

# LAND FOR SALE

## MULTIFAMILY/BUILD TO RENT (BTR) 9.1 ACRES LAND

LOOKOUT RD, LIVE OAK, TX 78233



**FOR SALE**  
**9.1 Acres | R5 ZONING**  
**MULTIFAMILY SITE**  
**UTILITIES NEARBY**

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,178,835
<b>PRICE/SF:</b>	\$8.00
<b>LOT SIZE:</b>	9.122 Acres
<b>ZONING:</b>	R-5 (Multifamily)
<b>CITY:</b>	Live Oak (near SA)
<b>SUBMARKET:</b>	Northeast

### PROPERTY OVERVIEW

Prime commercial lot available for sale in the City of Live Oak; behind the intersection of Loop 1604 and Lookout Rd. This is of the last large pieces of undeveloped land in the City of Live Oak. 9.1 acres behind the intersection is available immediately for sale. This land is ideal for Multifamily development or Build To Rent community and will accommodate 22 units per acre for R-5 zoning (Apartment/Multifamily). Per city of Live Oak, Multifamily housing is allowed in a B-3 zone through a specific use permit or through a rezoning to a planned unit development, the density can be allowed to increase from 22 to 25 units per acre.

Additional benefits are that the new owner will get rights to use the 12.1 acre drainage easement next to this site that can be used for hiking trails, greenbelt, and should help with water detention and development. Please contact the city or the listing brokers for more details.



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**WILL CURTIS, CCIM**  
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In association with KW Commercial

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### LOCATION INFORMATION

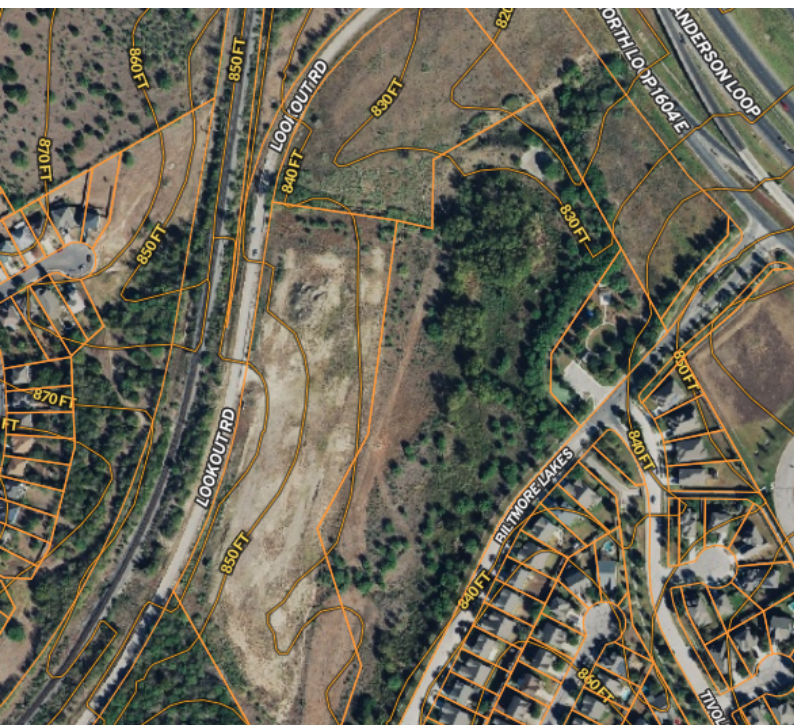
Building Name	Multifamily/Build To Rent (BTR) 9.1 Acres Land
Street Address	LOOKOUT RD
City, State, Zip	LIVE OAK, TX 78233
County	Bexar
Market	San Antonio
Sub-market	Northeast
Cross-Streets	Loop 1604
Signal Intersection	No
Road Type	Highway
Market Type	Large
Nearest Highway	Loop 1604 and I-35
Nearest Airport	San Antonio International Airport

### BUILDING INFORMATION

Best Use	Multifamily development
Free Standing	No

### PROPERTY HIGHLIGHTS

- Site is few minutes from Live Oak Town Center, at the vibrant NE San Antonio intersection of Loop 1604 and IH-35, is designed to incorporate ± 870,000 square feet of retail, restaurants, entertainment and lodging
- Land benefits from the incredible draw of South Texas' only IKEA store Close proximity to IKEA, RBFCU and The Forum at Olympia Parkway Positioned near one of central Texas's busiest and growing intersections
- Zoning: R-5 City of Live Oak (Multifamily/Residential)
- Demographics: 200,000+ population with average household income of \$79,000+ (5-mile radius)
- Traffic count: More than 110,000+ vehicles per day on Loop 1604 E
- Nearby retailers: Wal-Mart, Rolling Oaks Mall, At Home, IKEA, Burlington, Target, BestBuy, Costco, Home Depot, and several restaurants



