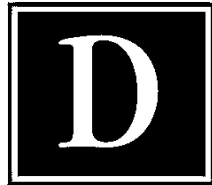


**3.08 Acres
Commercial Land
Highway 281
San Antonio, Texas**



DRAKE COMMERCIAL GROUP

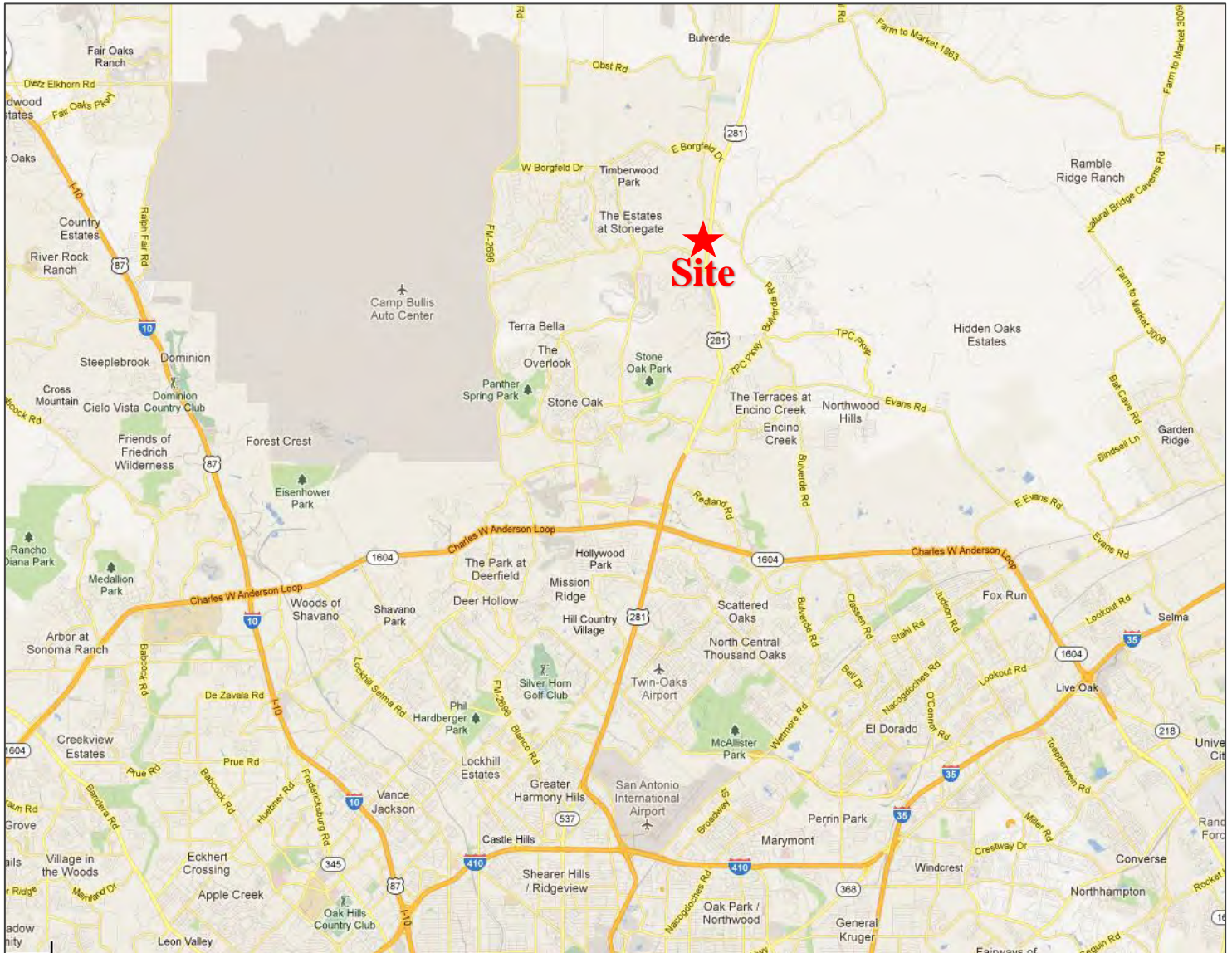
DEBORAH BAUER
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510
SAN ANTONIO, TEXAS 78249
T: 210.402.6363
F: 210.402.6767
www.drakecommercial.com

* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



3.08 Acres Highway 281



- Approximately 3.08 Acres – Can be divided
- Located north of Marshall Road, on the west side of Hwy 281
- C2 C2 S ERZD
- Water & sewer – SAWS
- Call for price

For more information please contact Deborah Bauer or Travis Bauer
210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com

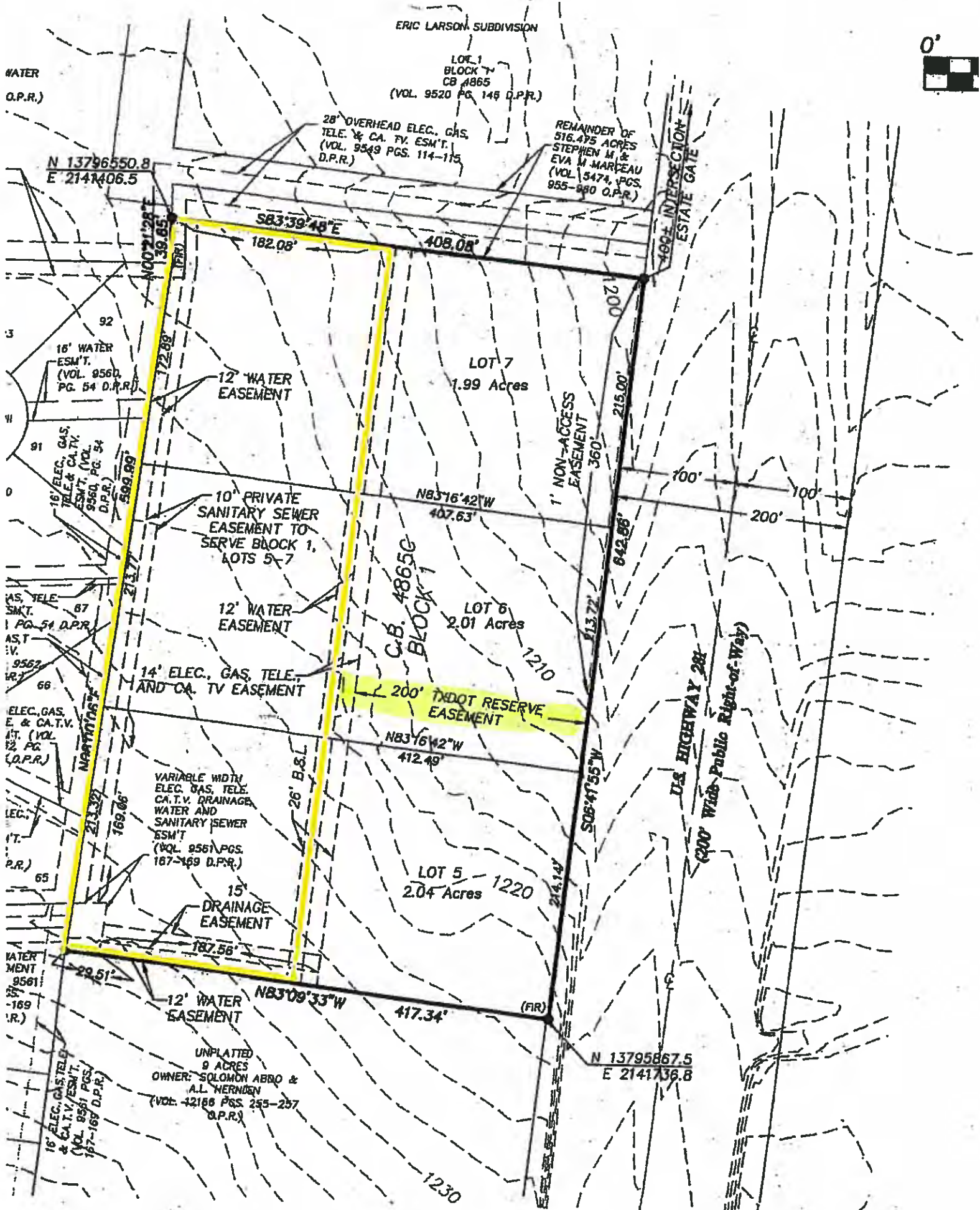


Drake Commercial Group

4630 N Loop 1604 W
Suite 510
San Antonio, TX 78249
www.drakecommercial.com



All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.



ERIC LARSON SUBDIVISION
LOT 1
BLOCK 7
CB 4865
(VOL. 9520 PGS. 148 D.P.R.)

