



INVESTMENT OPPORTUNITY
17.048 ACRES – NORTH CORNER OF IH 35 AND FM 471

LOCATION: The property is located at the north corner of IH 35 and FM 471 in Natalia, Texas (Medina County), about 30 miles south of San Antonio.

SIZE: 17.048 Acres

UTILITIES: **Electricity:** Available

Water: Benton City Water – 6” water line is approximately 1,500 feet to the southwest on the feeder road

Sewer: Per City of Natalia, sewer is approximately 775’ from the property and they are willing to provide

Gas: Unknown

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

ZONING: Outside City Limits

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

TOPOGRAPHY: The tract has a very gentle slope.

FLOOD PLAIN: Federal Emergency Management Agency maps do not indicate any flood plain on the property.

EASEMENTS: There are utility easements on the property.



DEED

RESTRICTIONS: None of record

DEMOGRAPHICS:

	3-mile	5-mile
Population 2021 Estimate:	5,682	16,586
5 Year Projection:	5,926	17,233
Average Household Income:	\$73,207	\$71,408

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2021 and 2026.

AREA

DEVELOPMENT: The property is on a main interstate (IH-35 South) intersection adjacent to a large Love's Travel Center.

INVESTMENT: \$ 2.75/SF; \$2,042,179.92

COMMENTS:

- Located in SW San Antonio Metro area
- Located approximately 13 miles from Loop 1604 and IH-35.
- Excellent visibility and accessibility

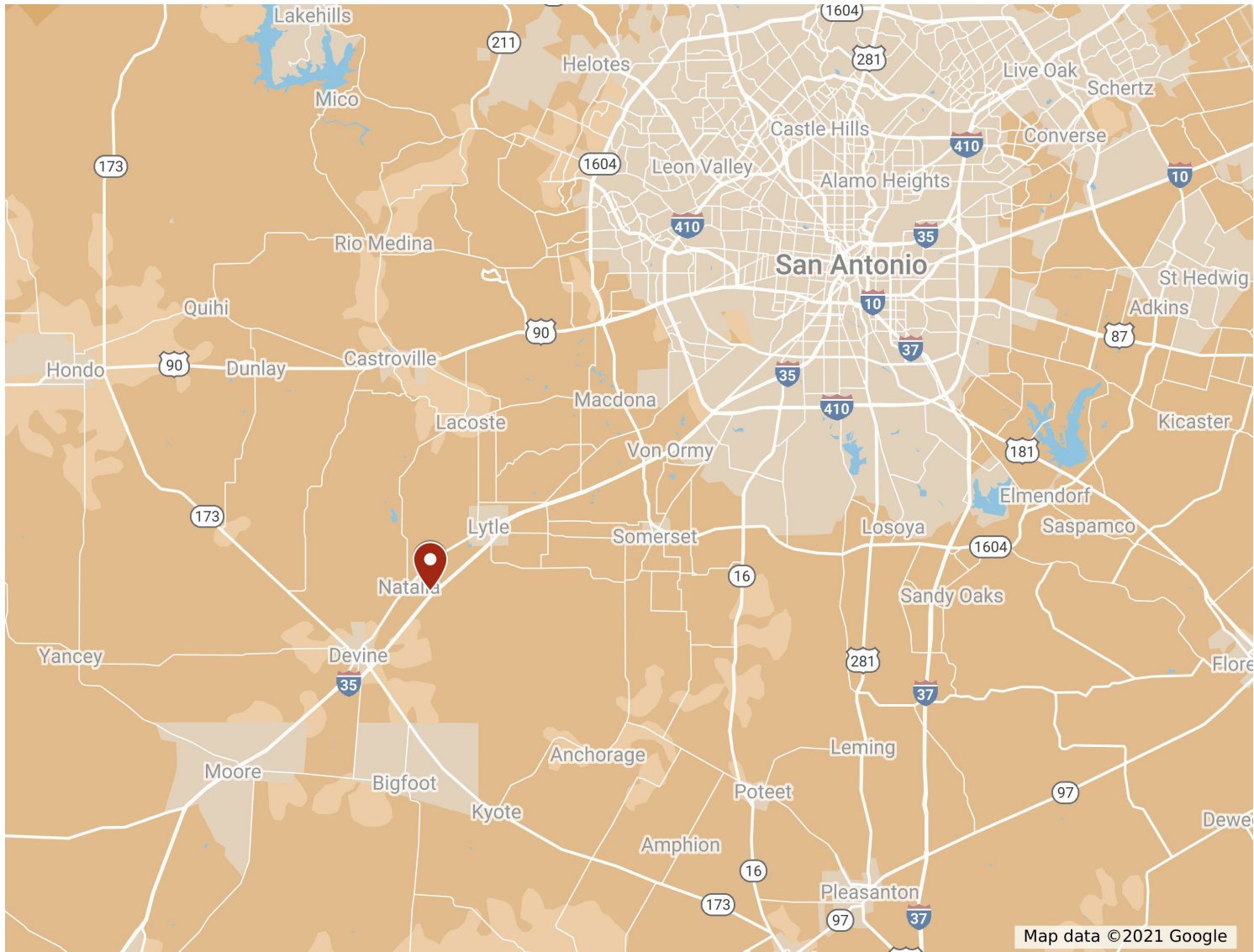
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR MATT HOWARD

