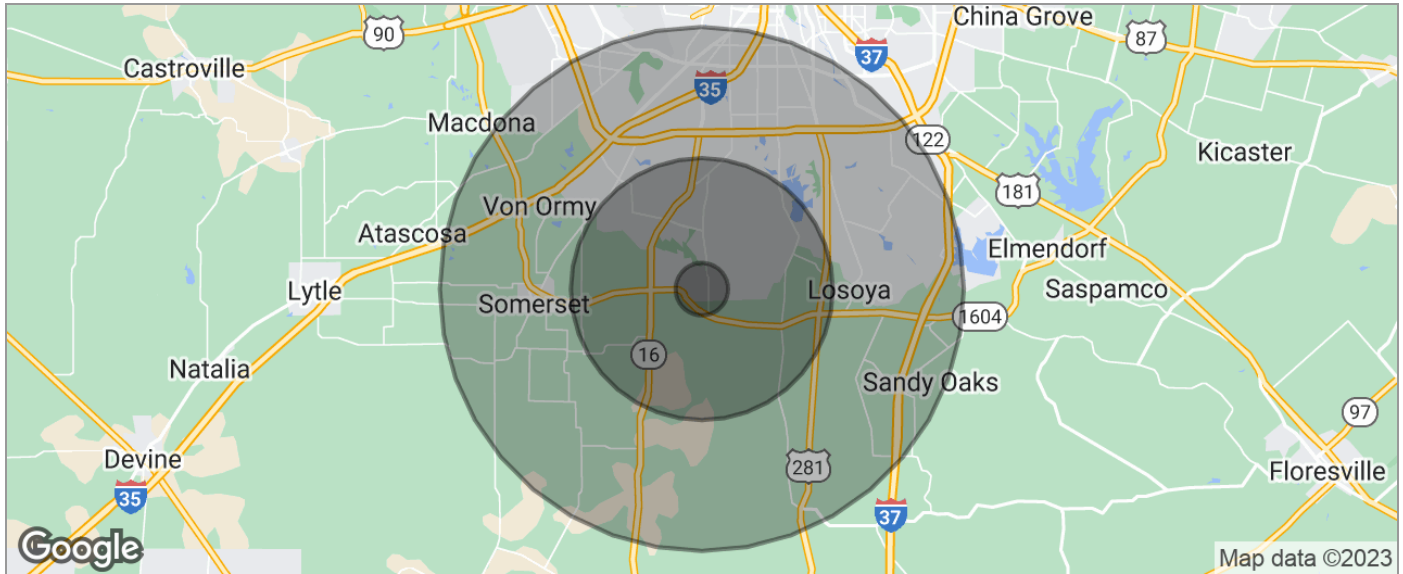
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	444	11,327	170,864
MEDIAN AGE	35.1	32.6	31.5
MEDIAN AGE (MALE)	35.2	32.9	30.3
MEDIAN AGE (FEMALE)	35.0	32.6	32.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	136	3,444	50,522
# OF PERSONS PER HH	3.3	3.3	3.4
AVERAGE HH INCOME	\$53,641	\$50,450	\$43,205
AVERAGE HOUSE VALUE	\$119,412	\$120,187	\$82,568
RACE	1 MILE	5 MILES	10 MILES
% WHITE	67.3%	69.1%	72.5%
% BLACK	0.5%	0.6%	1.1%
% ASIAN	2.3%	1.3%	0.3%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	2.0%	1.8%	1.4%
% OTHER	24.8%	23.5%	22.6%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	68.9%	74.0%	86.7%

* Demographic data derived from 2020 ACS - US Census

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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.

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