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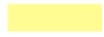




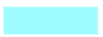









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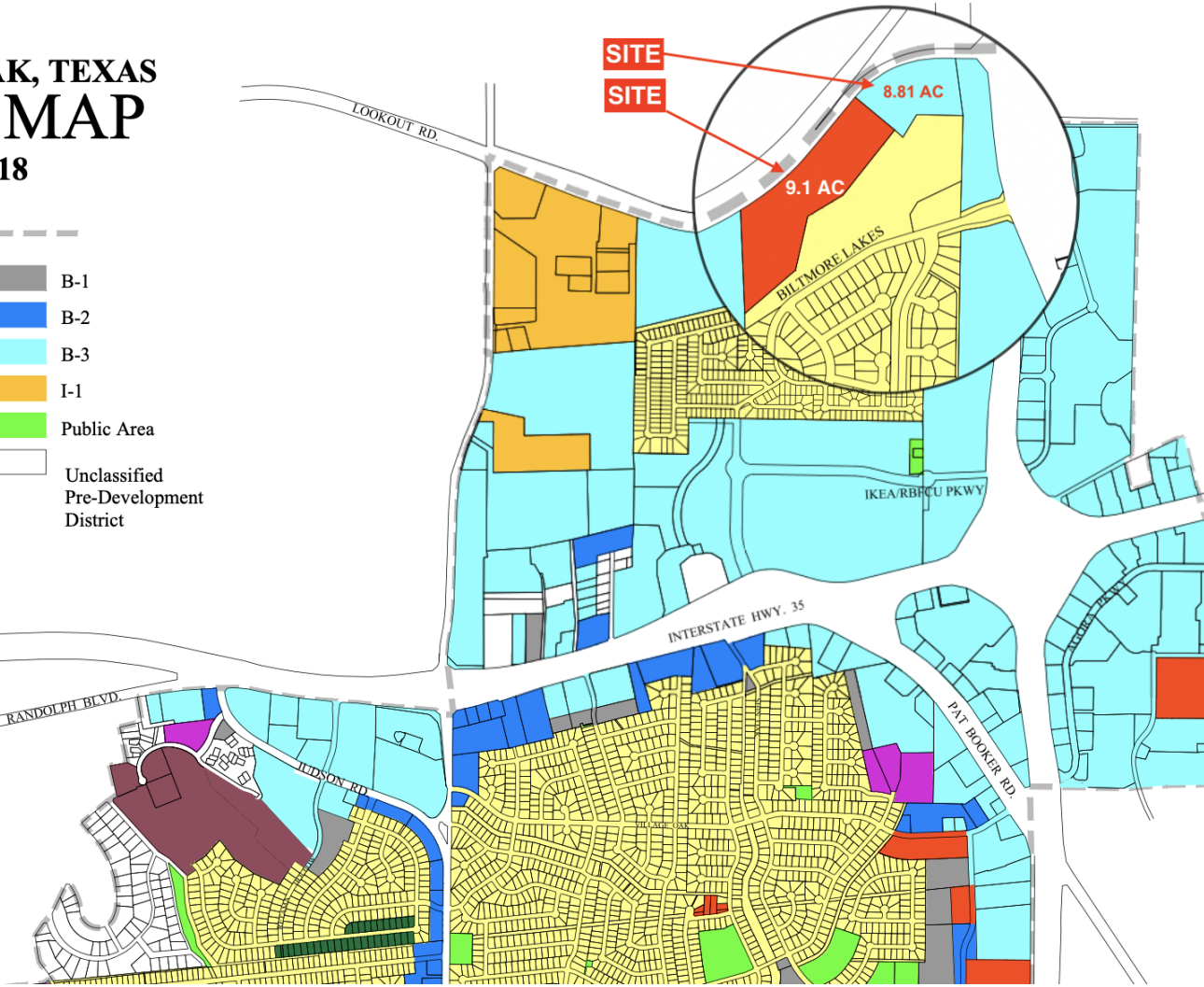
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**CITY OF LIVE OAK, TEXAS  
ZONING MAP  
JULY, 2018**

