

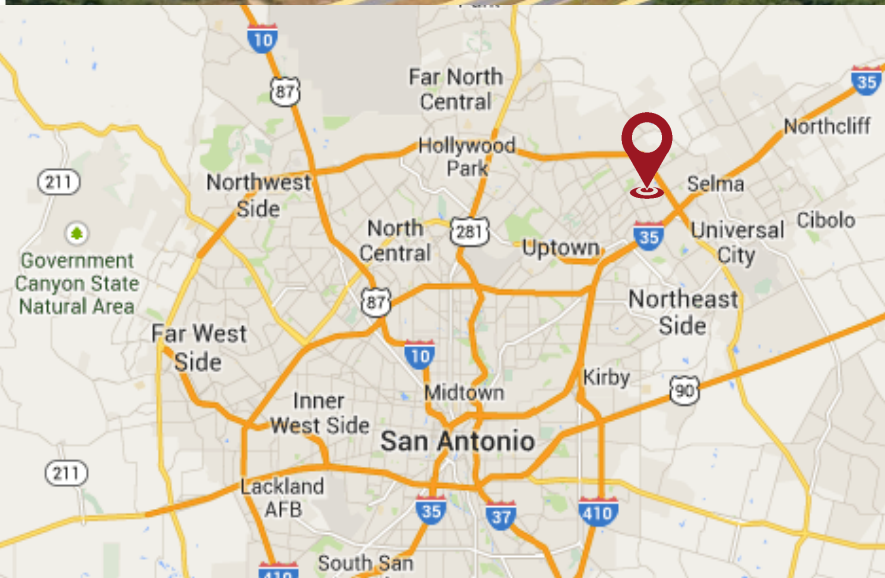
6.2654 Acres Commercial Land FOR SALE

7196 E Loop 1604, San Antonio, TX 78233



Kendrick Baros, Realtor® | (361) 212-2892 | kendrick@grandlandco.com

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Commercial C-3 Zoning

750 total feet on Loop 1604 Frontage

550 total feet on Lookout Rd Frontage

123,309 Average Daily Vehicles

(source: TxDOT 2018 data)



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HIGHLIGHTS

- ♦ Highly visible site located on the eastbound frontage road of 1604 between Nacogdoches and Lookout Rd. 1 mile to IH-35 and 8.5 miles to 281.
- ♦ Located in front of future onramp to IH-35 as part of a TxDOT project to improve mobility from Loop 410 South to FM 1102 schedule to start in early 2022.
- ♦ Best suited for Retail or Office.
- ♦ Nearby retailers include: Wal-Mart, Rolling Oaks Mall, At Home, IKEA, Burlington, Target, BestBuy, Costco, Home Depot, and several restaurants.
- ♦ SAWS Sewer mains and water lines along 1604 and Lookout Rd. Power Lines run along 1604. A Utility Service Agreement with SAWS in pending.
- ♦ Borders the Missouri-Pacific Railroad

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Estimated Population	13,872	85,231	225,467
Estimated Pop Growth 2019-2024	12.46%	8.37%	8.75%
2019 Estimated Households	5,195	31,224	80,153
Estimated HH Growth 2019-2024	11.65%	7.85%	8.25%
Median HH Income	\$71,244	\$66,739	\$68,369
Median Home Value	\$157,977	\$153,479	\$155,730

source: CoStar

SALE PRICE

(recent price reduction)

