



**PAD SITE OPPORTUNITY
PERRIN BEITEL ROAD
SAN ANTONIO, TEXAS**

LOCATION: The property is located at 11714 Perrin Beitel Road, just south of Thousand Oaks Drive and north of Naco Perrin Blvd.

SIZE: 2.172 +/- Acres (Vacant Land)

FRONTAGE: Approximately 450 feet on Perrin Beitel Road

UTILITIES: **Electricity:** City Public Service

Sewer: San Antonio Water System (SAWS)

Water: San Antonio Water System (SAWS)

Gas: City Public Service

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

ZONING: The property is zoned C-2 in the City of San Antonio.

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

FLOOD PLAIN: FEMA shows some 100-year flood plain on the property. See Site Plan.

TOPOGRAPHY: The site has a gentle slope. Drainage is to the southwest. See Site Plan.

EASEMENTS: Utility easements are on the property.

DEED

RESTRICTIONS: None of record.



TRAFFIC COUNT: Texas Department of Transportation 2024 maps indicate 18,988 vehicles per day on Perrin Beitel, just south of the property.

DEMOGRAPHICS:

| | 1-mile | 3-mile | 5-mile |
|------------------------------|----------|----------|----------|
| Population 2025 Estimate: | 10,958 | 97,150 | 268,757 |
| 5 Year Projection: | 10,499 | 96,173 | 272,111 |
| Average Household Income: | \$67,603 | \$84,470 | \$96,301 |

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2025 and 2030.

AREA

DEVELOPMENT: The property is completely surrounded by commercial and residential development which includes HEB, Wal-Mart, McDonalds, and many more.

INVESTMENT: \$17.00 per square foot; \$1,608,409.44

COMMENTS:

- ☐ Excellent visibility and access
- ☐ Prime commercial location on a major thoroughfare in northeast San Antonio
- ☐ Improvements have been removed.

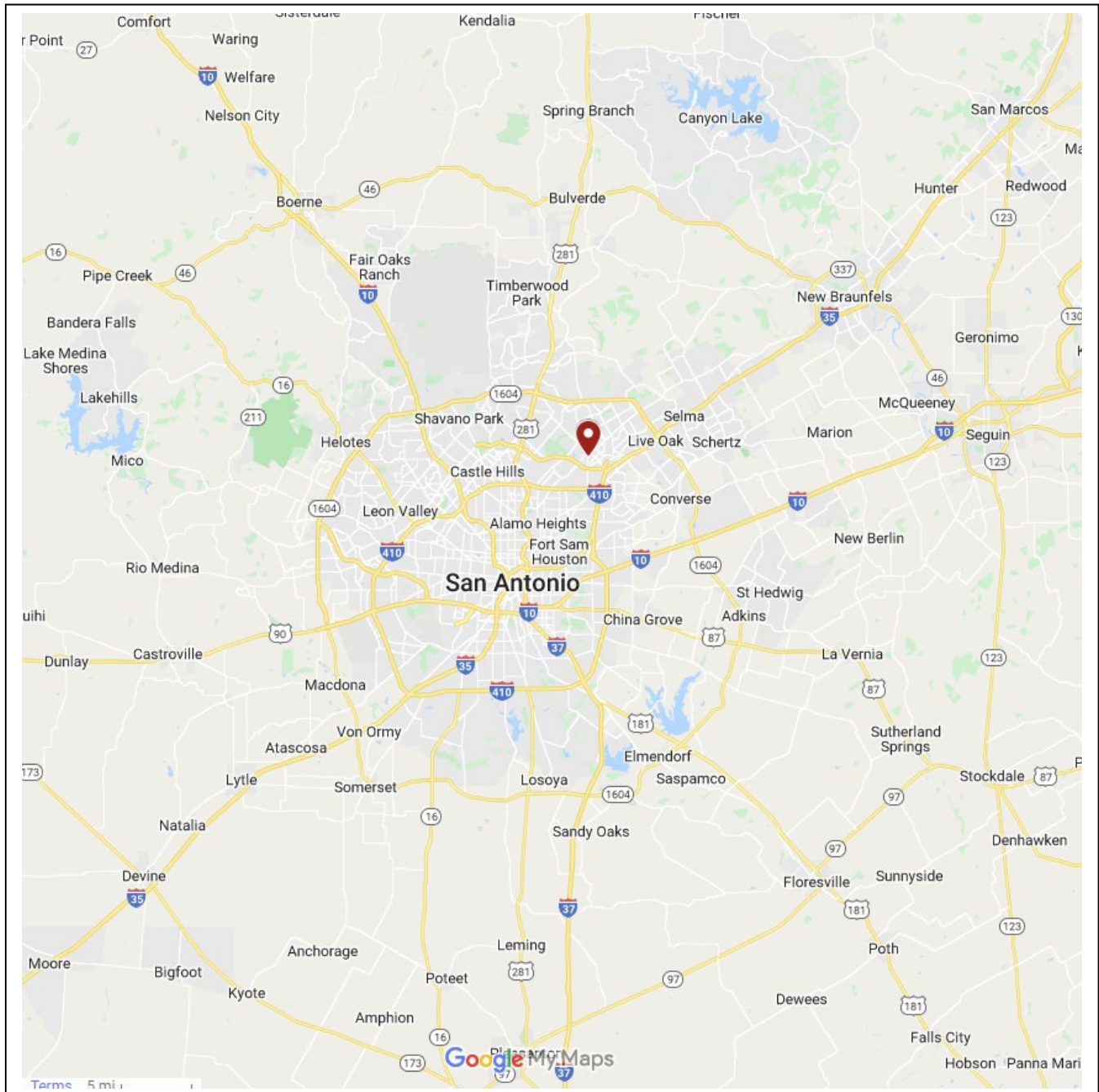
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM or MATT HOWARD

Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / mhoward@roalson.com

www.roalson.com



Location Map

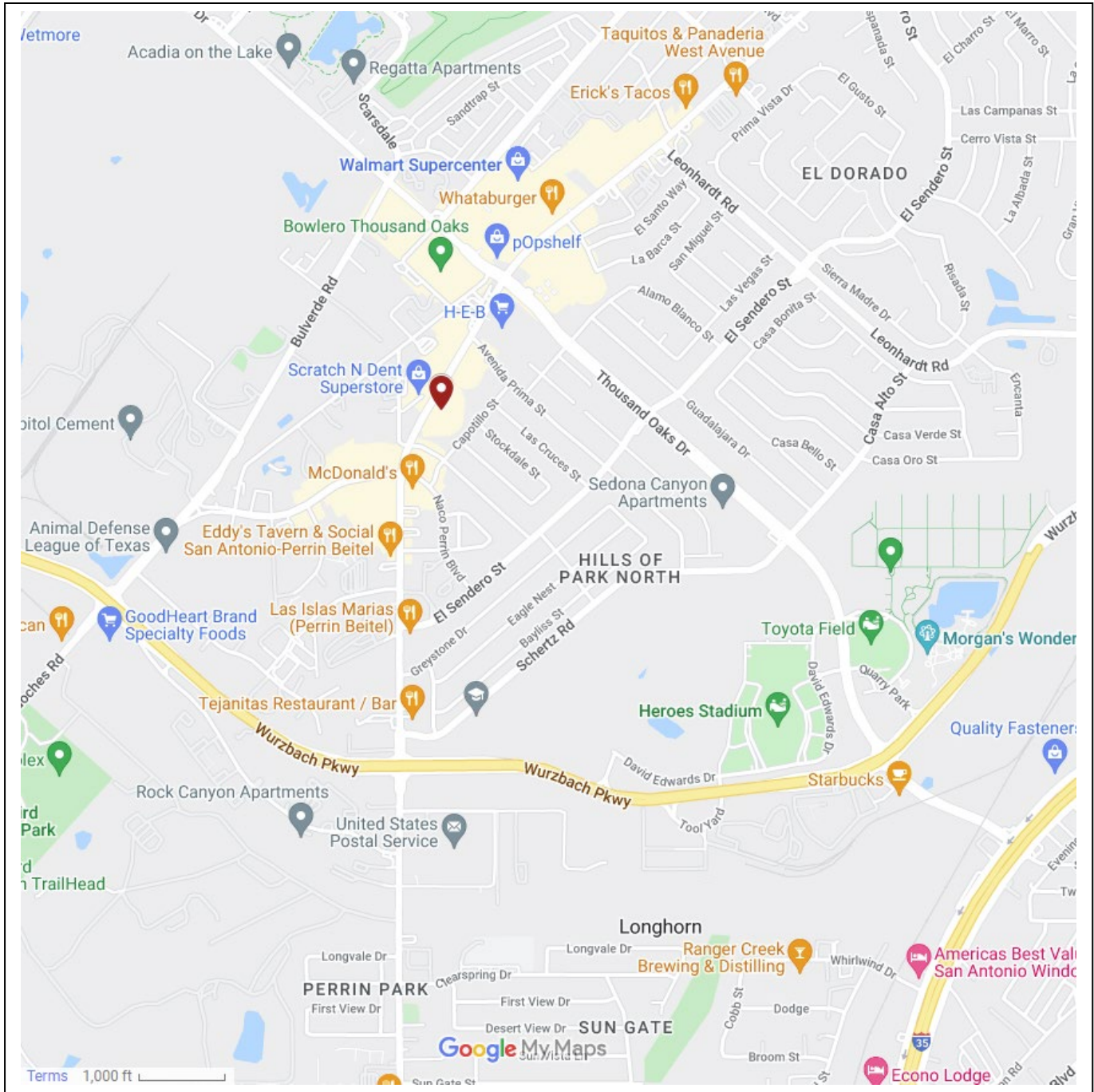


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Roalson Interests, Inc.
Real Estate Services

Area Map



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Aerial Map

Texas, AC +/-



Matt Howard
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The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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Aerial Map

Texas, AC +/-



 Boundary

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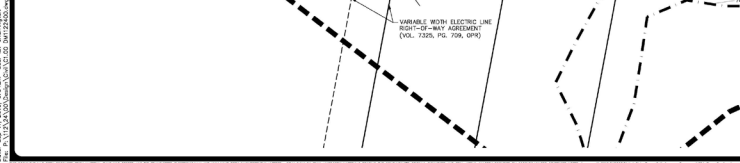


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Site Plan



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DEMOGRAPHIC OVERVIEW

October 10, 2025

11714 PERRIN BEITEL ROAD, SAN ANTONIO, TX

| | 1.0 Miles: | 3.0 Miles: | 5.0 Miles: |
|-------------------------------------|------------|------------|------------|
| Population | | | |
| 2020 Census | 11,419 | 97,994 | 264,138 |
| 2025 Estimate | 10,958 | 97,170 | 268,757 |
| 5 Year Projection | 10,499 | 96,173 | 272,111 |
| Households | | | |
| 2020 Census | 5,133 | 39,776 | 104,839 |
| 2025 Estimate | 5,094 | 40,707 | 110,441 |
| 5 Year Projection | 4,997 | 41,135 | 114,090 |
| 2025 Population by Race | | | |
| White | 42.2% | 47.2% | 48.2% |
| Black | 12.4% | 10.4% | 10.4% |
| Asian or Pacific Islander | 1.9% | 2.7% | 3.6% |
| American Indian | 1.4% | 1.1% | 1.1% |
| 2025 Population by Ethnicity | | | |
| Hispanic Origin | 58.2% | 50.9% | 48.3% |
| 2025 Total Housing Units | | | |
| Owner-Occupied | 1,886 | 23,011 | 64,149 |