CITY LIMITS

 R-1	 B-1
 R-2A	 B-2
 R-2B	 B-3
 R-2C	 I-1
 R-3	 Public Area
 R-4	 Unclassified
 R-5	 Pre-Development
	 District



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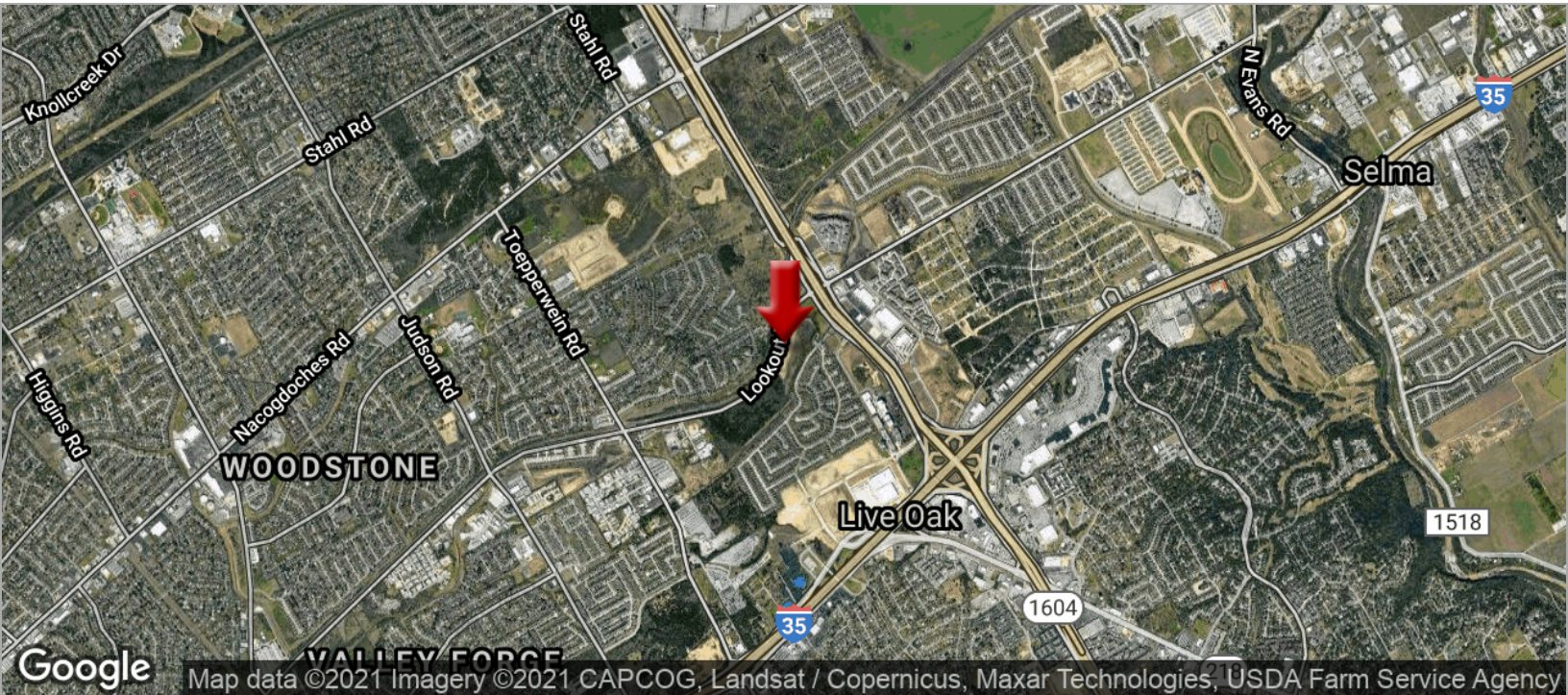