6.2654 Acres

BEXAR COUNTY PID 619690

\$10/sq ft

\$2,744,280

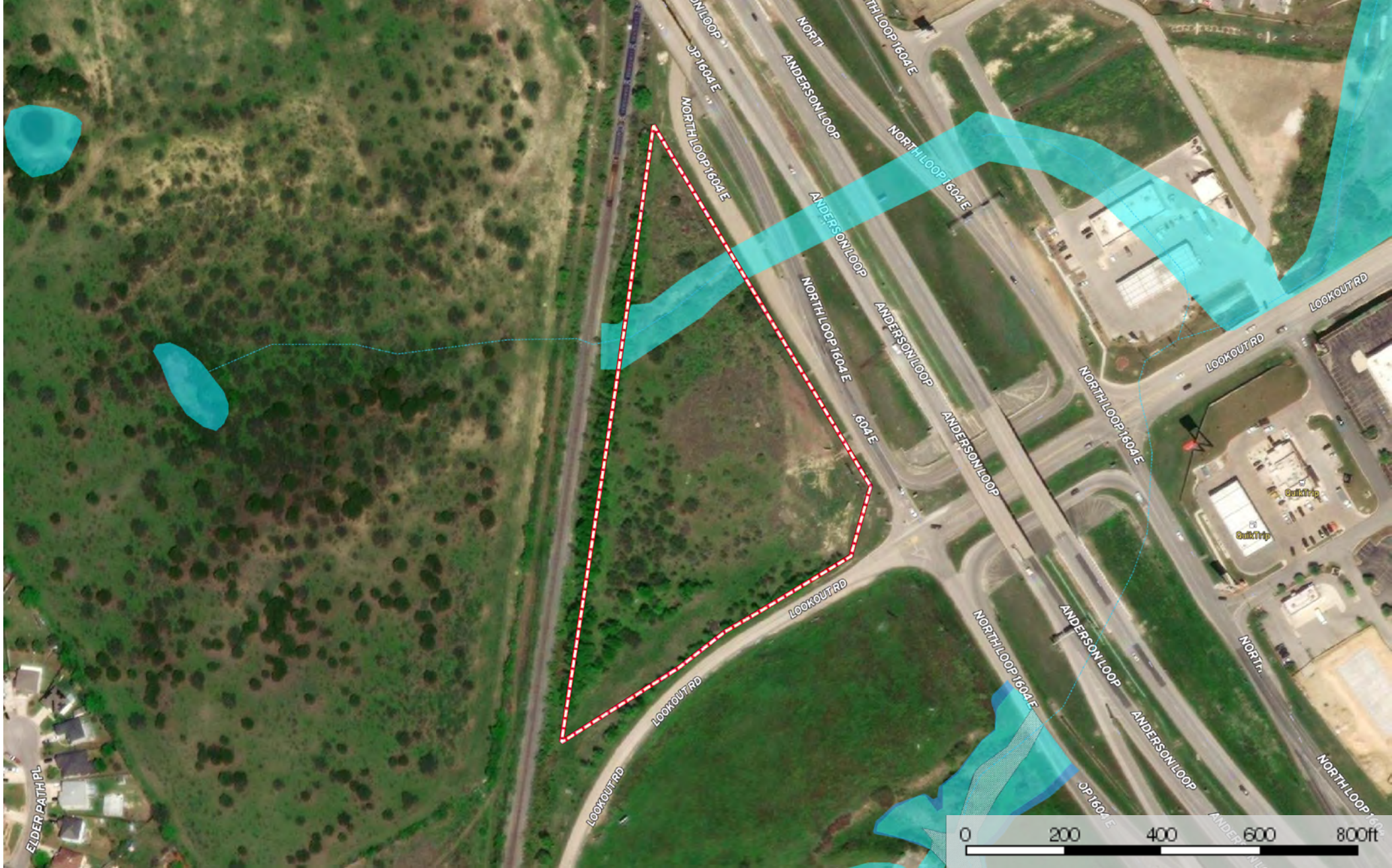


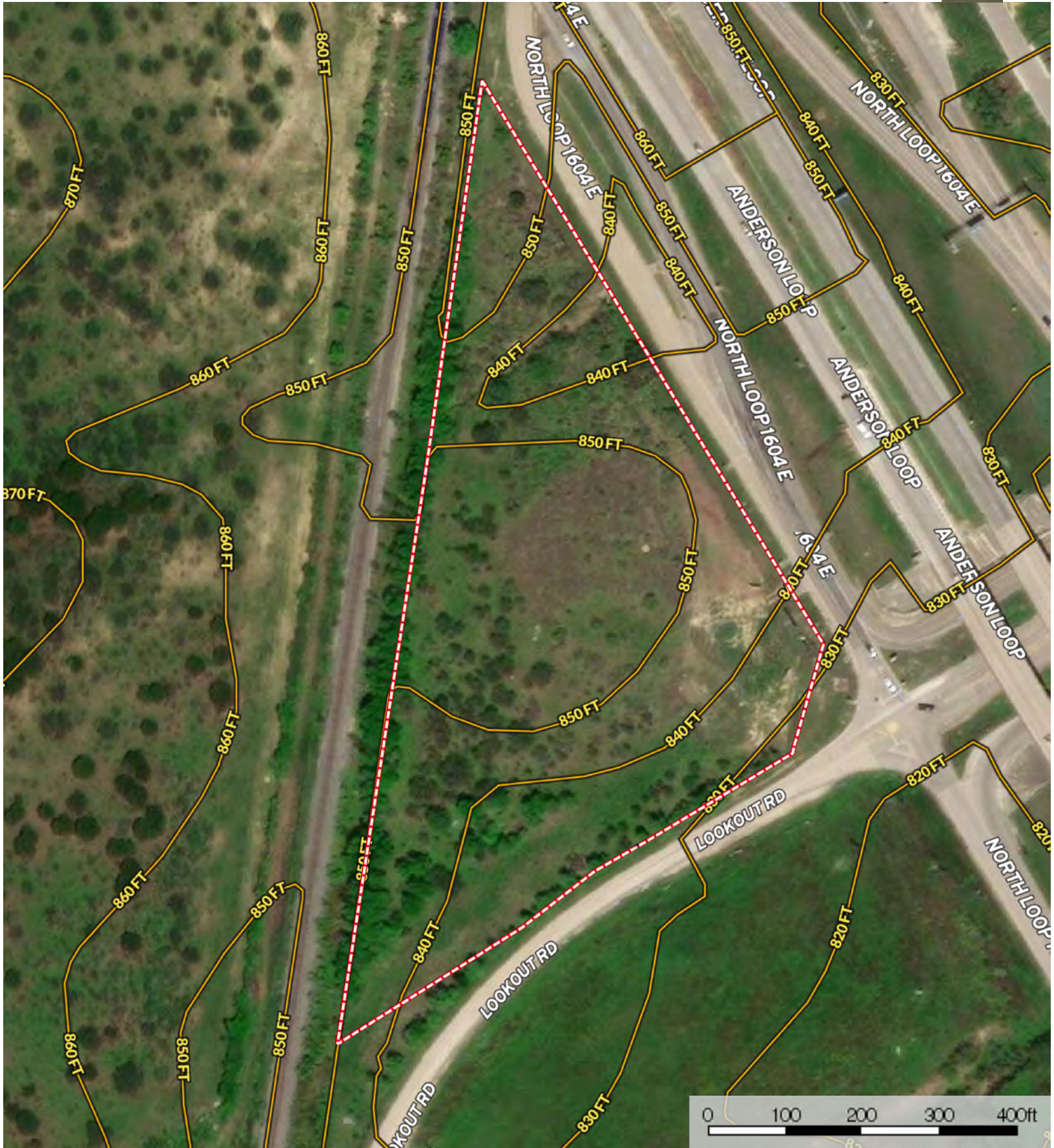
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Floodplain 6
Bexar County, Texas, 6.26 AC +/-





