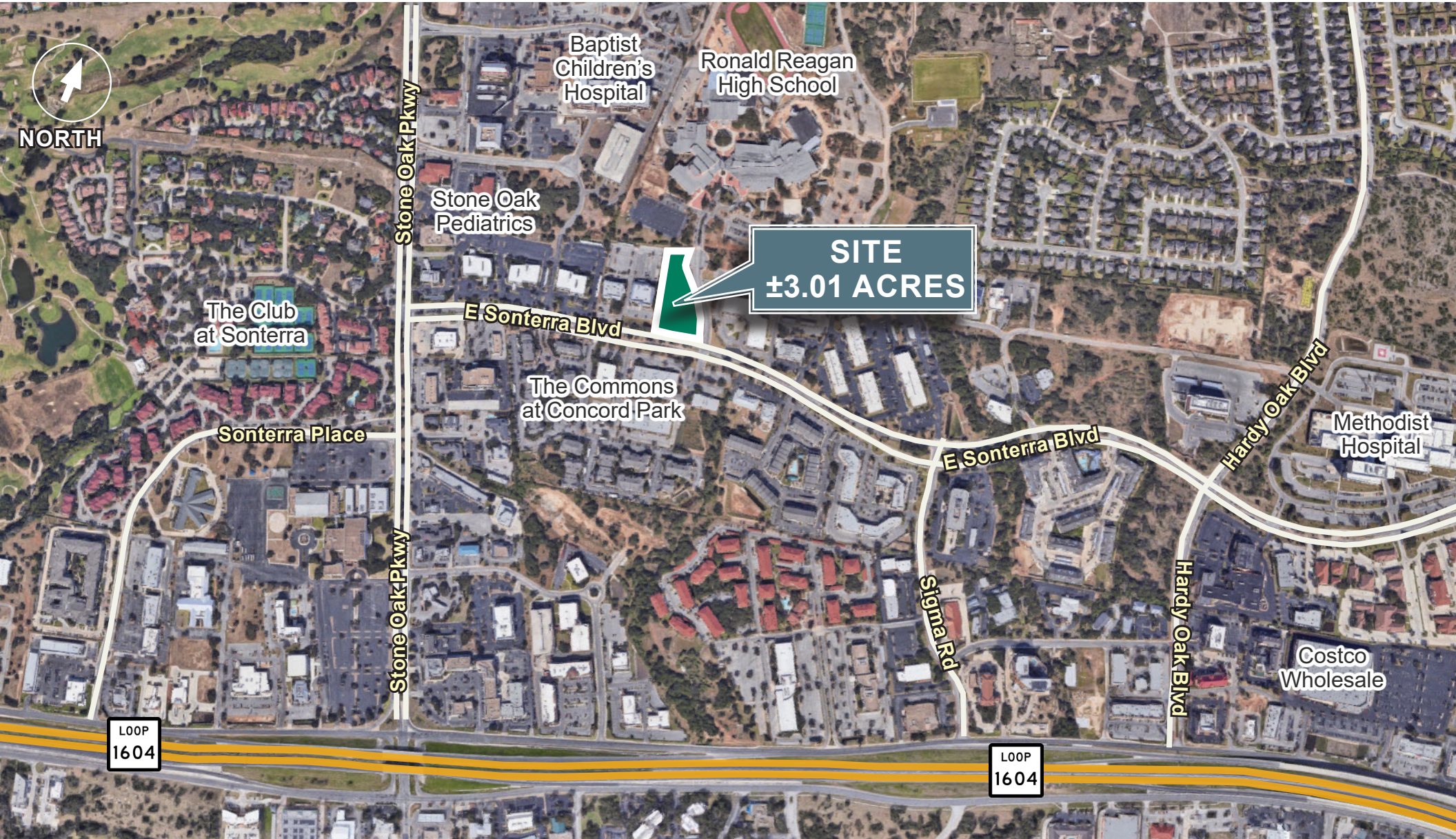


For Sale  
±3.01 Acres

277 E Sonterra Blvd  
San Antonio, TX 78258



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
[www.endurasa.com](http://www.endurasa.com)

**DAVID HELD**  
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**PAUL BARKER**  
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[pbarker@endurasa.com](mailto:pbarker@endurasa.com)



