

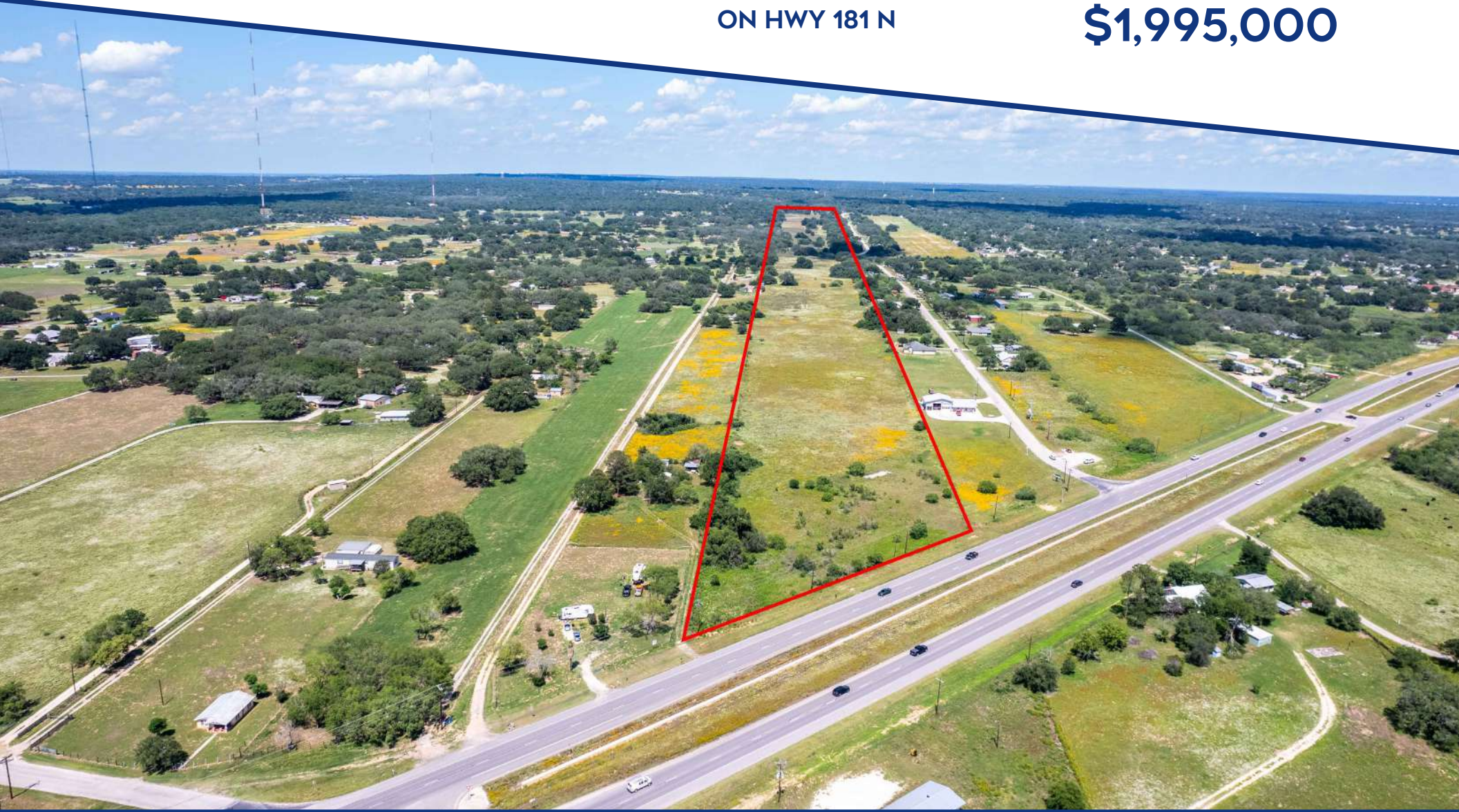
FOR SALE

± 57.38 ACRES
DEVELOPMENT TRACT
ON HWY 181 N

9658 U.S. HWY 181 N

SAN ANTONIO, TEXAS 78223

\$1,995,000



**FOR MORE
INFORMATION
PLEASE CONTACT**

GAINES SLADE
830.469.3022
gaines.slade@cbharper.com

CB STARKS
210.913.9711
cbstarks@cbcalamo.com

BRENT HOLMES
210.218.3933
bholmes@cbcalamo.com

MIKE GIDDENS
210.912.1315
mgiddens@cbcalamo.com

 **COLDWELL BANKER
COMMERCIAL**
ALAMO CITY
CBCALAMO.COM

SALE

57.38 ACRES DEVELOPMENT TRACT ON HWY 181 N

9658 U.S. Hwy 181 N San Antonio, TX 78223



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,995,000 |
| Lot Size: | 57.38 Acres |
| Zoning: | OCL |
| Traffic Count: | 22,951 VPD |

PROPERTY OVERVIEW

Great development opportunity in Wilson County with Highway 181 frontage. Situated just outside Loop 1604, this area is bustling with the growth to secondary markets like Floresville, Pleasanton, and La Vernia. Rectangular parcel has level and gently sloping topography with natural drainage areas.

Highest and best use: Residential single family development.