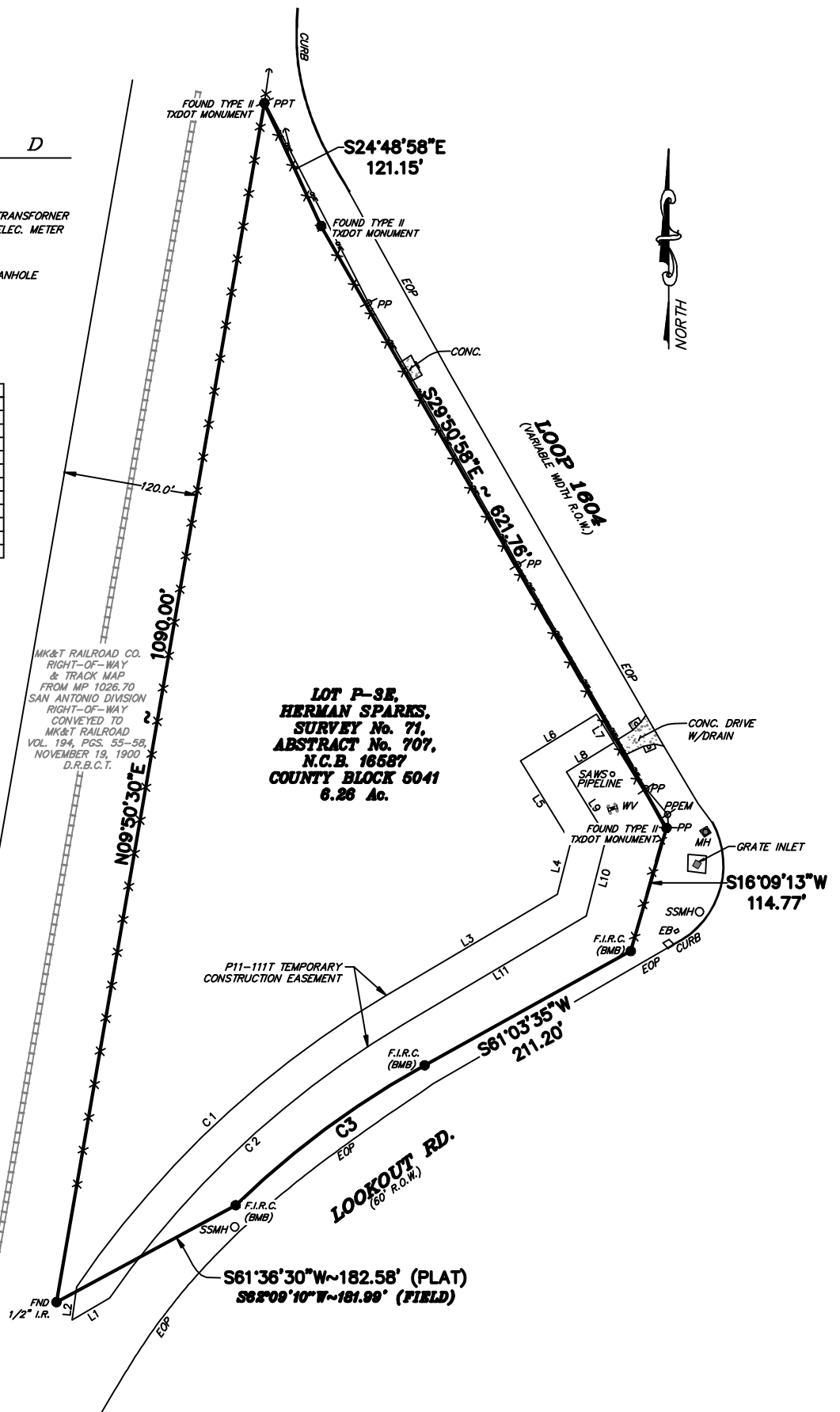
 Boundary

L E G E N D		
F.I.R.C.	●	FOUND 1/2" IRON ROD WITH CAP
PP	⊙	POWER POLE
PPT	⊙	POWER POLE WITH TRANSFORMER
PPM	⊙	POWER POLE WITH ELEC. METER
	—+—	RAILROAD TRACKS
	—	GUY WIRE
SSMH	○	SANITARY SEWER MANHOLE
EB	□	ELECTRIC BOX
WV	⊗	WATER VALVE
—oe—		OVERHEAD ELECTRIC

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.03	S59°52'44"W
L2	29.85	N08°06'44"E
L3	178.06	S59°19'49"W
L4	47.78	S14°25'27"W
L5	85.87	S31°32'46"E
L6	80.00	S58°27'14"W
L7	30.00	N31°32'46"W
L8	50.00	S58°27'14"W
L9	68.59	S31°32'46"E
L10	72.90	S14°25'27"W
L11	190.42	S59°19'49"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	384.12	875.46
C2	362.62	845.46
C3	211.30	795.46

CURVE TABLE FIELD		
CURVE	LENGTH	RADIUS
C3	210.59	839.81





**Notice
Public Hearing**

I-35

From I-410 South to FM 1103

CSJs: 0017-10-168, 0016-07-113, 0016-06-047, 0016-05-111

Bexar, Comal, and Guadalupe Counties, Texas

The Texas Department of Transportation (TxDOT) is proposing to expand I-35 from I-410 South to FM 1103 in Bexar, Comal and Guadalupe Counties, Texas. The distance between the construction limits on I-35 is approximately 19.5 miles. This notice advises the public that TxDOT will be conducting a public hearing on the proposed project. The hearing will be held on August 15, 2019 at Morgan's Wonderland located at 5223 David Edwards Dr., San Antonio, TX 78233. Displays will be available for viewing from 5:00 to 6:00 p.m., with the formal hearing starting at 6:00 p.m. The purpose of the hearing is to present the planned improvements and to receive public comment on the proposed project.

TxDOT proposes to expand I-35 to improve mobility from I-410 South to FM 1103. The project would not be tolled. The project would construct two 15-mile long bridges (i.e. upper decks) between the I-35 main lanes and frontage roads from I-410 South to FM 3009. These upper decks would carry one high occupancy vehicle (HOV) lane and two general purpose lanes in each direction. Additional bridges would be constructed to connect the new upper decks of I-35 to I-410 South, I-410 North, Loop 1604 West, and Loop 1604 East. The proposed improvements between FM 3009 and FM 1103 would include at-grade widening of the main lanes for the addition of two general purpose lanes. The project would also include incidental construction necessary to transition the new upper decks and connectors with the existing highways including revisions to ramps and frontage roads, along with accommodations for drainage, utilities, signs and other highway improvements.

The project may be constructed in phases depending upon the availability of funds. The initial phase would construct upper decks between I-410 North and FM 3009, and would include direct connectors with I-410 North and Loop 1604 west. The project would be constructed using state and federal funds. TxDOT intends to construct the initial phase through a design-build contract.

The project would require approximately 36.5 acres of new right of way. Approximately 21 acres were previously cleared in the 2015 EA and Finding of No Significant Impact (FONSI); this previously cleared right of way has already been acquired by TxDOT or is currently being acquired. Approximately 15.5 acres of new right of way are required for the EA Reevaluation project due to design changes from the EA/FONSI. This new additional right of way generally occurs in narrow slivers along the project corridor. The proposed project is anticipated to displace residential and commercial structures. Information about the TxDOT Relocation Assistance Program, benefits and services for displaced and affected property owners, as well as information about the tentative schedules for ROW acquisition and construction can be obtained from the TxDOT district office at the address listed below. Relocation assistance is available for displaced persons and businesses.

The project would encroach on the floodplain at several locations and would comply with federal Executive Order 11988 on Floodplain Management. No wetlands would be impacted by the project. The proposed project is not located within the contributing or recharge zones of the Edwards Aquifer; therefore, the Edwards Aquifer Rules do not apply to this project.



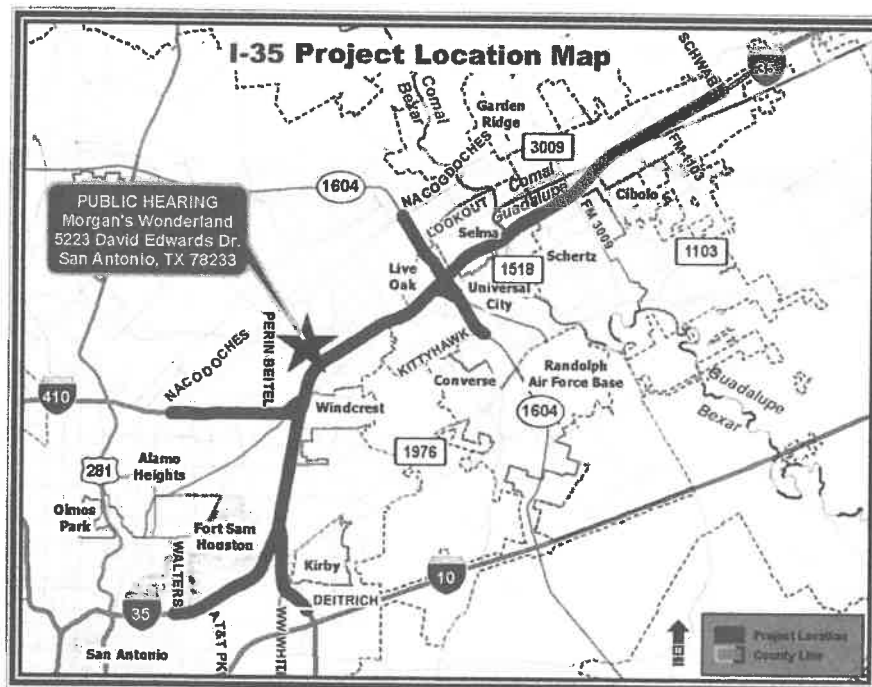
The proposed project would have no adverse effect on historic properties. In accordance with 36 CFR § 800.2(d), there will be an opportunity for the public to review and comment on effects to historic properties at the hearing. The project would require less than one acre of land from a property that is eligible for the National Register of Historic Places: Hansmann Farm located at 7205 FM 482, New Braunfels, TX 78132. The acquisition of new ROW constitutes a *de minimis* use of a historic site under the U.S. Department of Transportation Act Section 4(f) regulations (23 CFR 774).

