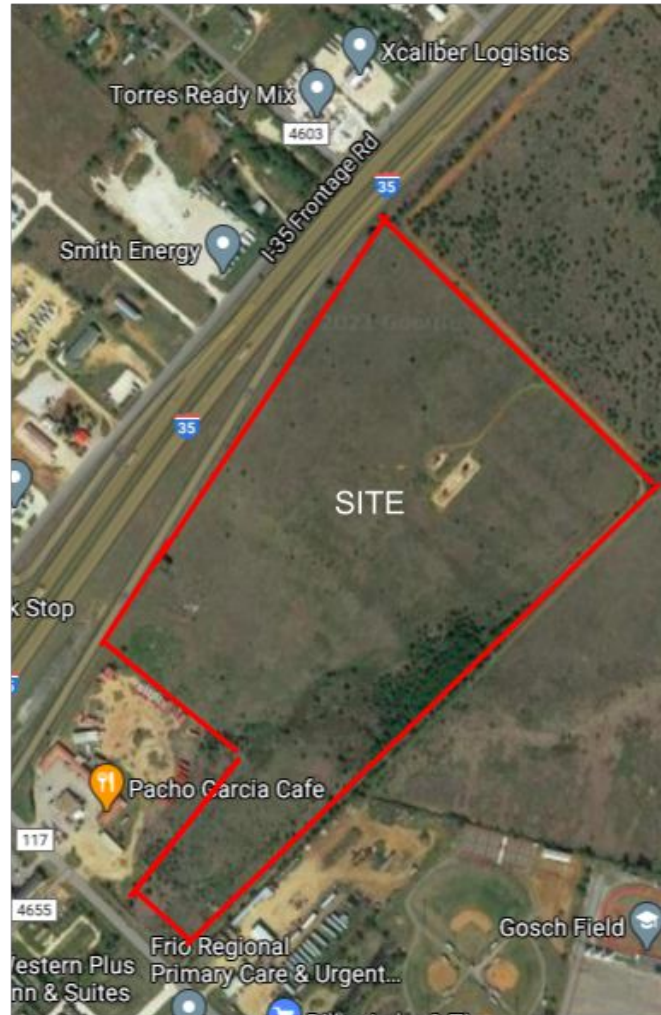


LAND FOR SALE

DILLEY, TX



For more information please contact:
Amanda Concha
210-201-0061
www.corecommercialsa.com

PROPERTY HIGHLIGHTS

- NEC of I-35 and FM 117
- Located on the Northside of Dilley
- Approx. 2100 lineal feet of Interstate 35 frontage
- Nearby hotels, restaurants, and fuel stations
- .3 curb cuts allowed on frontage roads
- 68.08 Acres



PROPERTY HIGHLIGHTS

VMT by TxDOT District is provided in Table 5. As shown in Table 5, the projected average annual growth rate in I-35 VMT between 2015 and 2040 ranges from 1.6 to 2.8 percent within the TxDOT Districts along the I-35 corridor.

Table 5: I-35 Vehicle Miles of Travel Summary by TxDOT District

Estimated 2015 and 2040 Vehicle Miles of Travel and Average Annual Growth Rates by District			
District	2015 VMT	2040 VMT	AAGR
Wichita Falls	910,505	1,807,435	2.8%
Dallas	13,830,016	22,210,901	1.9%
Ft. Worth	5,370,282	8,245,934	1.7%
Waco	7,315,924	13,426,150	2.5%
Austin	10,601,043	15,702,749	1.6%
San Antonio	9,663,034	15,142,537	1.8%
Laredo	3,164,799	6,215,068	2.7%
Total	50,855,603	82,750,774	2.1%

Level of service (LOS) is a qualitative measure that describes operational conditions along a roadway section. LOS is designated on a scale of A through F, with LOS A indicating free-flow travel conditions and LOS F indicating very congested travel conditions with considerable delays. The LOS for the I-35 corridor in 2015 and 2040 are depicted in Figure 8. This figure shows that several sections of I-35 that experience LOS A through C in 2015 are anticipated to experience an increase in volume, going to LOS D through F, by 2040. This increase in congestion is anticipated even when currently planned future projects are implemented.

The TxDOT Roadway Design manual states that to achieve acceptable degrees of congestion, urban freeways and their auxiliary facilities should generally be designed for LOS C in the design year. In heavily developed urban areas, LOS D may be acceptable. In rural areas, LOS B is desirable for freeway facilities. In many instances, I-35 already exceeds LOS values of B and C for rural and urban sections, respectively. Given the nature of I-35, using a standard of LOS B and C for rural and urban sections would produce unobtainable capacity requirements for much of the corridor. Therefore, capacity needs along I-35 were identified against a standard of LOS C and D for rural and urban sections of I-35, respectively.

