



**COMMERCIAL LOTS
WESTOVER TOWN CENTER
NORTHWEST SAN ANTONIO, TEXAS**

LOCATION: The lots are located at the southeast quadrant of Highway 151 and Westover Hills Boulevard.

**SIZE/
INVESTMENT:** See Lot Schedule

FRONTAGE: Excellent frontage on all lots. See Plat.

UTILITIES: **Electricity:** City Public Service (CPS)

Sewer: San Antonio Water Systems (SAWS)

Water: San Antonio Water Systems

Gas: City Public Service

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

ZONING: C3, Commercial and GC-2, Gateway Corridor; City of San Antonio.

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

FLOOD PLAIN: There is a drainage easement on the back of Lots 2 and 3, Block 9. (See Plat Map.)

TOPOGRAPHY: The lots vary in slope generally draining to the southeast to a drainage channel.

EASEMENTS: There are various utility easements accommodating the infrastructure for the lots.

**DEED
RESTRICTIONS:** The lots are subject to the Westover Hills development covenants and restrictions. Contact Broker for details.



TRAFFIC COUNT: Most recent (2022) Texas Department of Transportation maps indicate 77,602 vehicles per day on Highway 151 just south of the W. Military intersection.

DEMOGRAPHICS:

	1.0 Miles	3.0 Miles	5.0 Miles
Population 2023 Estimate:	4,781	120,116	334,959
5 Year Projection:	5,528	124,875	358,649
Average Household Income:	\$90,899	\$102,629	\$99,649

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

AREA

DEVELOPMENT:

The site is in Westover Hills, a master planned development that is home to some of San Antonio’s key employers. Wells-Fargo operations center, Northwest Vista College and Takata Seat Belt are just northwest of the property. Westover Hills is also home to Sea World of Texas, QVC, The Capital Group, Sony Microelectronics, the Hyatt Hill Country Resort, Microsoft, Chase Financial Services, Maxim and many other corporations. The employment generated by these businesses is having a major impact on the area growth which is the fastest growing sector in San Antonio. Westover Hills is also the location of health care campuses including Methodist Healthcare, Baptist Healthcare and Christus Santa Rosa. Northwest Vista College has an enrollment of 16,354 students.

POTENTIAL USE:

Surrounding neighborhood and commercial development promote continued growth of neighborhood commercial services, medium to high density residential, and health care services.

COMMENTS:

- ❑ Alamo Ranch, a 900,000 square foot retail development, is located on the west side of Loop 1604 between State Highway 151 and Culebra Road, just north of the property. Lowe’s, Target, J. C. Penney, Dick’s Sporting Goods, Best Buy, Petsmart, Office Max and Steinmart anchor this shopping center.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD
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www.roalson.com



LOT SCHEDULE

WESTOVER TOWN CENTER

Lot 1	Block 49	1.893 Acres	82,459 s.f.	SOLD
Lot 2	Block 49	1.762 Acres	76,753 s.f.	\$15.50/SF
Lot 10	Block 50	0.606 Acre	26,397 s.f.	\$15.00/SF
Lot 2	Block 9	2.400 Acres	104,544 s.f.*	SOLD