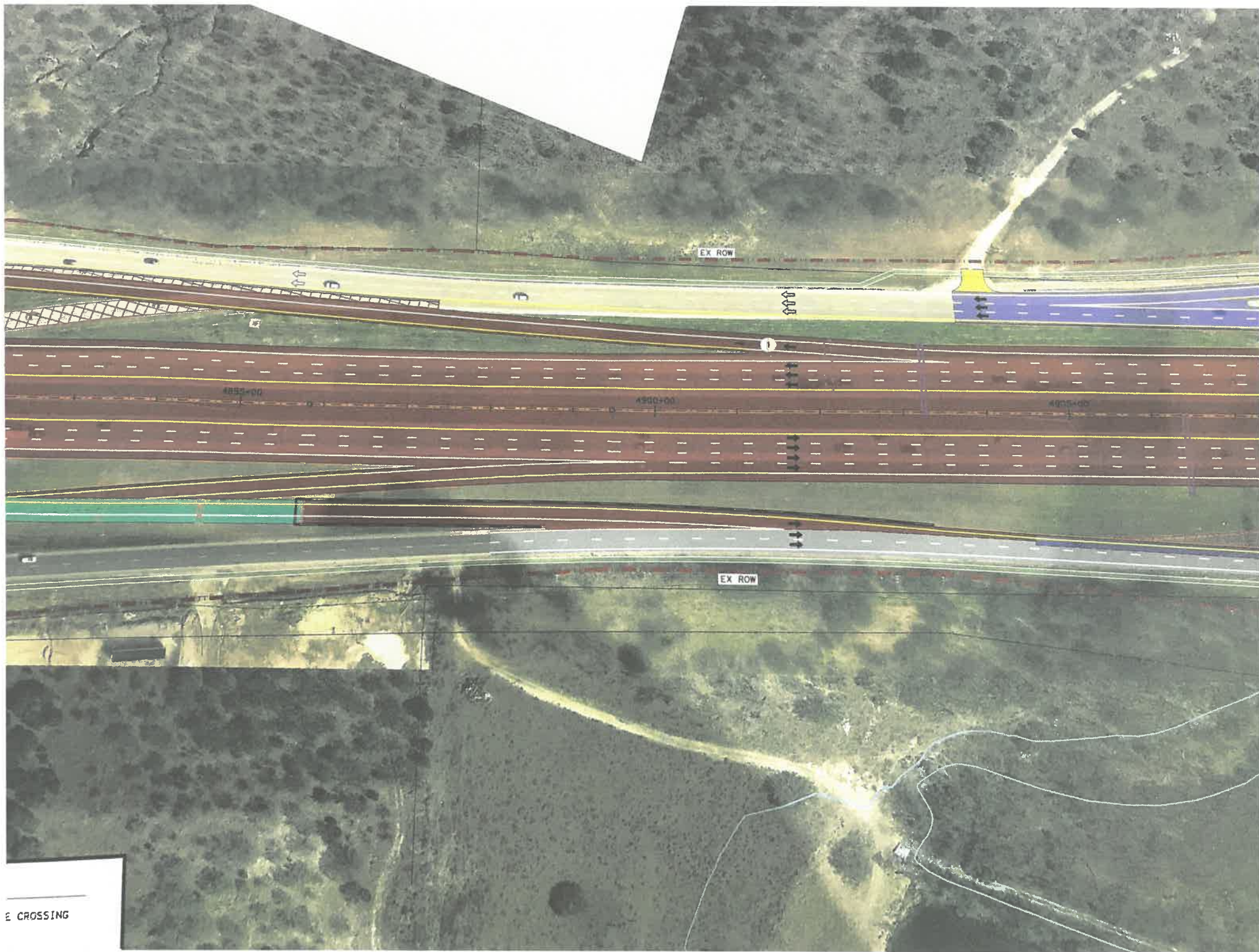
The draft EA Reevaluation Checklist, technical memoranda and reports, maps showing the project location and design, tentative construction schedules, and other information regarding the project are on file and available for inspection Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. at TxDOT San Antonio District located at 4615 Northwest Loop 410, San Antonio, TX 78229. This information will be available for inspection at the hearing and can be found online at TxDOT.gov by searching keywords "I-35 from I-410". Please contact Daniel Worden at (210) 615-6125 or Daniel.Worden@txdot.gov to schedule an appointment to view the available information or if you have any general questions or concerns regarding the proposed project or the hearing.

All interested persons are invited to attend the public hearing. Verbal and written comments from the public regarding the project are requested and may be presented at the hearing or submitted in person, by mail to, Nandita Kaundinya, P.E., Project Manager, Garver, LLC., 3010 Gaylord Parkway, Suite 190, Frisco, TX 75034 or by email to I-35NEX@GarverUSA.com. Written comments must be received on or before August 30, 2019 to be part of the official hearing record.