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

www.roalson.com



Location Map

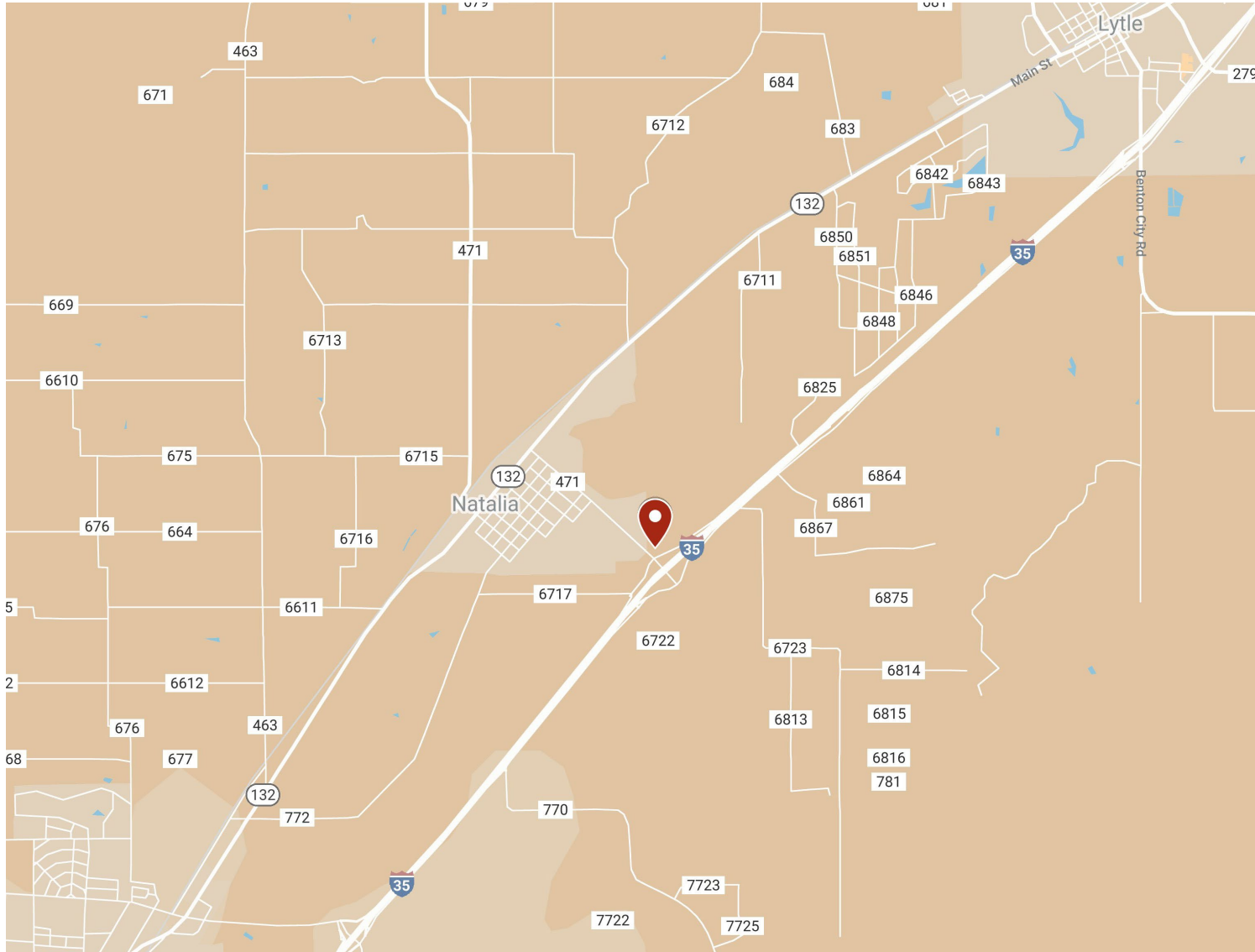


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Roalson Interests, Inc.
Real Estate Services

