



**COMMERCIAL DEVELOPMENT OPPORTUNITY
12198 E. US HWY 87 AT LOOP 1604 (SW CORNER)
ADKINS, TEXAS**

LOCATION: The property is located on the Southwest corner of Loop 1604 and Hwy 87 on the east side of San Antonio.

SIZE: 10.8126 +/- Acres

DIMENSIONS: **Frontage:** Approximately 367 feet along Highway 87 and 794 feet on Loop 1604. The property also fronts FM 3465.

UTILITIES: **Electricity:** CPS Energy lines are present along the frontage of FM 3465.

Sewer: Not available. Septic required.

Water: East Central Special Utility District

Gas: Not available.

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

ZONING: Outside of San Antonio City Limits but within the ETJ.

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

TOPOGRAPHY: The property slopes generally from south to north.

FLOOD PLAIN: According to FEMA maps there does not appear to be a flood plain on the property.

EASEMENTS: There are various utility easements and a buffer easement on a portion of the property that is believed to relate to septic and water well regulations.



DEED

RESTRICTIONS: None of record.

**TRAFFIC
COUNT:**

2023 Texas Department of Transportation maps indicate 10,029 vehicles per day on Loop 1604, south of the site and 10,821 vehicles on US Highway 87, just north of the site.

DEMOGRAPHICS:

2024 ESRI Estimates:	Population	Average Household Income
3-mile radius	3,685	\$92,782
5-mile radius	10,009	\$105,073
7-mile radius	27,461	\$121,890

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

AREA

DEVELOPMENT:

The property is in a rural area with light residential development and larger acreage farm and ranch type properties with a few commercial businesses.

POTENTIAL

USES:

Excellent intersection for small retail, small restaurant, automotive, C-Store, and a variety of other commercial uses.

INVESTMENT:

\$1,883,987.42; \$4.00 per square foot

COMMENTS:

- Great commercial site
- The property is at a major intersection.
- The tract has good visibility from two major highways.

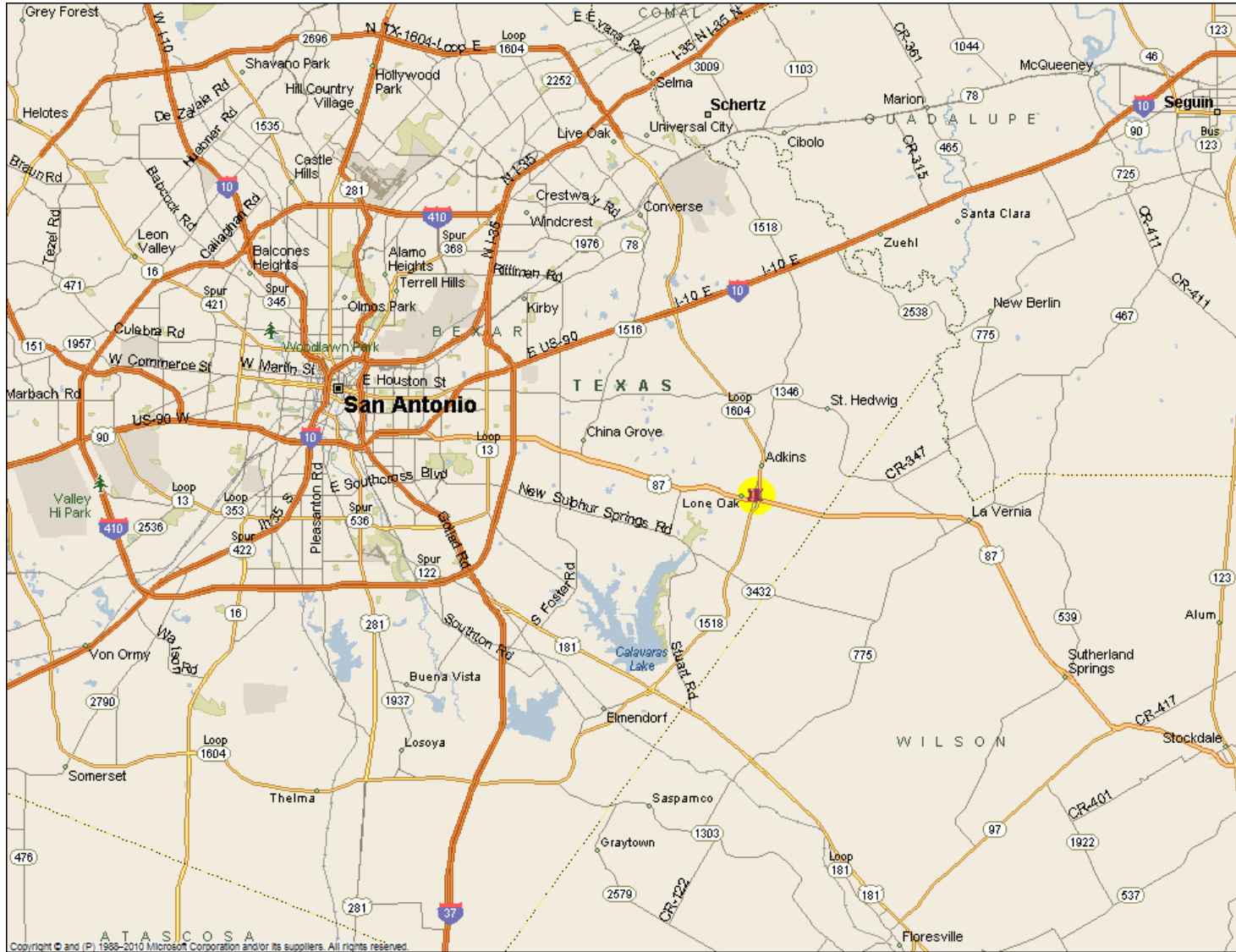
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM or MATT HOWARD