The number of additional travel lanes needed for I-35 to have acceptable urban and rural congestion was identified by adding a lane in each direction for I-35 and rerunning the traffic model until the desired LOS was achieved. Figure 9 depicts the number of additional lanes that would be needed through the I-35 corridor to achieve the desired LOS in 2040. The identified needed lanes would be in addition to any capacity-enhancement projects that are already funded or programmed in financially constrained transportation plans.

[I-35 Statewide Corridor Plan October 2016 11](#)

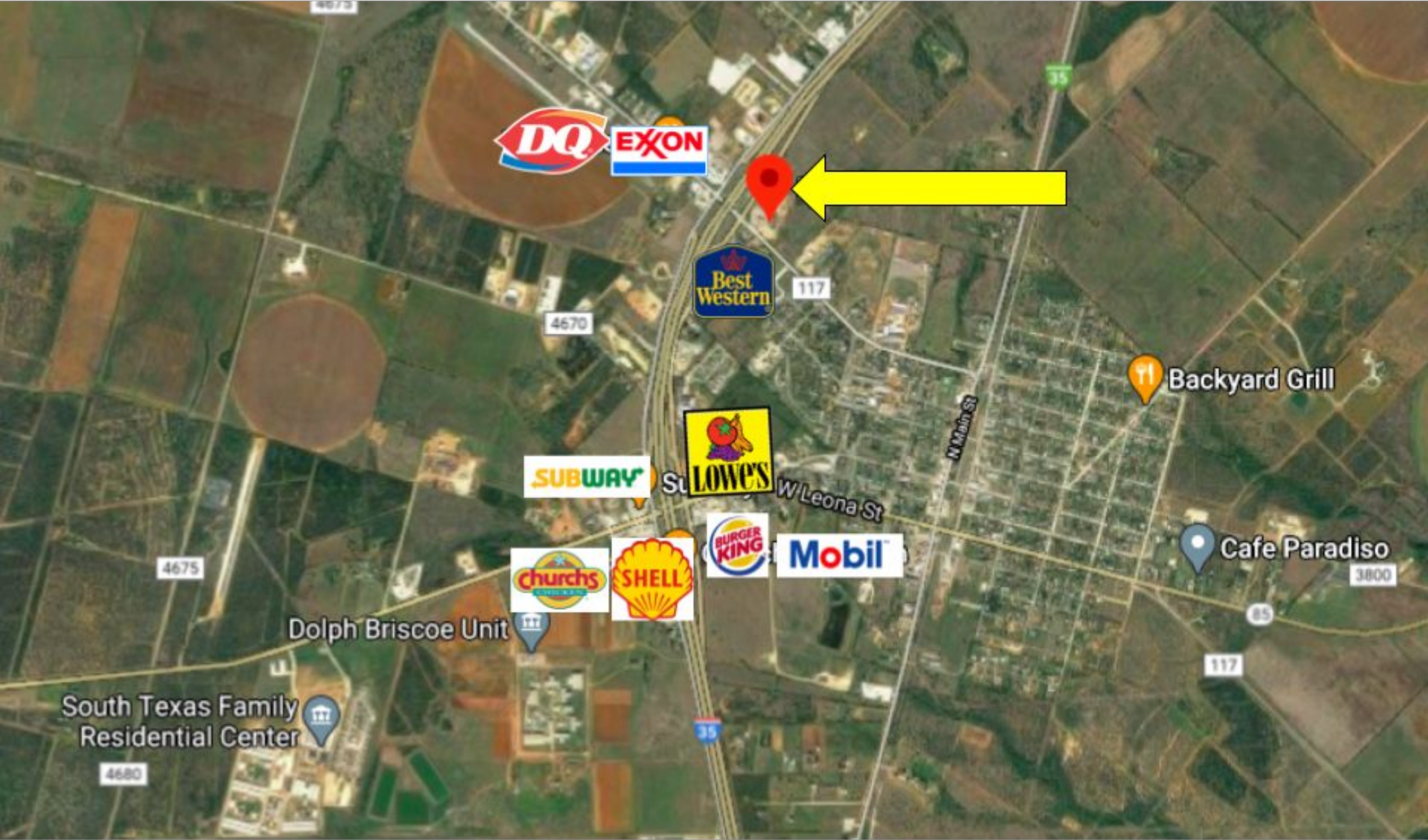
DEMOGRAPHICS

	1 mile	3 miles
Population	2,002	5,042
Households	679	1,271
Median Age	29	31.80
Median HH Income	\$41,666	\$44,874
Daytime Employees	1,104	1,876
Population Growth '20 - '25	↑ 4.60%	↑ 3.41%
Household Growth '20 - '25	↑ 4.57%	↑ 3.78%

