



**COMMERCIAL DEVELOPMENT SITE
LOOP 1604 AT DOVE CANYON
13.33 ACRES**

LOCATION: The property is located at the northwest corner of Loop 1604 and Dove Canyon on the west side of San Antonio. It is just south of Loop 1604 and Potranco and the new Dove Crossing retail center, Costco and WalMart.

SIZE: 13.33 +/- Acres

FRONTAGE: *Loop 1604:* 1,227 feet

Dove Canyon: 688 feet

UTILITIES: *Electricity:* Available

Sewer: Available

Water: Available

Gas: Available

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

ZONING: OCL, San Antonio ETJ

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

FLOOD PLAIN: The Federal Emergency Management Agency maps appear to indicate that there is some Floodplain present on the northern end of the property.

TOPOGRAPHY: The property generally slopes and drains from South to North.



EASEMENTS: Unknown.

DEED

RESTRICTIONS: None of Record.

TRAFFIC COUNT: 2022 Texas Department of Transportation maps indicate 36,159 vehicles per day on Loop 1604, north of the property and 45,557 vehicles per day on Loop 1604, south of the property.

DEMOGRAPHICS:

	1.0 Miles	3.0 Miles	5.0 Miles
Population 2023 Estimate:	16,403	123,856	238,931
5 Year Projection:	19,380	136,922	266,795
Average Household Income	\$105,564	\$102,283	\$99,777

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.

AREA

DEVELOPMENT: Significant commercial development is just north of the property including Costco, Dove Crossing Retail Center, and Walmart.

POTENTIAL

USES: This property would suit a variety of commercial uses including retail, multifamily and healthcare.

INVESTMENT: \$4,935,565.80 or \$8.50 per square foot

COMMENTS:

- ☐ Exceptional growth continues on the west side of the San Antonio metro area, which is driving the need for retail, multifamily, and other commercial uses.
- ☐ Excellent visibility
- ☐ Excellent access

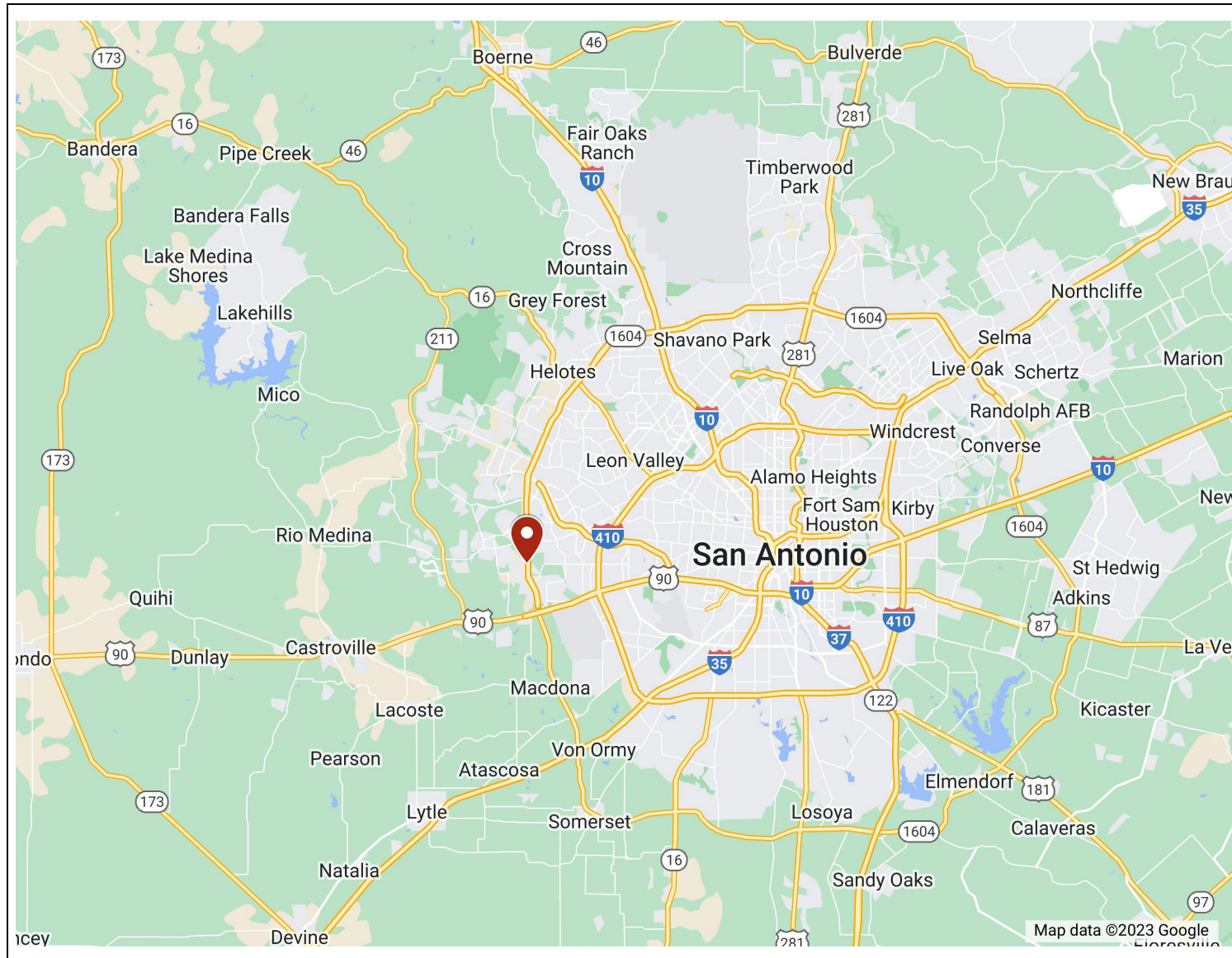
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