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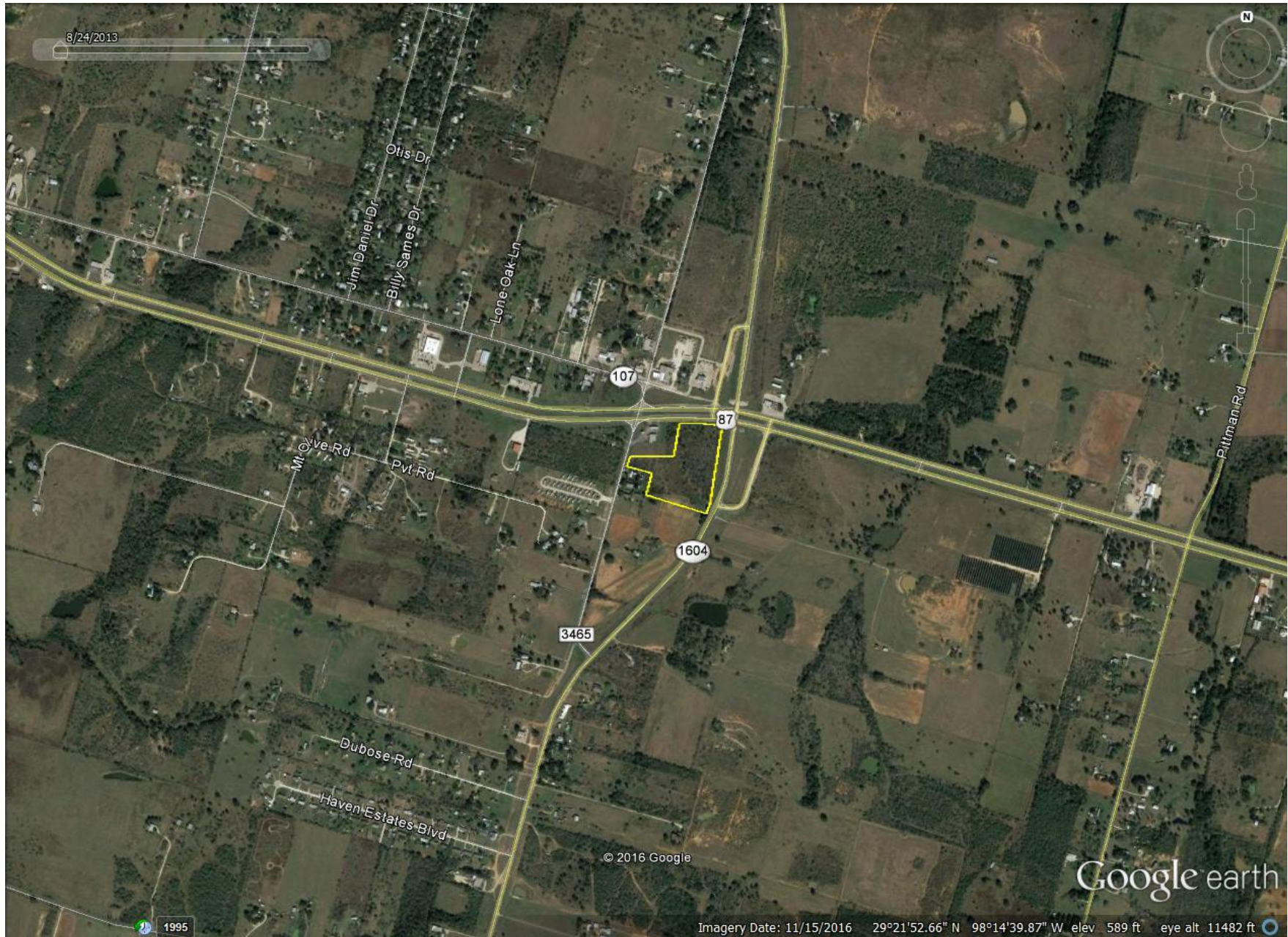
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Location Map