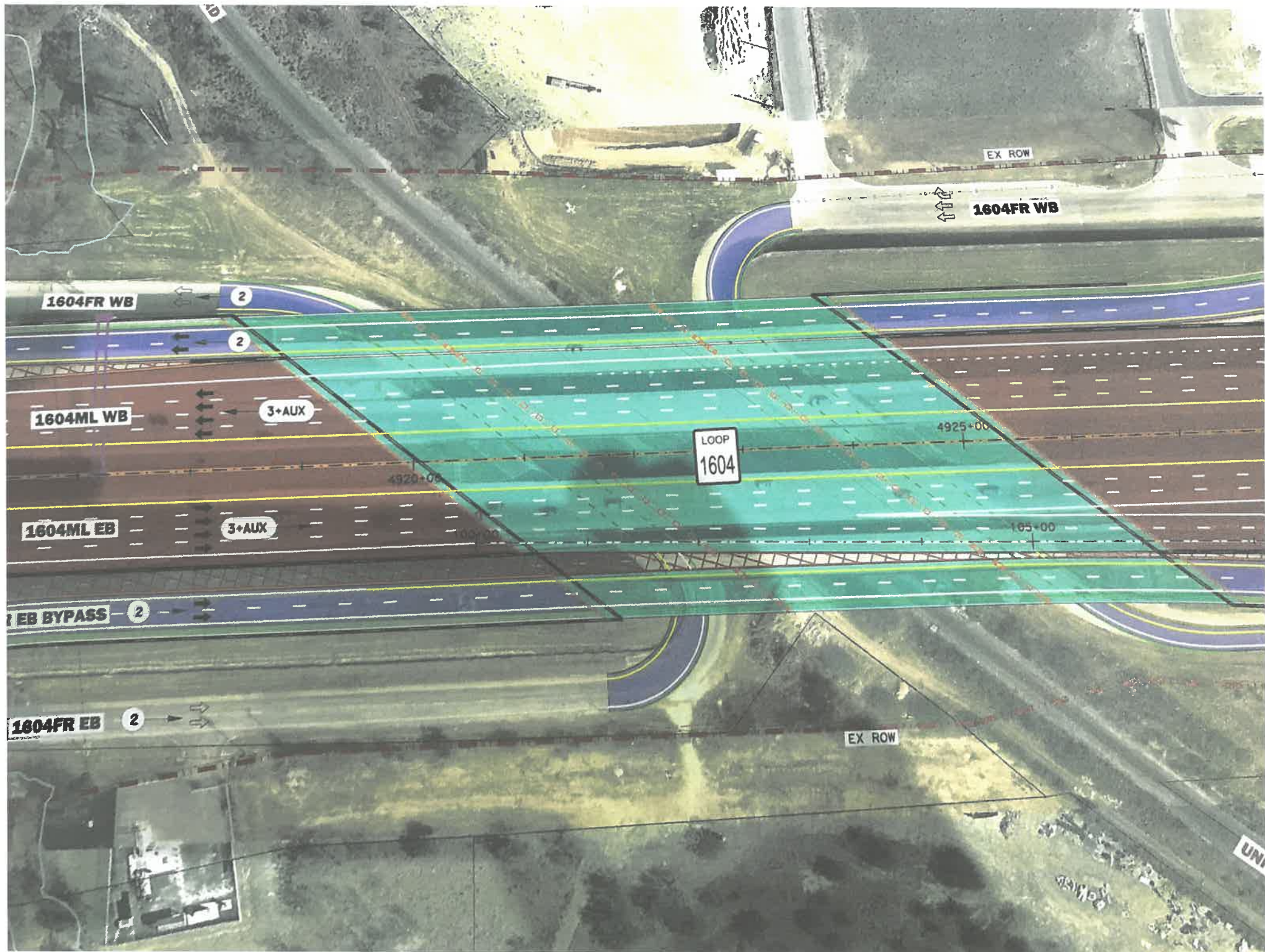
The hearing will be conducted in English. Persons interested in attending the hearing who have special communication or accommodation needs, such as the need for an interpreter, are encouraged to contact I-35NEX@GarverUSA.com or Nandita Kaundinya, P.E., Project Manager, Garver, LLC., 3010 Gaylord Parkway, Suite 190, Frisco, TX 75034. Requests should be made at least two days prior to the hearing. Every reasonable effort will be made to accommodate these needs.

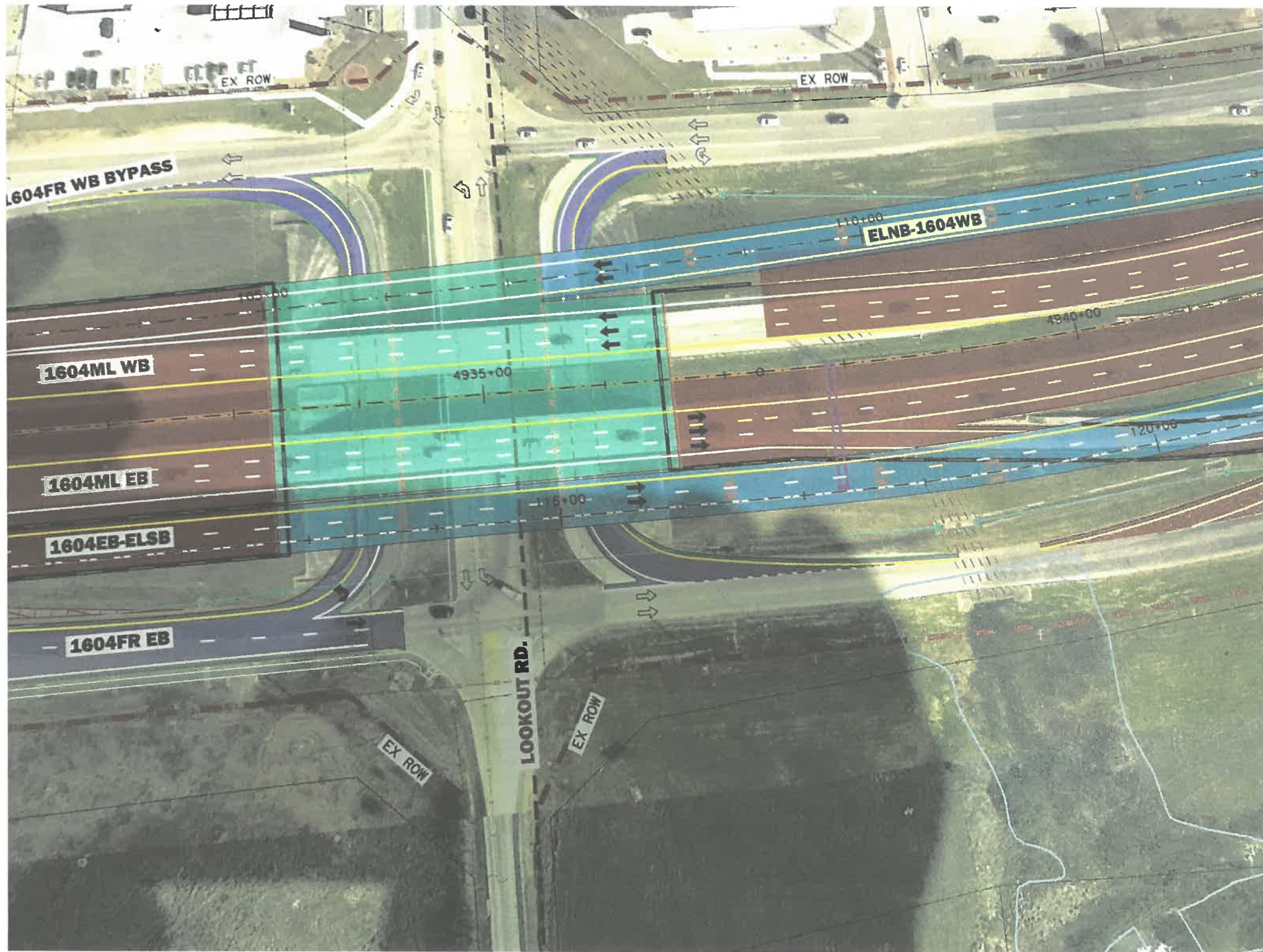
The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 16, 2014, and executed by FHWA and TxDOT.