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



Roalson Interests, Inc.
Real Estate Services

Location Map

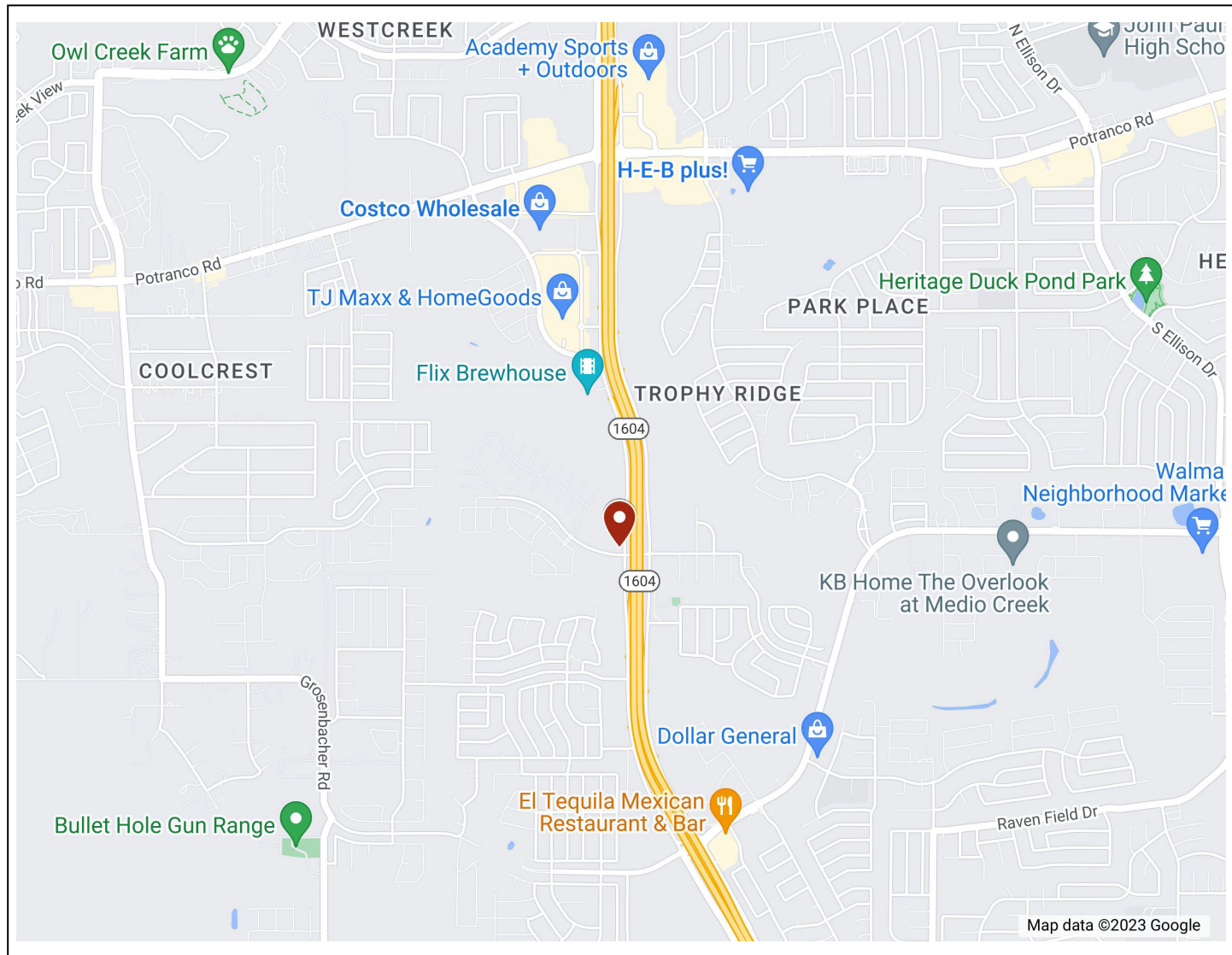


This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Roalson