# ±3.01 Acres - 277 E Sonterra Blvd / Overview

San Antonio, TX 78258

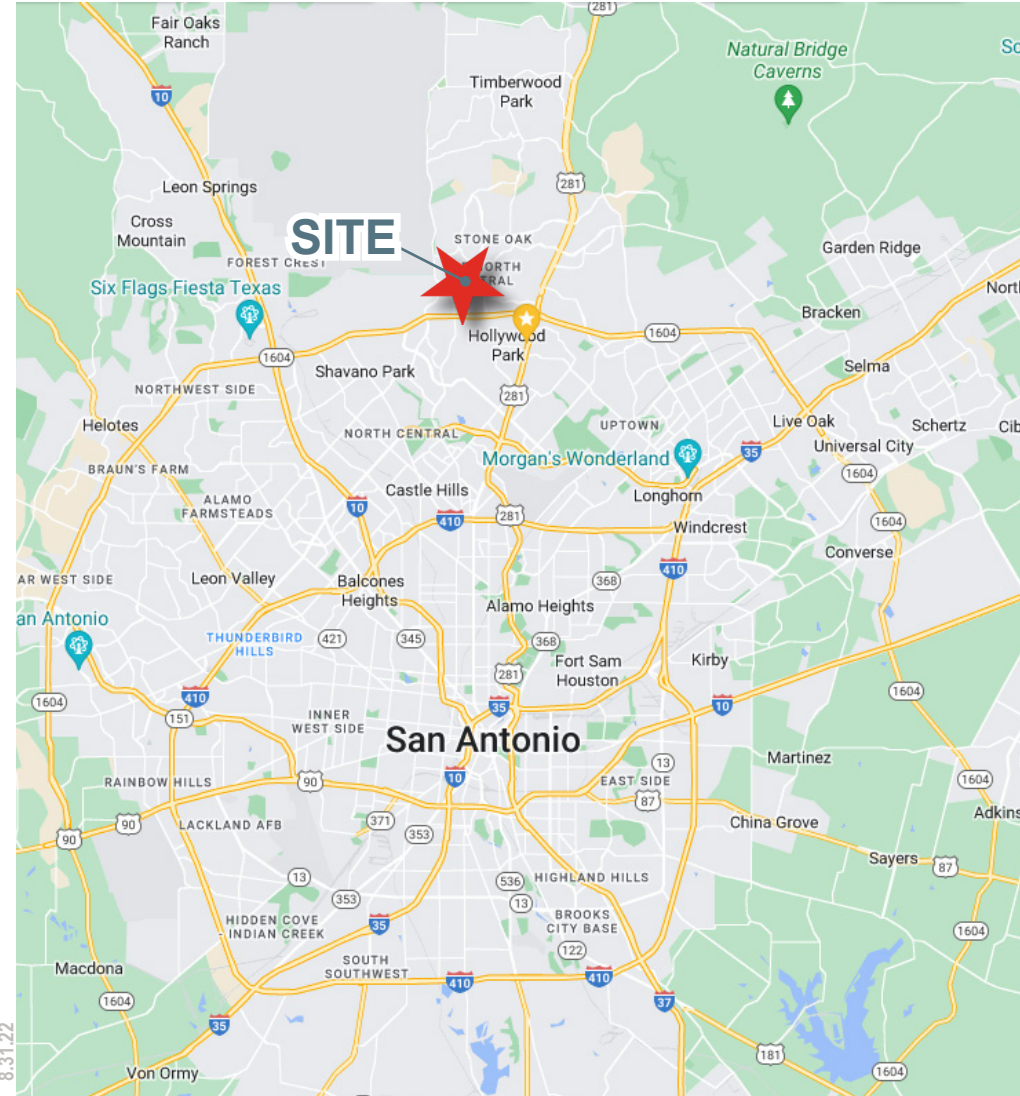
For Sale

Land Size: ± 3.01 acres

Zoning: C-2 / C-3

Price: \$15.00/sf

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