Co-listed with Gaines Slade - Coldwell Banker DHR Land & Ranch

PROPERTY HIGHLIGHTS

- 465 feet of Hwy 181 N frontage (9658 US Hwy 181 N)
- Highest and best use is residential single family development (0.5 acre + lots)
- Water and electricity to site from Floresville utility providers
- 15 minutes to City of San Antonio
- Two lakes within 10 minutes.
- 22,951 VPD traffic counts.

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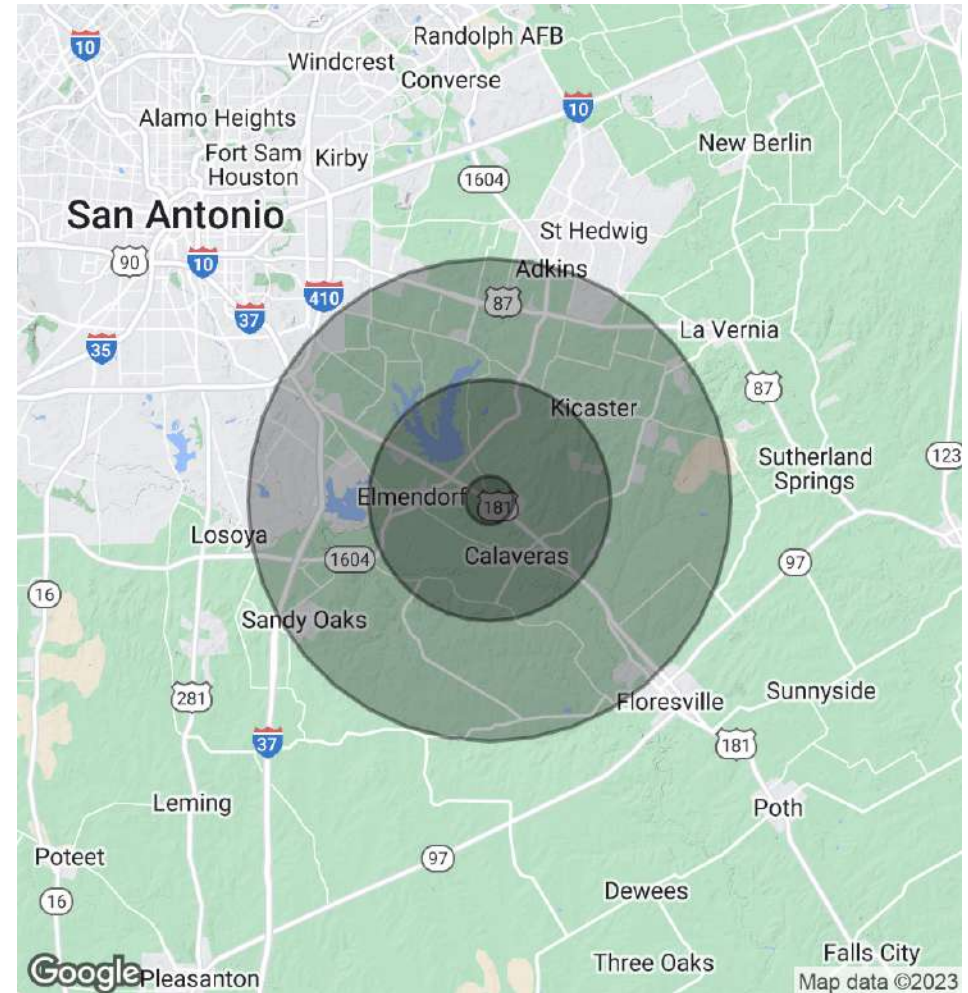
| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 499 | 11,933 | 47,295 |
| Average Age | 46.5 | 41.1 | 38.4 |
| Average Age (Male) | 46.1 | 41.3 | 38.6 |
| Average Age (Female) | 46.5 | 41.7 | 38.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 178 | 4,070 | 15,564 |
| # of Persons per HH | 2.8 | 2.9 | 3 |
| Average HH Income | \$74,027 | \$88,652 | \$88,857 |
| Average House Value | \$175,212 | \$209,166 | \$202,906 |

TRAFFIC COUNTS

22,951/day

* 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.

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:
 - o that the owner will accept a price less than the written asking price;
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 - o 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.

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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.

| | | | |
|---|-------------|---------------------------|------------|
| Coldwell Banker D'Ann Harper REALTORS® | 416239 | Irispoli@cbharper.com | 2104837000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Leesa Harper Rispoli | 389556 | Irispoli@cbharper.com | 2104837004 |
| Designated Broker of Firm | License No. | Email | Phone |
| Emilie Hamby-Irvine | 497874 | eirvine@cbharper.com | 8308167201 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Gaines Slade | 694660 | gaines.slade@cbharper.com | 8304693022 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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Alamo City

416239

Irispoli@cbharper.com

2104837000

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Leesa Harper Rispoli

389556

Irispoli@cbharper.com

2104837004

Designated Broker of Firm

License No.

Email

Phone

Marlee Kutzer

628144

mkutzer@cbharper.com

2104837010

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Brent Holmes

713693

bholmes@cbcalamo.com

2102183933

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