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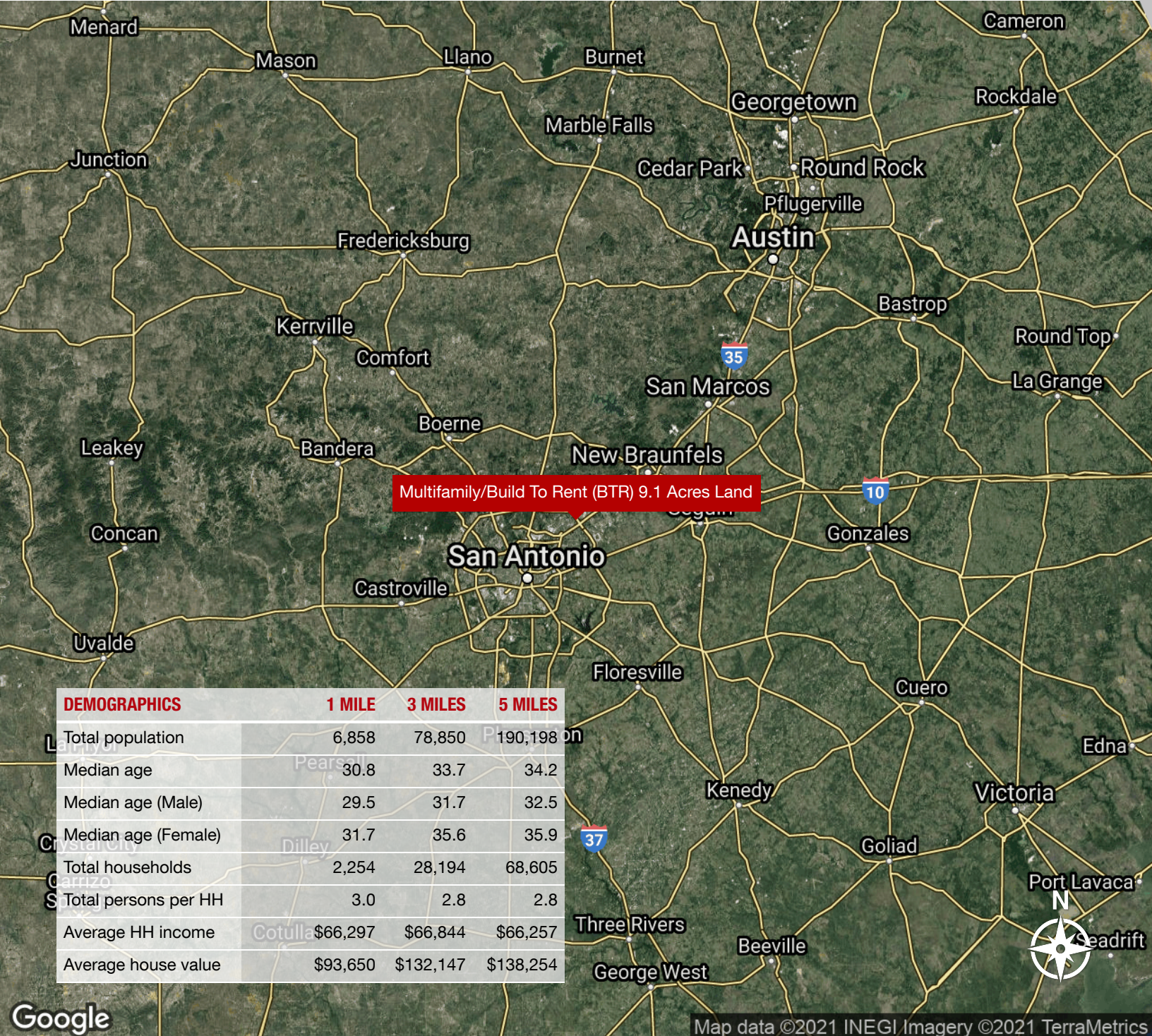
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Multifamily/Build To Rent (BTR) 9.1 Acres Land