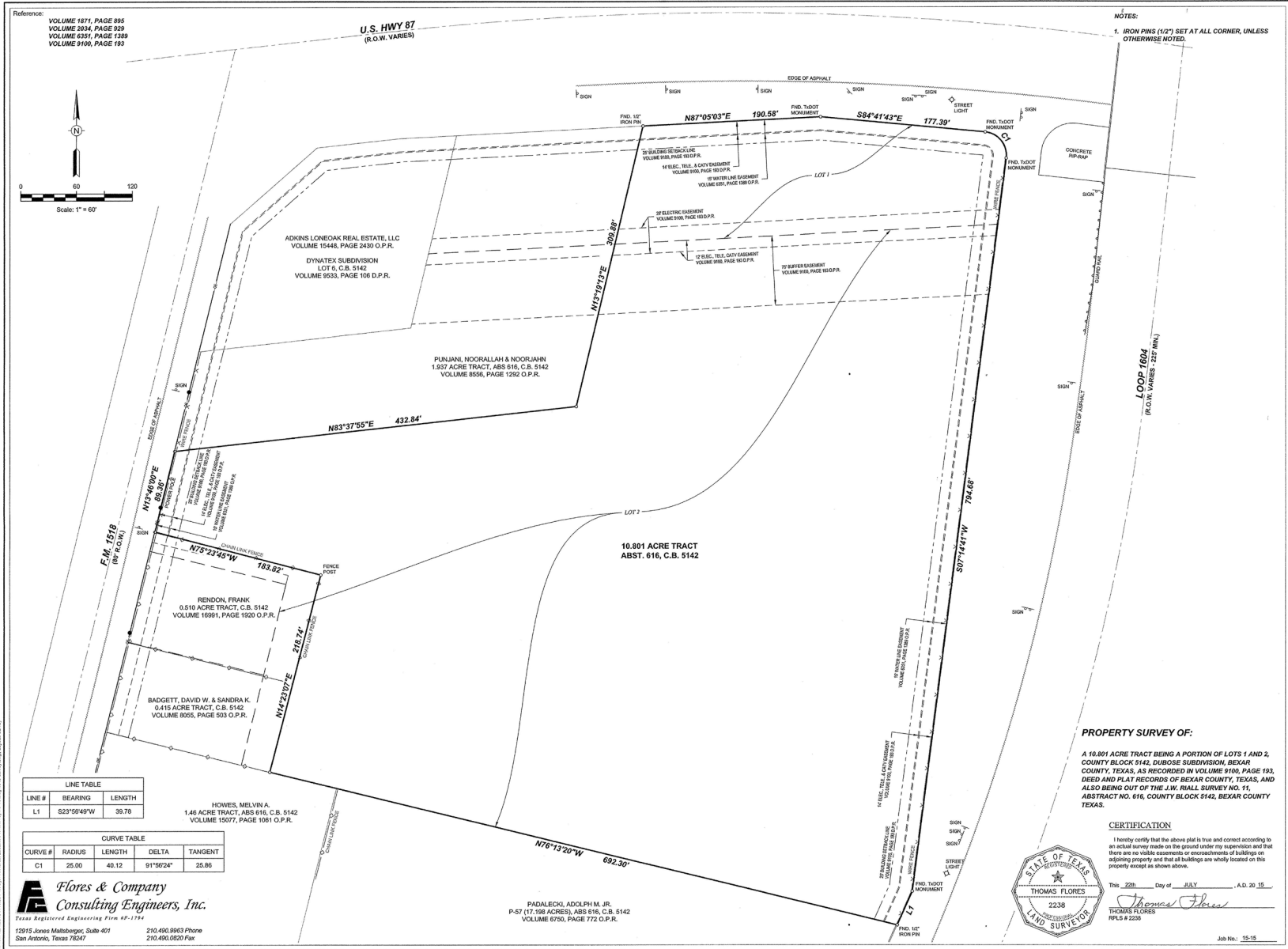
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DEMOGRAPHIC OVERVIEW