28" OVERHEAD ELEC., GAS,
TELE. & CA. TV. ESM'T.
(VOL. 9549 PGS. 114-115
D.P.R.)

REMAINDER OF
516.475 ACRES
STEPHEN M. &
EVA M. MARCEAU
(VOL. 5474, PGS.
955-980 O.P.R.)

N 13796550.8
E 2147406.5

460' INTERSECTION
ESTATE GATE

S83°39'48"E
182.08' 408.08'

N00°21'28"E
139.85'

16' WATER
ESM'T.
(VOL. 9560,
PG. 54 D.P.R.)

16' ELEC., GAS,
TELE. & CA. TV.
ESM'T. (VOL.
9560, PG. 54
D.P.R.)

16' ELEC., GAS,
TELE. & CA. TV.
ESM'T. (VOL.
9562, PG. 54
D.P.R.)

16' ELEC., GAS,
TELE. & CA. TV.
ESM'T. (VOL.
9562, PG. 54
D.P.R.)

16' ELEC., GAS,
TELE. & CA. TV.
ESM'T. (VOL.
9561, PGS.
167-169 D.P.R.)

16' ELEC., GAS,
TELE. & CA. TV.
ESM'T. (VOL.
9561, PGS.
167-169 D.P.R.)

16' ELEC., GAS,
TELE. & CA. TV.
ESM'T. (VOL.
9561, PGS.
167-169 D.P.R.)

12' WATER
EASEMENT

10' PRIVATE
SANITARY SEWER
EASEMENT TO
SERVE BLOCK 1,
LOTS 5-7

12' WATER
EASEMENT

14' ELEC., GAS, TELE.,
AND CA. TV EASEMENT

VARIABLE WIDTH
ELEC., GAS, TELE.,
CA. TV, DRAINAGE,
WATER AND
SANITARY SEWER
ESM'T
(VOL. 9561, PGS.
167-169 D.P.R.)

15'
DRAINAGE
EASEMENT

12' WATER
EASEMENT

UNPLATTED
9 ACRES
OWNER: SOLOMON ABDO &
A.L. HERNANDEZ
(VOL. 42188 PGS. 253-257
O.P.R.)

LOT 7
1.99 Acres

LOT 6
2.01 Acres

LOT 5
2.04 Acres

C.B. 4865G
BLOCK 1

N83°16'42"W
407.63'

N83°16'42"W
412.49'

26' B.S.L.

N83°09'33"W
417.34'

1' NON-ACCESS
EASEMENT
360'

S08°44'55"W
506.44'

N 13795867.5
E 2141736.8

U.S. HIGHWAY 282

(600' Wide Public Right-of-Way)

(FR)

1230

DEMOGRAPHICS AND TRAFFIC COUNTS

Distance	1 Mile	3 Mile	5 Mile
2018 Total Population:	5,973	42,646	95,838
2023 Population:	6,399	46,738	105,067
Pop Growth 2018-2023:	7.13%	9.60%	9.63%
Average Age:	33.80	34.70	35.50
Households			
2018 Total Households:	1,963	14,497	32,553
HH Growth 2018-2023:	6.88%	9.40%	9.43%
Median Household Inc:	\$120,110	\$113,143	\$110,211
Avg Household Size:	3.00	2.90	2.90
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$292,193	\$306,588	\$289,425
Median Year Built:	2004	2005	2004

Collection Street	Cross Street	Traffic Volume	Count Year
Blanco Rd	Melanie Cir	31,710	2017
Huebner Rd	Blanco Rd	18,630	2017
Blanco Rd	la Costa	31,062	2017
Huebner Rd	Blanco Rd	15,558	2017
Glade Xing	Agin Ct	911	2017
Ave Cierra	Cll Cierra	383	2017
Kristen Way	Twilight Ridge	834	2017
Huebner Rd	Via Compagna	5,050	2012
Huebner Rd	Tealwood	13,553	2017
Via Compagna	Far Niente	604	2017

For more information please contact Deborah Bauer or Travis Bauer

210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com



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.

Drake Commercial Group Licensed Broker /Broker Firm Name or Primary Assumed Business Name	442994 License No.	deborah@drakecommercial.com Email	210-402-6363 Phone
Deborah Bauer Designated Broker of Firm	0277444 License No.	deborah@drakecommercial.com Email	210-402-6363 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date