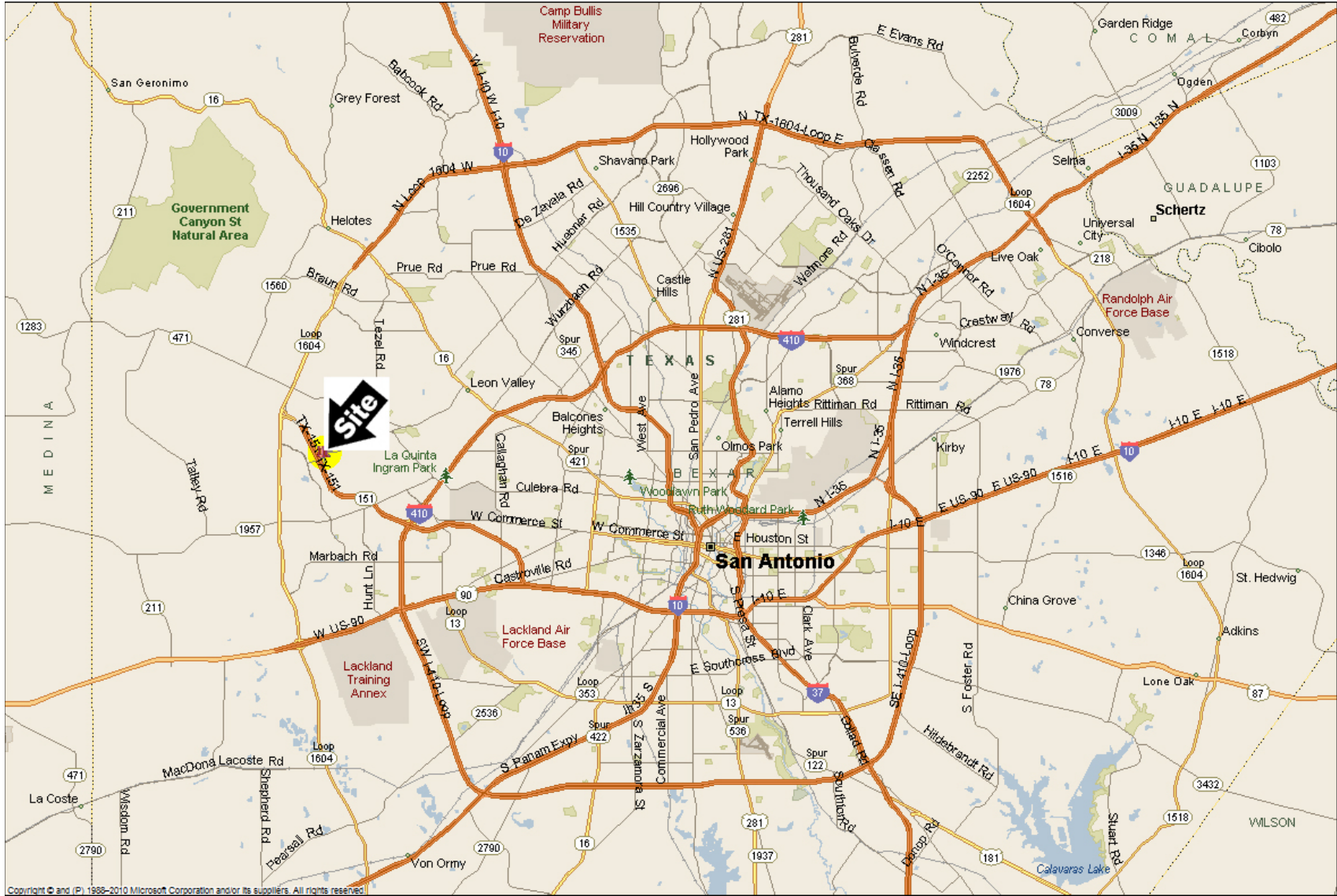
***Net of Drainage**

Note:

- 1. Lots are platted**
- 2. Water, sewer, gas, electric, telephone and cable available to each lot**
- 3. No detention is required on any lot**
- 4. Property is grandfathered on the Tree Ordinance**
- 5. Zoning is C-3 Commercial**