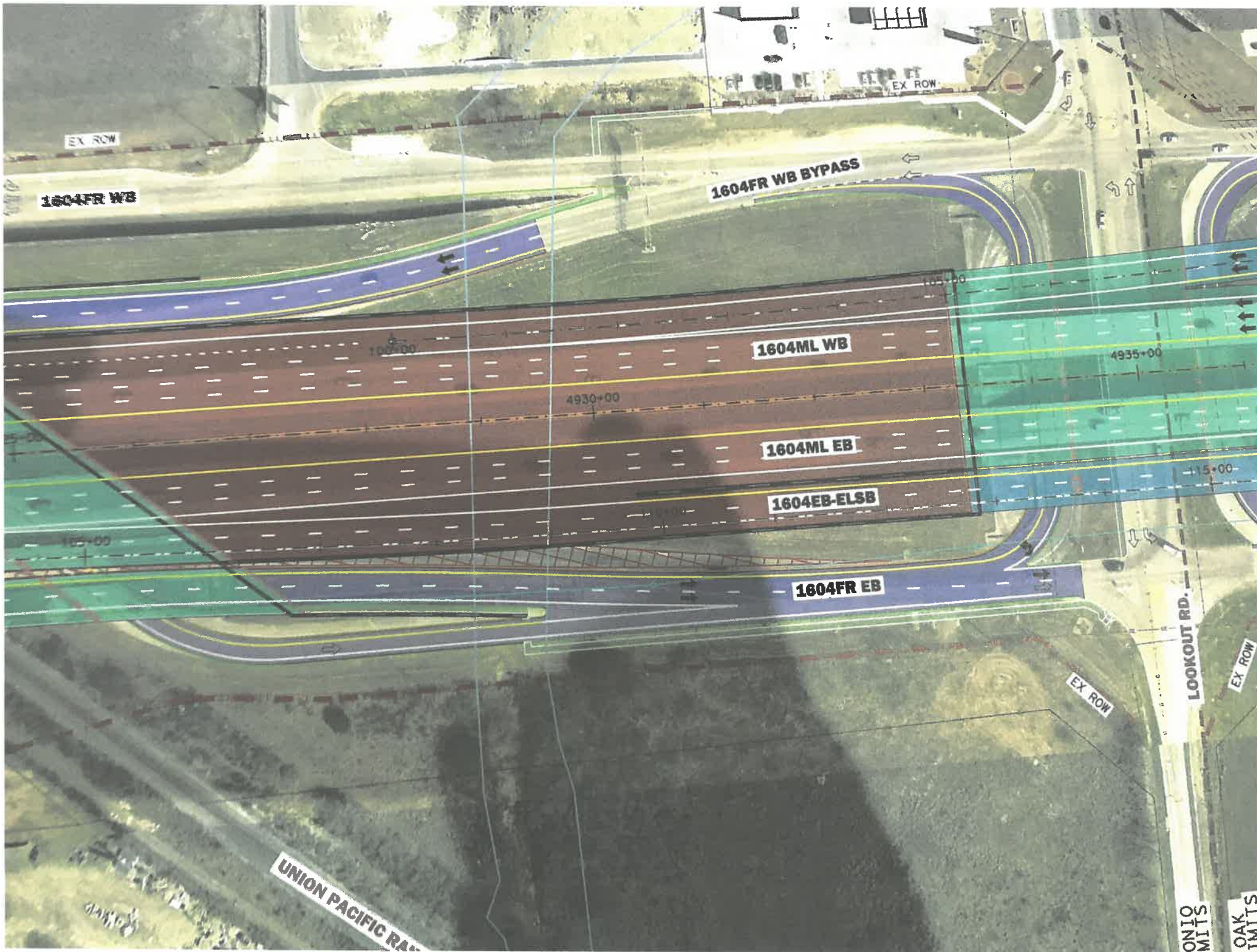


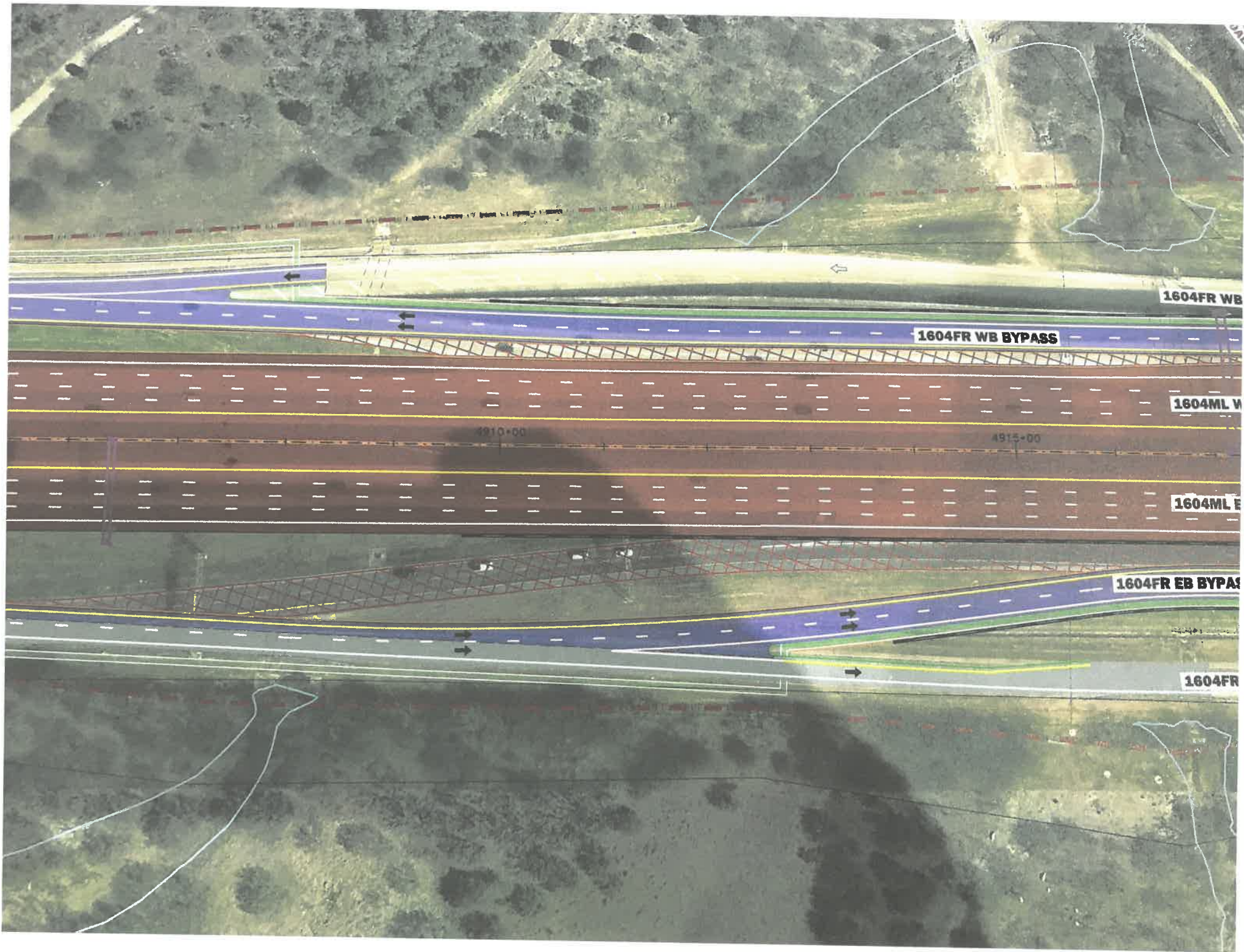


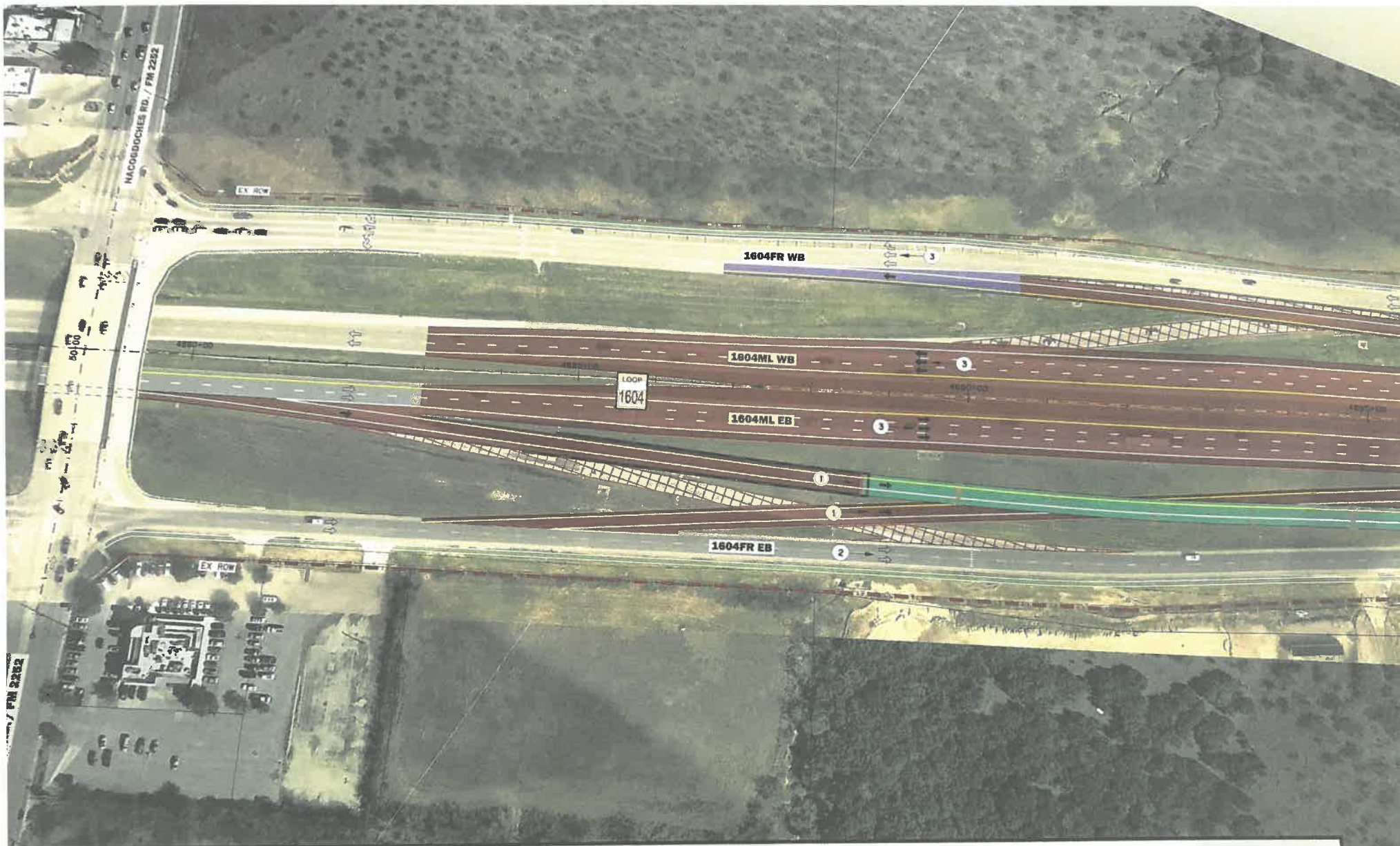
E CROSSING







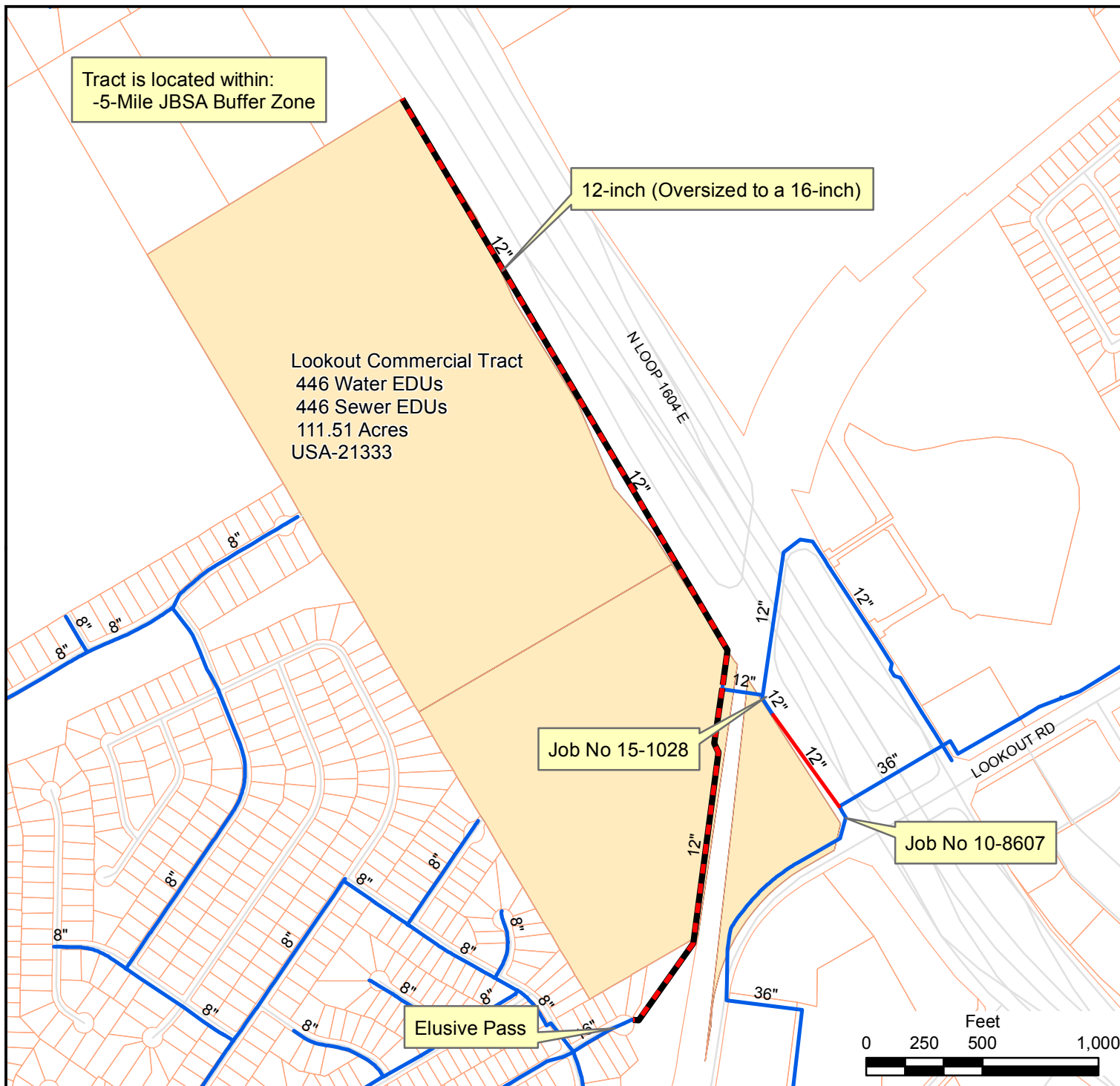




- | | | | |
|---------------------------|---|-------------------------------------|----------------------------|
| EXISTING RETAINING WALL | PROPOSED BASE ELEVATED STRUCTURE | OVERHEAD ELECTRIC | EXISTING DRAINAGE CROSSING |
| LANE DIRECTION (PROPOSED) | PROPOSED DWC ELEVATED STRUCTURE | OVERHEAD FIBER OPTIC / TELEPHONE | COLUMN STRUCTURE |
| LANE DIRECTION (EXISTING) | I-35 MAINLANE AND RAMP IMPROVEMENTS | WATER LINE | |
| GENERAL PURPOSE TRAFFIC | FRONTAGE ROAD AND INTERSECTION IMPROVEMENTS | GAS LINE | |