Interests, Inc.
Real Estate Services

Area Map



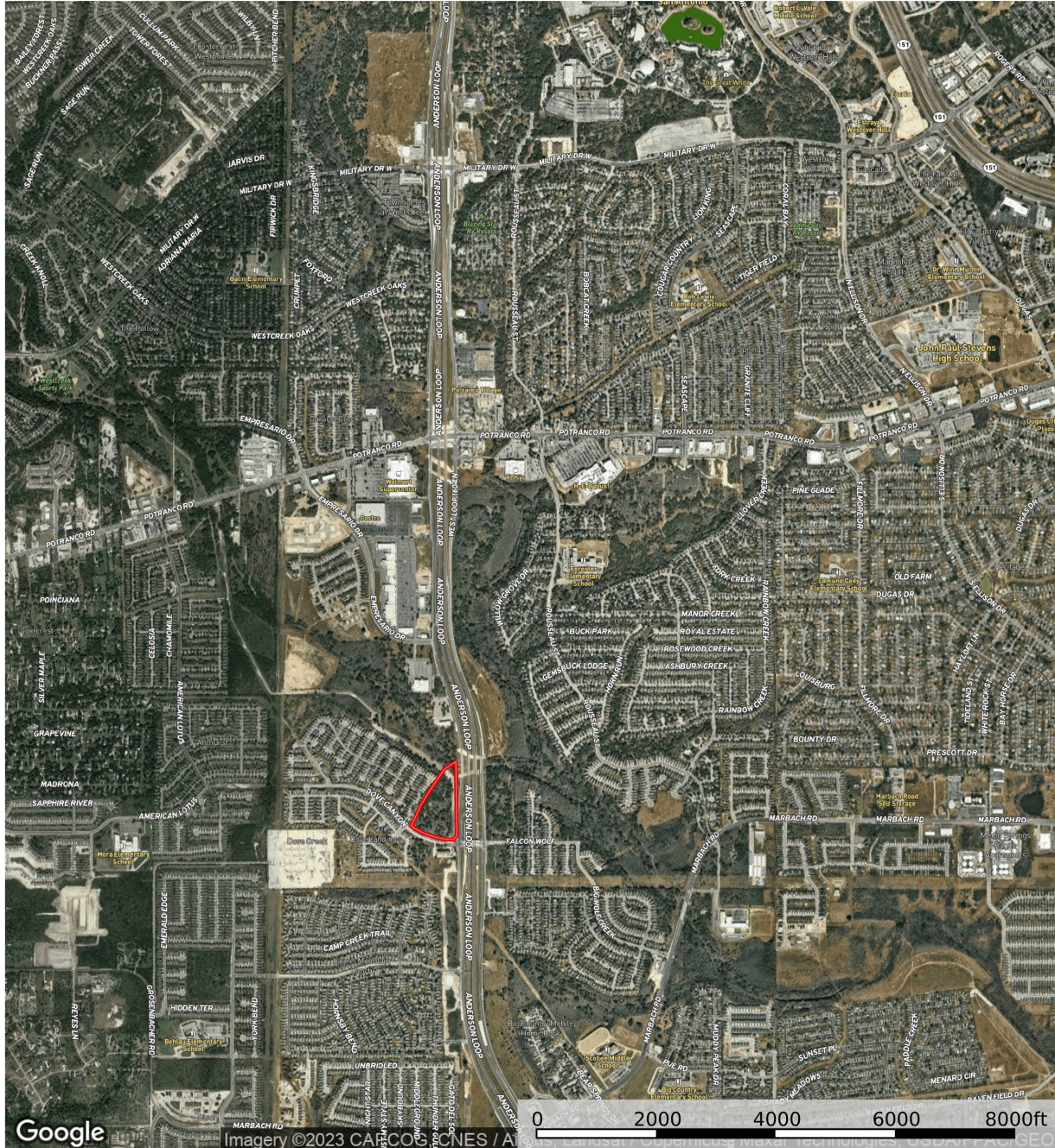
This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Roalson Interests, Inc.
Real Estate Services