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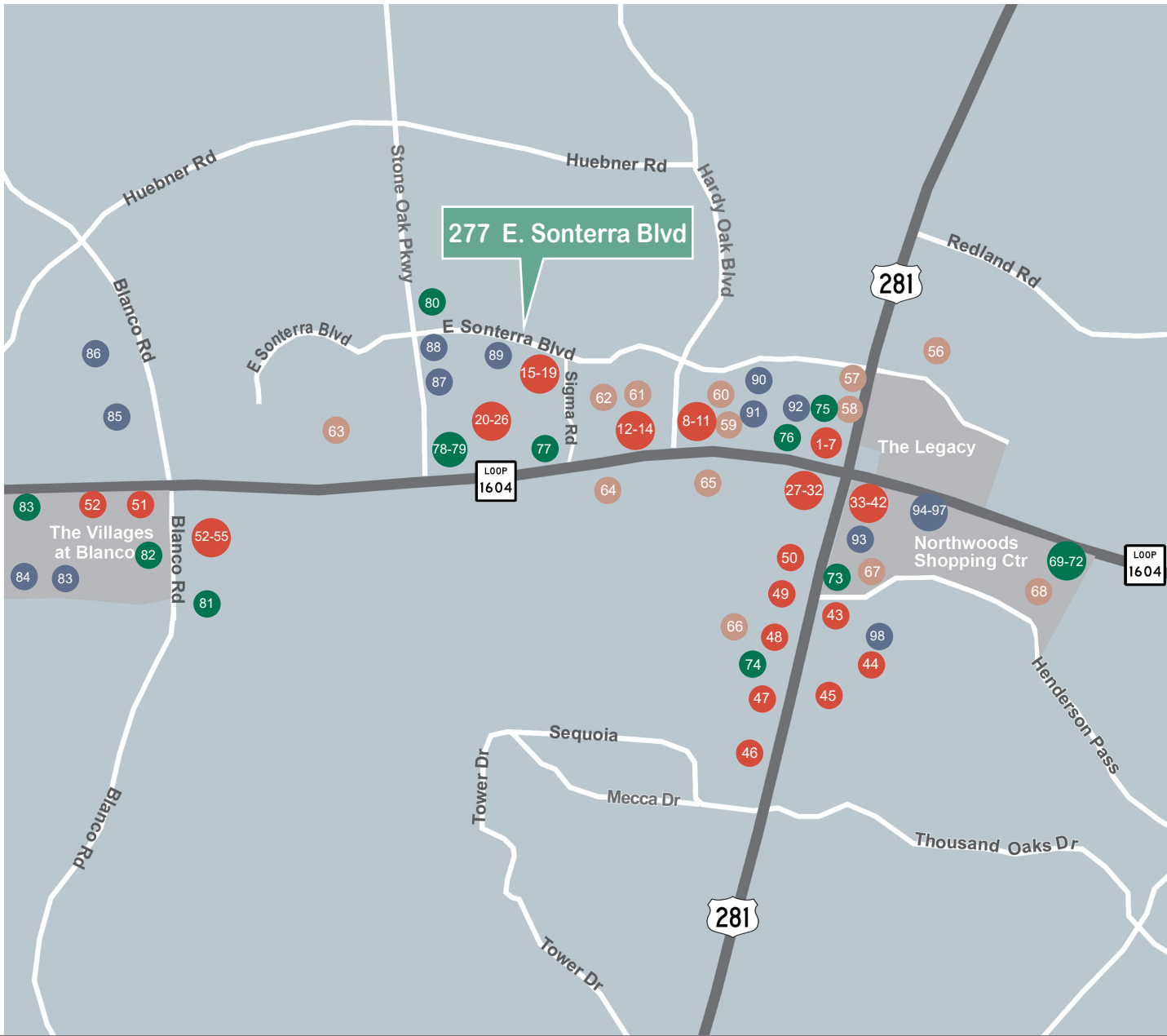
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# ±3.01 Acres - 277 E Sonterra Blvd / Area Amenities