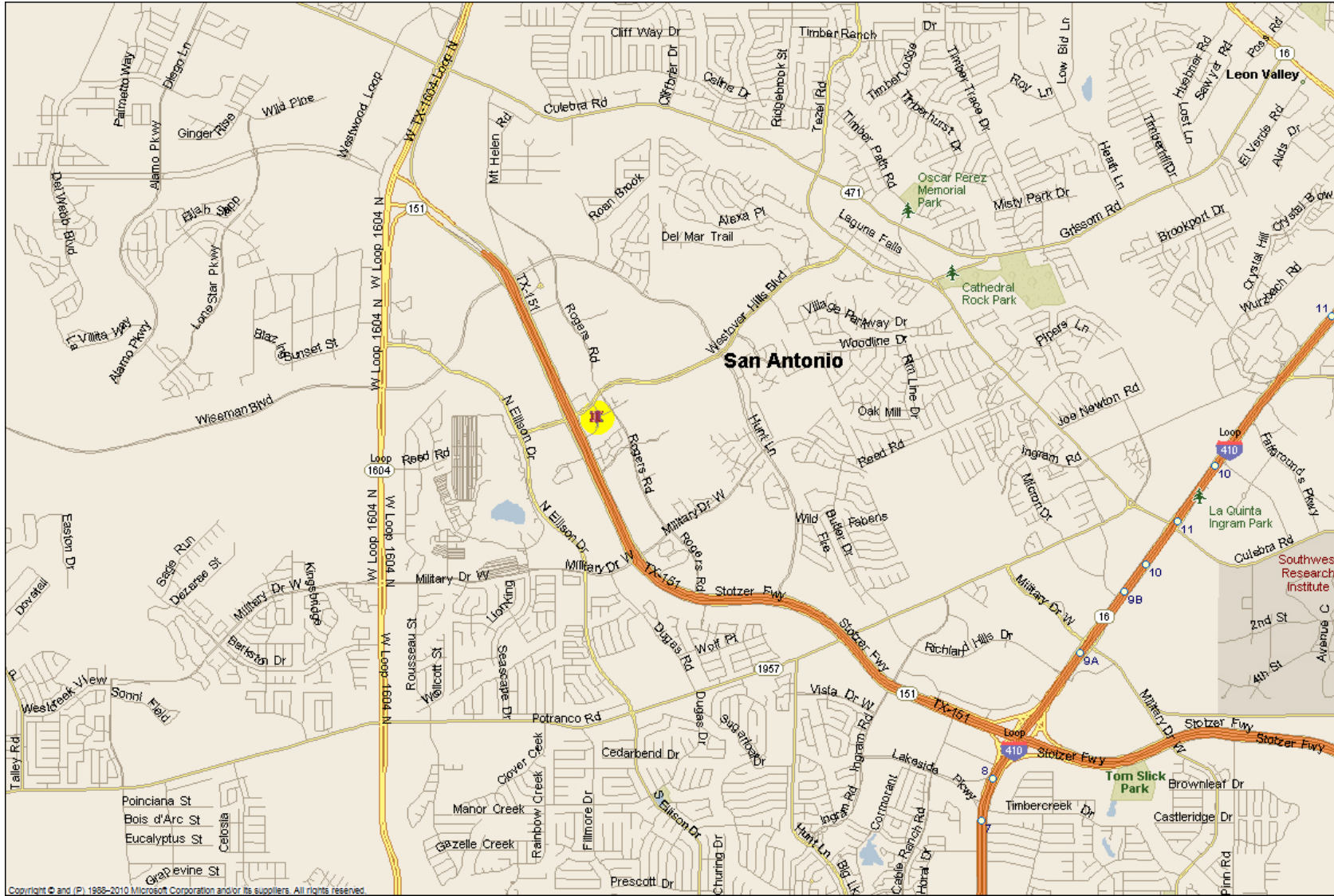
Location Map



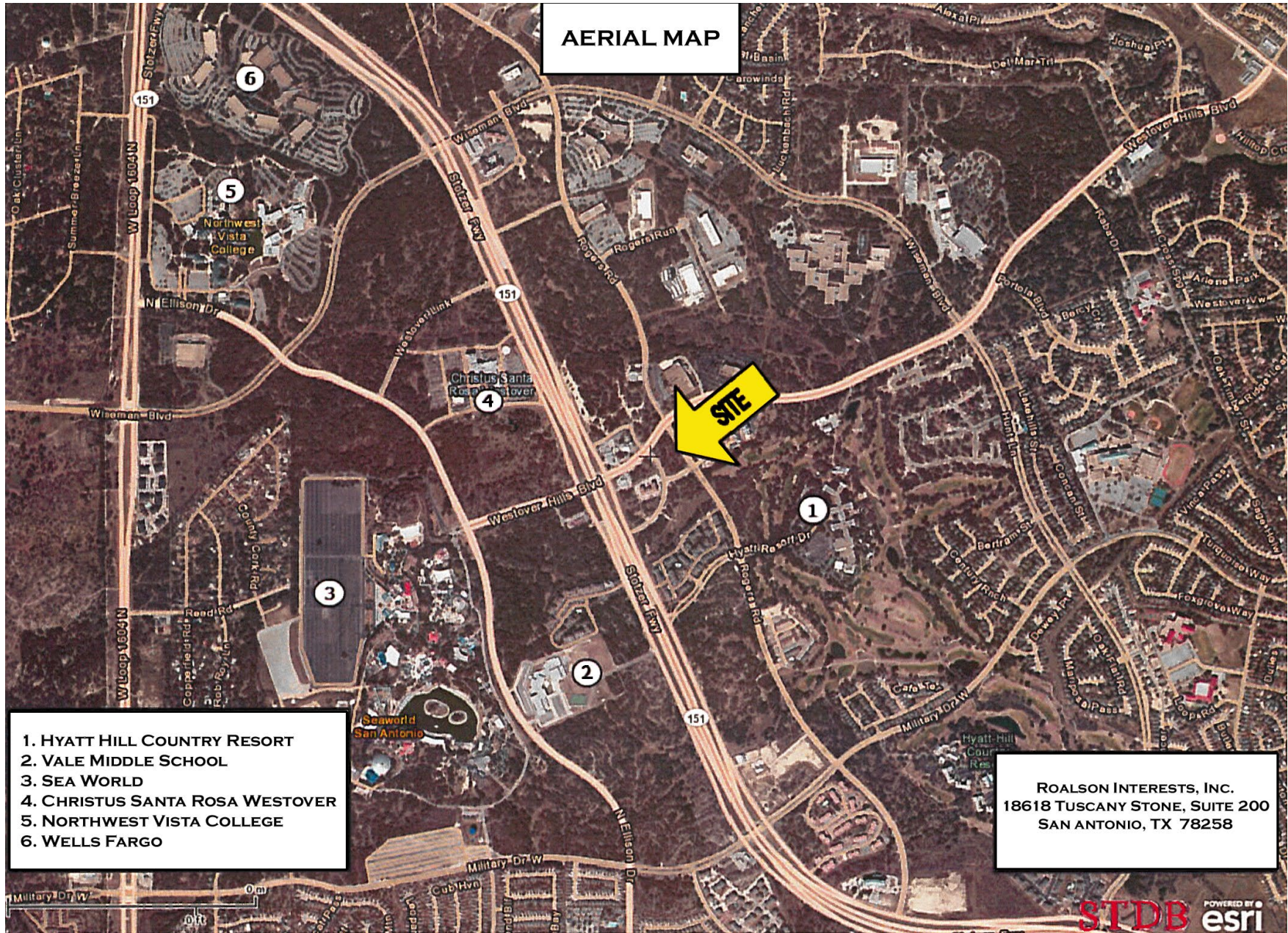