For more information please contact:
Amanda Concha
210-201-0061
www.corecommercialsa.com



MARKET AERIAL



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Amanda Concha
210-201-0061
www.corecommercialsa.com

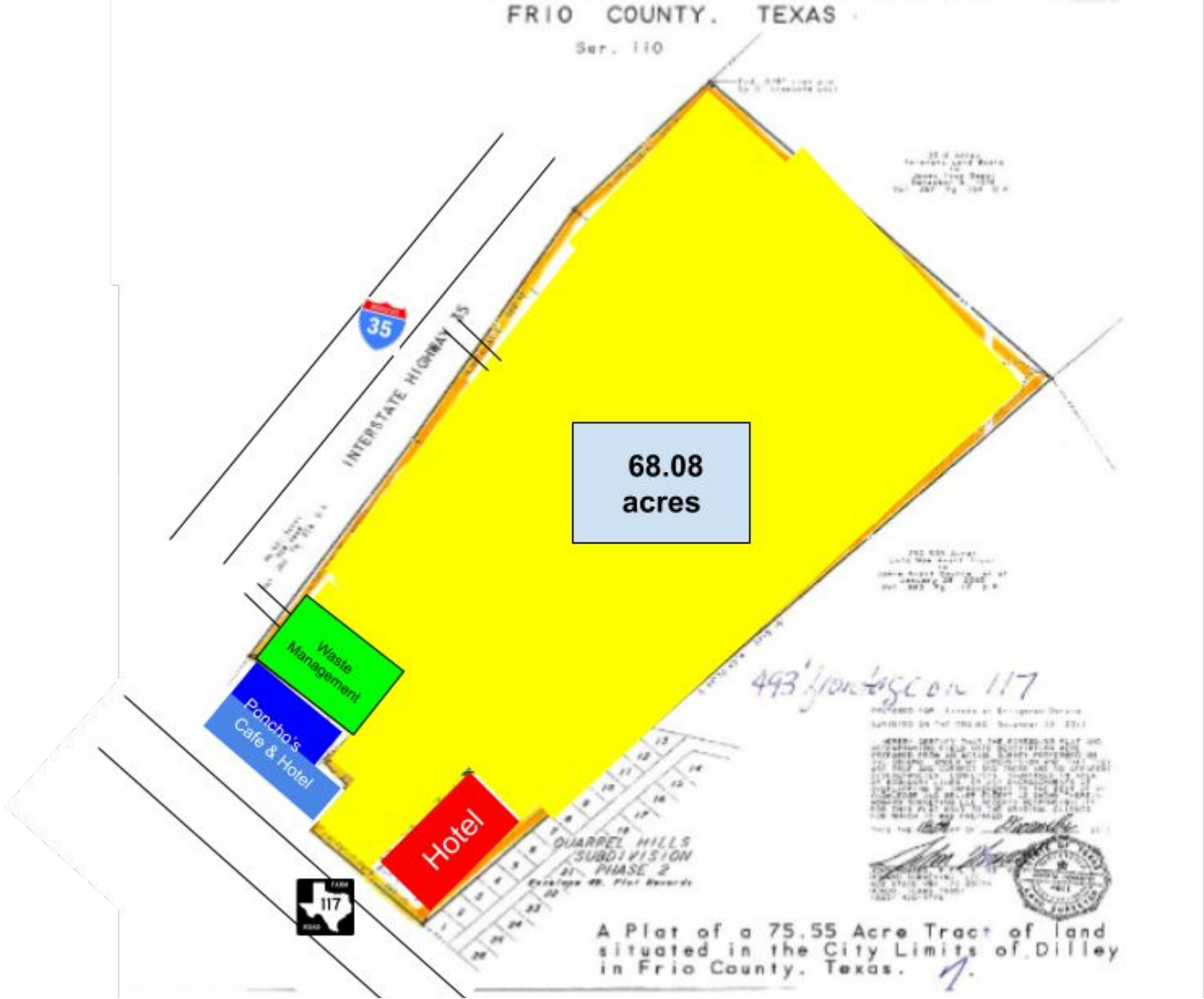


LAND PHOTOS



For more information please contact:
Amanda Concha
210-201-0061
www.corecommercialsa.com

SITE PLAN



For more information please contact:
Amanda Concha
210-201-0061
www.corecommercialsa.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:
 - 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 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.

SA Core Commercial, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amanda Concha	578245	amanda.concha@corecommercialsa.com	210-201-0061
Designated Broker of Firm	License No.	Email	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



CORE COMMERCIAL

CONTACT US

7271 Wurzbach Rd, Ste 202A

San Antonio, TX, 78240

For more information please contact:

Amanda Concha

210-201-0061

www.corecommercialsa.com