San Antonio, TX 78258

For Sale



### DINING

1. Chick-fil-A	20. Starbucks	39. Fish City Grill
2. Whataburger	21. Kirby Steak House	40. Orange Leaf
3. Sonic Drive-in	22. Toro Kitchen	41. Zio's Italian Kitchen
4. Chuck E. Cheese's	23. Mellow Mushroom	42. La Madeleine
5. Five Guys	24. Sushi Zushi	43. Chili's Grill & Bar
6. Ay Chiwawa Mexican Cafe	25. Project Pollo	44. Sizzling Wok
7. Jason's Deli	26. Taipeio	45. Saltgrass Steakhouse
8. Smoothie King	27. Schlotzky's Deli	46. Chester's Hamburgers
9. Krispy Kreme Doughnuts	28. Laguna Madre	47. Texas Roadhouse
10. Brick House Tavern	29. Bill Miller Bar-B-Q	48. Walk-On's Sports Bistreaux
11. Gorditas Dona Tota	30. KFC	49. China Harbor
12. Munchies	31. Taco Bell	50. Red Lobster
13. Kumori Sushi	32. Las Palapas	51. Jim's (Blanco Rd)
14. Jimmy Johns	33. Chuy's	52. Taco Cabana (Blanco Rd)
15. Nothing Bundt Cakes	34. Red Robin	53. Starbucks (Blanco Rd)
16. Salata	35. Stone Cold Creamery	54. Popeyes (Blanco Rd)
17. Merit Bundt Cakes	36. Pei Wei	55. McDonalds (Blanco Rd)
18. Smashin Crab	37. Firehouse Subs	
19. First Watch	38. Stout's Pizza	

### LODGING/HOSPITALITY

56. Courtyard by Marriott	62. Drury Inn & Suites	68. Hampton Inn
57. Hyatt Place	63. Homewood Suites	
58. Best Western	64. Staybridge Suites	
59. Residence Inn & Suites	65. Fairfield Inn & Suites	
60. La Quinta Inn	66. Days Inn & Suites	
61. Drury Plaza Hotel	67. Comfort Suites	

### BANKING

69. RBFCU	77. The Bank of S.A.
70. Firstmark Credit Union	78. Broadway Bank
71. Farm Bureau Bank	79. Frost Bank
72. Wells Fargo	80. Jefferson Bank
73. PNC Bank	81. Bank of America
74. Commerc Bank	82. Chase Bank
75. Woodforest National	83. Frost Bank
76. Security Service	

### GROCERY/PHARMACY/MAJOR RETAIL

83. H.E.B	89. Fed EX	95. Marshall's
84. Lowe's	90. Sonterra RX	96. Petco
85. Target	91. Costco	97. Stein Mart
86. Whole Foods	92. Walmart	98. Old Navy
87. Stone Oak Pharmacy	93. H.E.B	
88. CVS Pharmacy	94. Bed Bath & Beyond	



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# ±3.01 Acres - 277 E Sonterra Blvd / Demographics

San Antonio, TX 78258

For Sale

2022 Estimate	1 Mile	3 Mile	5 Mile
<b>Population</b>			
Total Population:	9,924	88,342	209,846
2027 Population Projection:	11,005	95,842	226,916
Annual Growth 2022-2027:	2.2%	1.7%	1.6%
Average Age:	37.5	37.8	38.1
<b>Households</b>			
Total Households:	3,884	33,372	81,622
Annual Growth 2022-2027:	2.1%	1.6%	1.5%
Median Household Income:	\$85,520	\$94,131	\$86,313
Average Household Size:	2.4	2.6	2.5
Average Household Vehicles:	2	2	2
<b>Housing</b>			
Median Home Value:	\$343,171	\$310,981	\$295,970
Median Year Built:	2004	1999	1997
<b>Daytime Employment</b>			
Total Businesses:	2,269	5,665	10,277
Total Employees:	15,389	46,403	90,202
<b>Vehicle Traffic</b>			
US Hwy 281 @ E Sonterra Blvd	97,442 vpd		
Stone Oak Pkwy @ E Sonterra Blvd:	38,288 vpd		
E Sonterra @ Hardy Oak Blvd:	24,465 vpd		

Source: Costar

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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.

## 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:
  - 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.

Endura Advisory Group, GP, LLC      581037      License No.      jlundblad@endurasa.com      (210) 366-2222      Phone  
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name      Email

James G. Lundblad      337803      License No.      jlundblad@endurasa.com      (210) 366-2222      Phone  
 Designated Broker of Firm      Email

James G. Lundblad      337803      License No.      jlundblad@endurasa.com      (210) 366-2222      Phone  
 Licensed Supervisor of Sales Agent/ Associate      Email

David Held      319600      License No.      dheld@endurasa.com      (210) 366-2222      Phone  
 Sales Agent/Associate's Name      Email

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials      \_\_\_\_\_      Date



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James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Paul Barker Sales Agent/Associate's Name	467930 License No.	pbarker@endurasa.com Email	(210) 366-2222 Phone

\_\_\_\_\_ Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date