| PROPOSED HOV LANE TRAFFIC | PROPOSED BRIDGE REPLACEMENT/WIDENING | UNDERGROUND ELECTRIC | |
| PROPOSED HOV LANE TRAFFIC | DRIVEWAY IMPROVEMENTS | WASTEWATER LINE | |
| PROPOSED POND | SIDEWALK IMPROVEMENTS | UNDERGROUND FIBER OPTIC / TELEPHONE | |

0 10' 20'
VERTICAL

50' 0 50' 100'



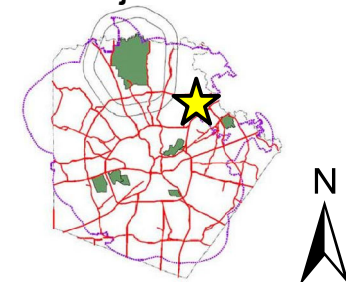
**Attachment III:
USA-21333
Lookout Commercial Tract
Proposed Water Infrastructure Map
111.51 Acres**



Legend

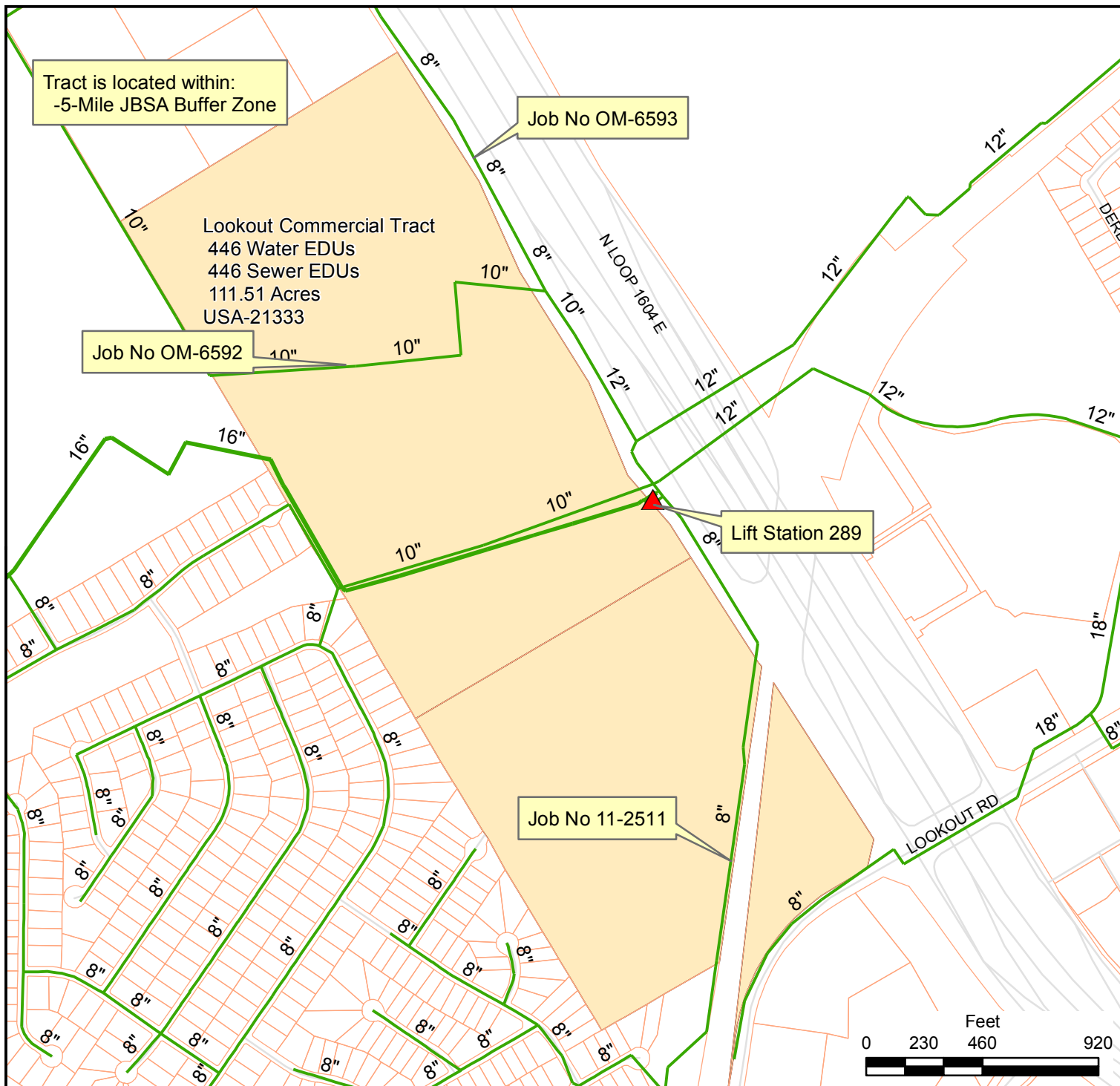
- Existing Water Main
- USA Tract
- Parcels Update
- Proposed 12-inch main
- Proposed 12-inch main (Oversized to 16-inch)

Project Location



SAWS UTILITY MAP DISCLAIMER

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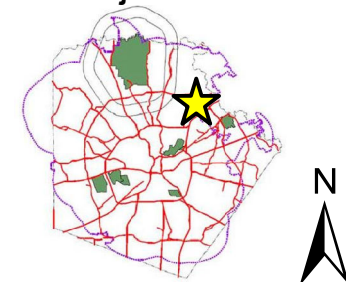
Attachment III:
 USA-21333
 Lookout Commercial Tract
 Proposed Sewer Infrastructure Map
 111.51 Acres



Legend

- SAWS Sewer Mains
- USA Tract
- Parcels Update

Project Location



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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.

Grand Land Realty	9009124	john@grandlandco.com	512-497-8284
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Melnar	655090	john@grandlandco.com	512-497-8284
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kendrick Baros	578428	kendrick@grandlandco.com	361-212-2892
Sales Agent/Associate's Name	License No.	Email	Phone

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials				Date