Aerial Map

Texas, AC +/-



 Boundary

Matt Howard
mhoward@roalson.com



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.

This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Aerial Map

Texas, AC +/-



Boundary 100 Year Floodplain 500 Year Floodplain Floodway Special Unmapped/ Not Included

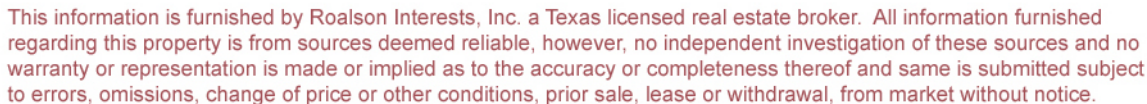
Matt Howard
mhoward@roalson.com

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.

This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Survey





DEMOGRAPHIC OVERVIEW

October 15, 2023

LOOP 1604 AT DOVE CANYON

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2020 Census	15,037	113,797	215,546
2023 Estimate	16,403	123,856	238,931
5 Year Projection	18,380	136,922	266,795
Households			
2020 Census	4,342	35,632	70,912
2023 Estimate	4,725	39,002	78,953
5 Year Projection	5,612	43,818	89,800
2023 Population by Race			
White	39.5%	39.7%	40.2%
Black	11.0%	10.0%	9.9%
Asian or Pacific Islander	3.9%	3.4%	3.6%
American Indian	1.2%	1.2%	1.2%
2023 Population by Ethnicity			
Hispanic Origin	62.1%	63.7%	63.5%
2023 Total Housing Units			
Owner-Occupied	3,949	29,217	53,979
Renter-Occupied	776	9,785	24,974
Average Household Size	3.47	3.14	2.97
2023 Household Income			
Income \$ 0 - \$15,000	3.3%	3.6%	5.6%
Income \$ 15,000 - \$24,999	2.1%	4.0%	5.1%
Income \$ 25,000 - \$34,999	2.9%	5.1%	6.5%
Income \$ 35,000 - \$49,999	8.8%	10.0%	11.0%
Income \$ 50,000 - \$74,999	13.4%	19.2%	18.9%
Income \$ 75,000 - \$99,999	20.4%	17.1%	15.0%
Income \$ 100,000 - \$149,999	34.8%	25.5%	21.9%
Income \$ 150,000 - \$199,999	10.8%	10.3%	9.9%
Income \$200,000 +	3.4%	5.2%	6.1%
Average Household Income	\$105,564	\$102,283	\$99,777
Median Household Income	\$98,303	\$84,943	\$78,704
Per Capita Income	\$30,948	\$32,350	\$32,764

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.

This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

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.

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



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