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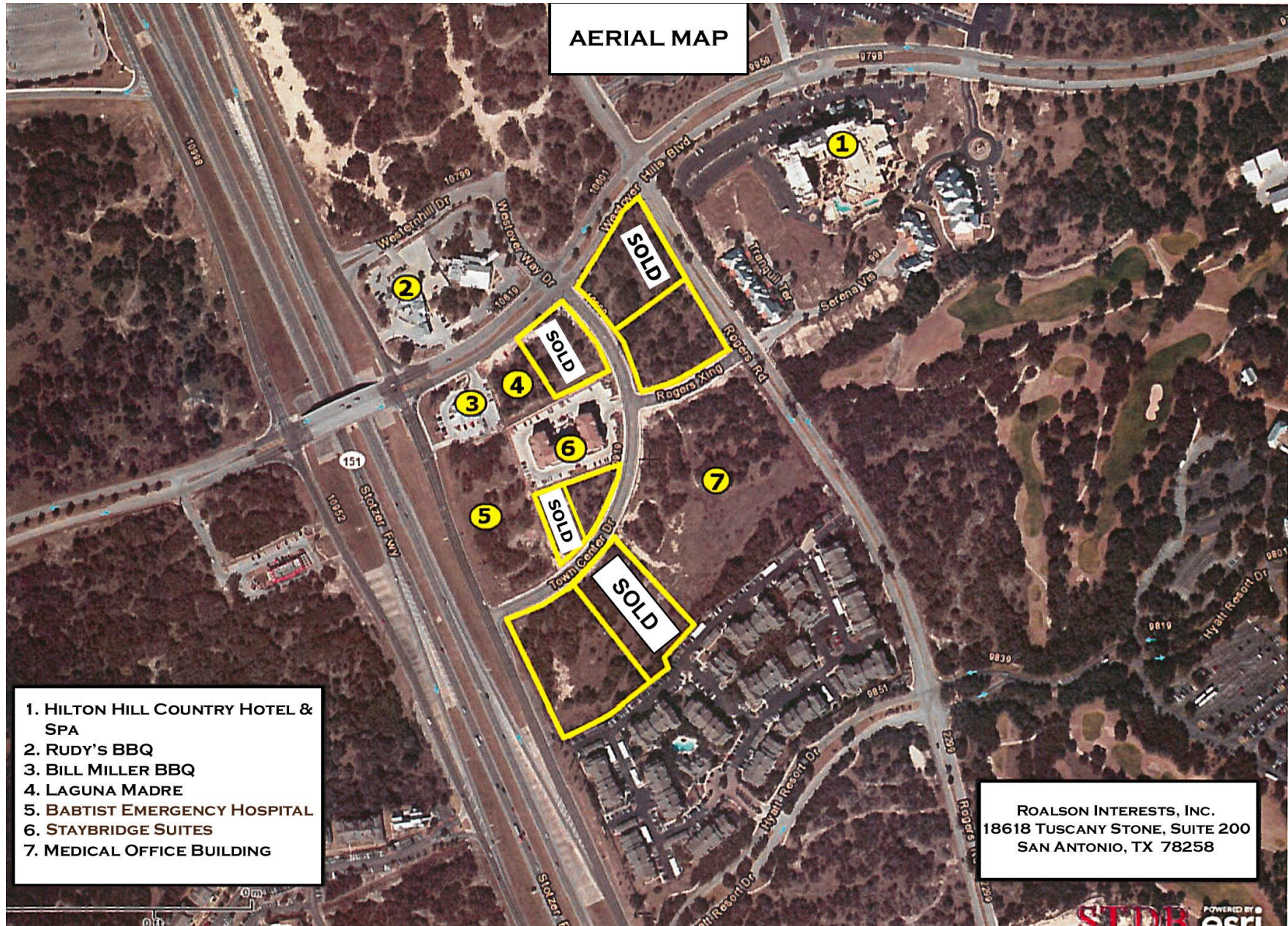
Area Map