Area Map

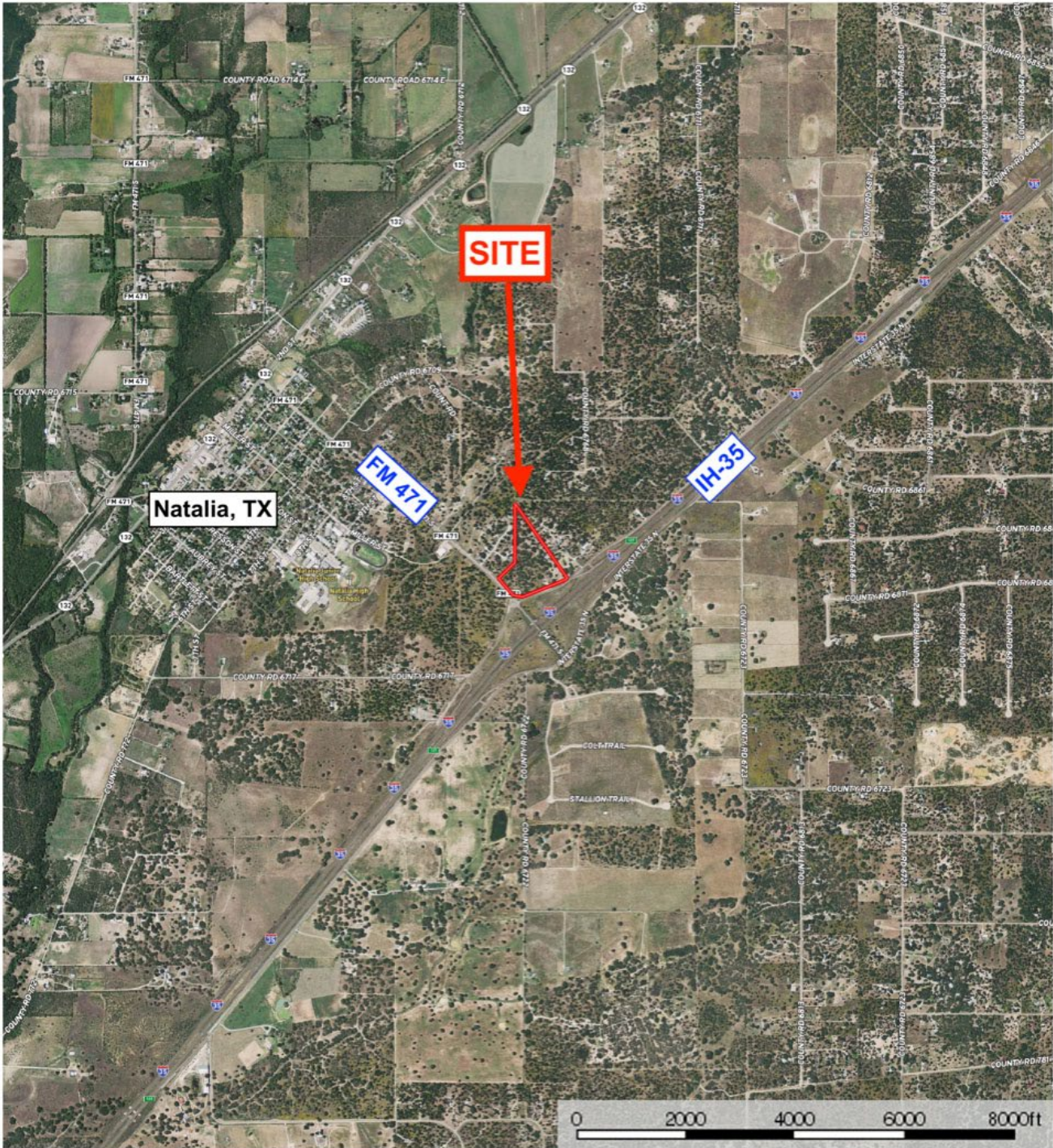


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Aerial Map

Natalia
Medina County, Texas, 17.048 AC +/-



Boundary

Matt Howard
mhoward@roalson.com

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Aerial Map

Natalia

Medina County, Texas, 17.048 AC +/-



Boundary

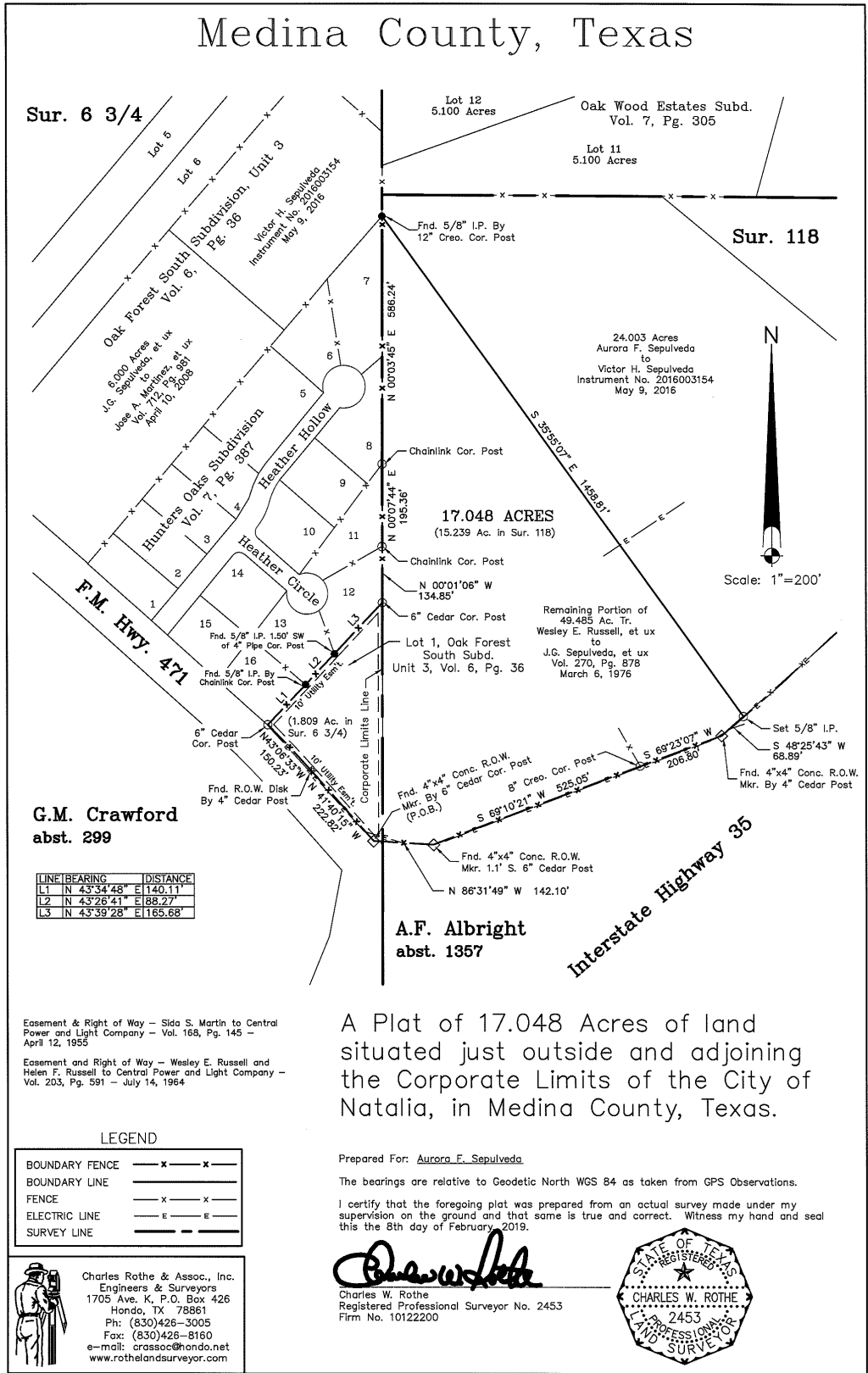
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Survey



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DEMOGRAPHIC OVERVIEW

December 21, 2021

IH 10 AT FOSTER ROAD, SAN ANTONIO, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	4,895	14,679	20,573
2021 Estimate	5,682	16,586	23,657
5 Year Projection	5,926	17,233	24,758
Households			
2010 Census	1,558	4,920	6,851
2020 Estimate	1,819	5,579	7,903
5 Year Projection	1,895	5,794	8,268
2021 Population by Race			
White	74.0%	79.1%	79.4%
Black	1.6%	1.3%	1.2%
Asian or Pacific Islander	0.7%	0.6%	0.6%
American Indian	1.0%	1.2%	1.1%
2021 Population by Ethnicity			
Hispanic Origin	73.7%	66.1%	65.2%
2021 Total Housing Units			
Owner-Occupied	1,525	4,456	6,356
Renter-Occupied	293	1,122	1,547
Average Household Size	3.12	2.93	2.96
2021 Household Income			
Income \$ 0 - \$15,000	9.8%	13.0%	12.5%
Income \$ 15,000 - \$24,999	10.2%	10.1%	10.4%
Income \$ 25,000 - \$34,999	10.0%	11.0%	10.4%
Income \$ 35,000 - \$49,999	10.3%	10.8%	10.0%
Income \$ 50,000 - \$74,999	16.8%	15.9%	17.4%
Income \$ 75,000 - \$99,999	16.2%	13.8%	13.8%
Income \$ 100,000 - \$149,999	18.6%	16.6%	16.2%
Income \$ 150,000 - \$199,999	6.3%	6.1%	5.8%
Income \$200,000 +	1.9%	2.6%	3.5%
Average Household Income	\$73,207	\$71,408	\$73,999
Median Household Income	\$62,230	\$56,013	\$57,533
Per Capita Income	\$23,409	\$24,034	\$24,918

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2021 and 2026.

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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.

**BROKER: ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TEXAS 78258**



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date