July 29, 2024

US Highway 87 at Loop 1604 – Adkins, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	3,748	9,655	21,465
2024 Estimate	3,685	10,009	27,461
5 Year Projection	3,638	10,713	34,037
Households			
2020 Census	1,429	3,576	7,738
2024 Estimate	1,435	3,755	9,954
5 Year Projection	1,434	4,061	12,459
2024 Population by Race			
White	66.4%	66.8%	63.7%
Black	3.2%	3.8%	5.6%
Asian or Pacific Islander	0.7%	0.8%	1.0%
American Indian	1.1%	1.1%	1.2%
2024 Population by Ethnicity			
Hispanic Origin	38.1%	37.1%	37.9%
2024 Total Housing Units			
Owner-Occupied	1,197	3,196	9,011
Renter-Occupied	238	559	943
Average Household Size	2.56	2.66	2.75
2024 Household Income			
Income \$ 0 - \$15,000	9.8%	8.5%	5.8%
Income \$ 15,000 - \$24,999	10.5%	8.6%	6.1%
Income \$ 25,000 - \$34,999	7.9%	7.9%	5.5%
Income \$ 35,000 - \$49,999	6.3%	6.7%	5.2%
Income \$ 50,000 - \$74,999	17.4%	14.9%	18.8%
Income \$ 75,000 - \$99,999	13.7%	11.9%	11.5%
Income \$ 100,000 - \$149,999	20.3%	20.2%	20.6%
Income \$ 150,000 - \$199,999	6.3%	11.3%	12.0%
Income \$200,000 +	7.7%	9.8%	14.4%
Average Household Income	\$92,782	\$105,073	\$121,890
Median Household Income	\$71,253	\$80,722	\$92,396
Per Capita Income	\$35,137	\$38,901	\$43,587

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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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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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
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Buyer/Tenant/Seller/Landlord Initials

Date