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AERIAL MAP

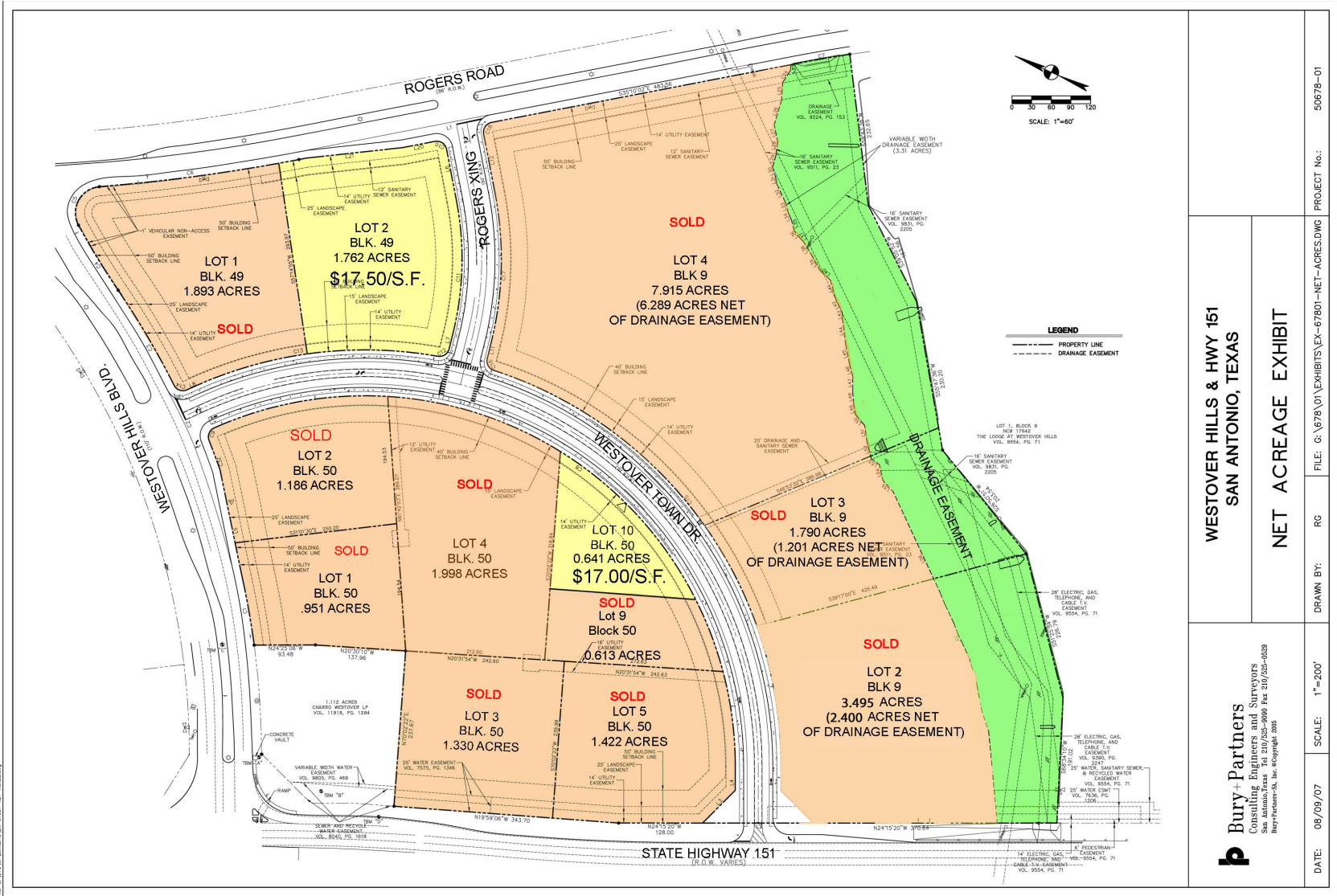
- 1. HILTON HILL COUNTRY HOTEL & SPA
- 2. RUDY'S BBQ
- 3. BILL MILLER BBQ
- 4. LAGUNA MADRE
- 5. BAPTIST EMERGENCY HOSPITAL
- 6. STAYBRIDGE SUITES
- 7. MEDICAL OFFICE BUILDING

ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TX 78258

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Plat Map



WESTOVER HILLS & HWY 151
SAN ANTONIO, TEXAS
NET ACREAGE EXHIBIT

Bury + Partners
Consulting Engineers and Surveyors
BuryPartners.com
BuryPartners@b.com 409.948.2000

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DEMOGRAPHIC OVERVIEW

August 14, 2023

HIGHWAY 151 AT WESTOVER HILLS BLVD.

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2020 Census	4,511	116,676	319,666
2023 Estimate	4,781	120,116	334,959
5 Year Projection	5,528	124,875	358,649
Households			
2012 Census	2,033	41,194	109,228
2023 Estimate	2,203	42,745	115,068
5 Year Projection	2,650	45,312	125,049
2023 Population by Race			
White	43.8%	40.4%	41.3%
Black	13.2%	9.3%	9.0%
Asian or Pacific Islander	5.5%	4.0%	4.0%
American Indian	0.9%	1.1%	1.2%
2023 Population by Ethnicity			
Hispanic Origin	52.5%	62.7%	62.5%
2023 Total Housing Units			
Owner-Occupied	425	27,134	77,968
Renter-Occupied	1,778	15,611	37,100
Average Household Size	2.11	2.80	2.90
2023 Household Income			
Income \$ 0 - \$15,000	3.6%	4.6%	5.0%
Income \$ 15,000 - \$24,999	4.5%	4.6%	5.1%
Income \$ 25,000 - \$34,999	5.3%	6.5%	6.9%
Income \$ 35,000 - \$49,999	14.9%	10.8%	10.9%
Income \$ 50,000 - \$74,999	25.3%	20.2%	19.0%
Income \$ 75,000 - \$99,999	18.2%	15.2%	14.8%
Income \$ 100,000 - \$149,999	14.5%	20.3%	22.3%
Income \$ 150,000 - \$199,999	9.9%	11.1%	10.1%
Income \$200,000 +	3.8%	6.8%	5.8%
Average Household Income	\$90,899	\$102,629	\$99,649
Median Household Income	\$70,062	\$79,261	\$79,105
Per Capita Income	\$42,916	\$36,560	\$34,307

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

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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
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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