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	6,858	78,850	190,198
Median age	30.8	33.7	34.2
Median age (Male)	29.5	31.7	32.5
Median age (Female)	31.7	35.6	35.9
Total households	2,254	28,194	68,605
Total persons per HH	3.0	2.8	2.8
Average HH income	\$66,297	\$66,844	\$66,257
Average house value	\$93,650	\$132,147	\$138,254

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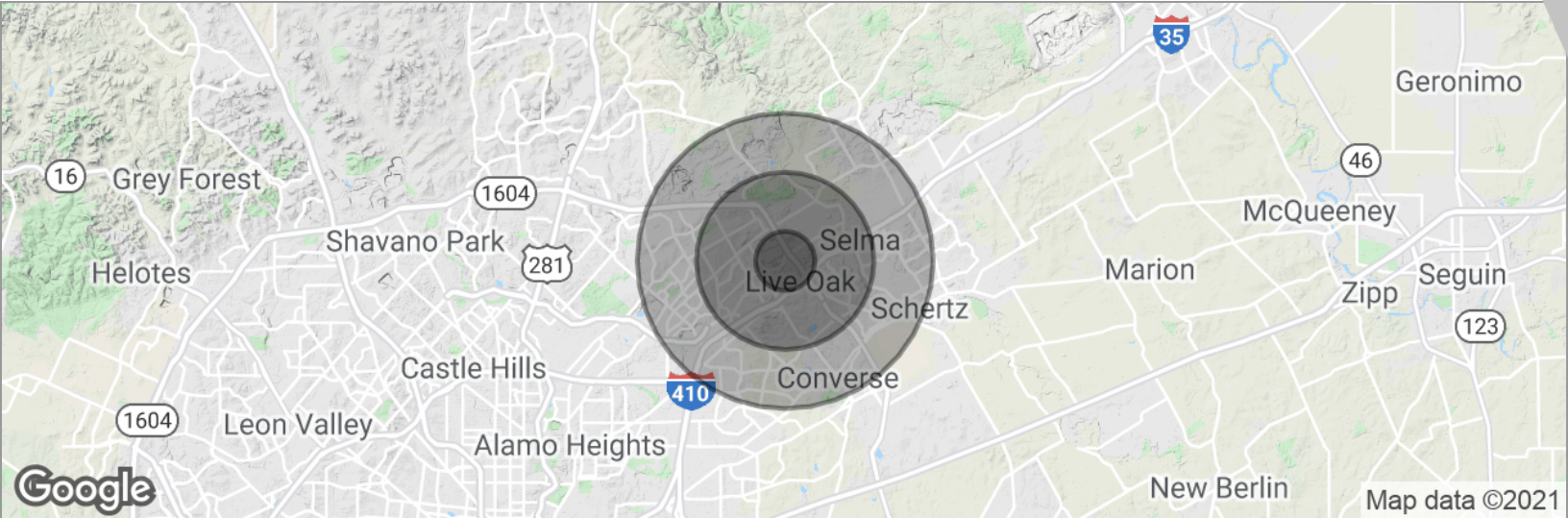
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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,254	28,194	68,605
# of persons per HH	3.0	2.8	2.8
Average HH income	\$66,297	\$66,844	\$66,257
Average house value	\$93,650	\$132,147	\$138,254

\* Demographic data derived from 2010 US Census

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### RAV SINGH, CCIM

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Direct: 210.696.9996 | Cell: 210.849.2175

TX #0560351

## PROFESSIONAL BACKGROUND

### Specialty

Mr. Singh is a hotel, land and investment specialist focused on midscale and select service hotels in the chain scale.

### Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award as the top sales broker in the market. He serves as a Commercial Director in the Keller Williams City View office and resides in San Antonio, Texas.

### Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

## EDUCATION

BFA in Graphic Design with Minor in Advertising  
CCIM - Certified Commercial Investment Member

## MEMBERSHIPS

CCIM - Certified Commercial Investment Member  
CIPS - Certified International Property Specialist  
NAR - National Association of Realtors  
TAR - Texas Association of Realtors

### Singh Commercial Group

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Broker Associate

will@crossedsaberscre.com

**Direct:** 210.201.5444

### **PROFESSIONAL BACKGROUND**

Will Curtis, CCIM has spent more than 10 years in the Commercial Real Estate Industry spanning from local investment companies, Fortune 500 REITs, and Economic Development Authorities. While Will has worked multiple product types, Will has focused on Industrial, Aviation, Land, and Office with a specialization in Medical and SCIF (high security) Will is a 7 year Army Veteran and spent two deployments to Iraq with the 1st Air Cav Bridge of the 1st Cavalry Division.

Will has been named a "Next Generation" Honoree by Connect Media, 40 Under 40 by the San Antonio Business Journal, a "Veteran in Business" by the San Antonio Business Journal and a LinkedIn Social media influencer by #CREI.

### **EDUCATION**

Will holds a Bachelors of Business Administration in Real Estate Finance and Development from The University of Texas at San Antonio and a Masters of Business Administration from St. Mary's Univesity. Will is also a CCIM and Certified Property Manager (CPM) designee.

### **MEMBERSHIPS**

CCIM - Certified Investment Member

CPM - Certified Property Manager

Executive Committee - San Antonio Board of REALTORS

Executive Committee - CCIM San Antonio/South Texas Chapter

San Antonio River Authority Advisory Committee

Former Panel B Vice-Chair - San Antonio Buildings Standards Board

#### **San Antonio City-View**

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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.

11-2-2015



## 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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
<b>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
<b>Designated Broker of Firm</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
<b>Licensed Supervisor of Sales Agent/ Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Ravpreet Singh	560351	Rav@KWCommercial.com	210-849-2175
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

Buyer/Tenant/Seller/Landlord Initials

Date