| Renter-Occupied | 3,208 | 17,696 | 46,292 |
| Average Household Size | 2.15 | 2.38 | 2.41 |
| 2025 Household Income | | | |
| Income \$ 0 - \$15,000 | 8.3% | 7.0% | 6.3% |
| Income \$ 15,000 - \$24,999 | 8.3% | 6.9% | 5.9% |
| Income \$ 25,000 - \$34,999 | 12.9% | 8.6% | 7.4% |
| Income \$ 35,000 - \$49,999 | 14.6% | 11.9% | 10.6% |
| Income \$ 50,000 - \$74,999 | 23.5% | 20.8% | 20.2% |
| Income \$ 75,000 - \$99,999 | 16.7% | 15.1% | 15.3% |
| Income \$ 100,000 - \$149,999 | 11.8% | 18.7% | 18.3% |
| Income \$ 150,000 - \$199,999 | 1.8% | 5.9% | 8.0% |
| Income \$200,000 + | 2.3% | 5.1% | 8.0% |
| Average Household Income | \$67,603 | \$84,470 | \$96,301 |
| Median Household Income | \$55,505 | \$67,407 | \$74,227 |
| Per Capita Income | \$30,625 | \$35,443 | \$39,460 |

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2025 and 2030.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

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| <p>BROKER: ROALSON INTERESTS, INC. BUILDING 2, SUITE 206 2338 NORTH LOOP 1604 SAN ANTONIO, TEXAS 78248</p> |
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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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.

| | | | |
|---|----------------|----------------------------|----------------------|
| Roalson Interests, Inc. | 0338503 | | (210)496-5800 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Eldon Roalson | 214067 | eldon@roalson.com | (210)445-5858 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Matthew Howard | 603462 | mhoward@roalson.com | (210)865-4411 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date