



COMMERCIAL PROPERTY GROUP

## Alamo Ranch Commercial Mixed-Use Land For Sale



**DALE KANE**  
DKANE@DIRTDEALERS.COM  
**LONDON KANE**  
LKANE@DIRTDEALERS.COM  
**RYAN CURTIS**  
RCURTIS@DIRTDEALERS.COM

18618 Tuscany Stone, Suite 210  
San Antonio, TX 78258

210.496.7775

[www.dirtdealers.com](http://www.dirtdealers.com)

**Location:** Along Westwood Loop, Culebra Road, and Alamo Ranch Parkway, just outside Loop 1604 in the Alamo Ranch development.

**Size:** +/- 149 acres-all or part

**Utilities:** Water: SAWS

Sewer: SAWS

Electric: CPS

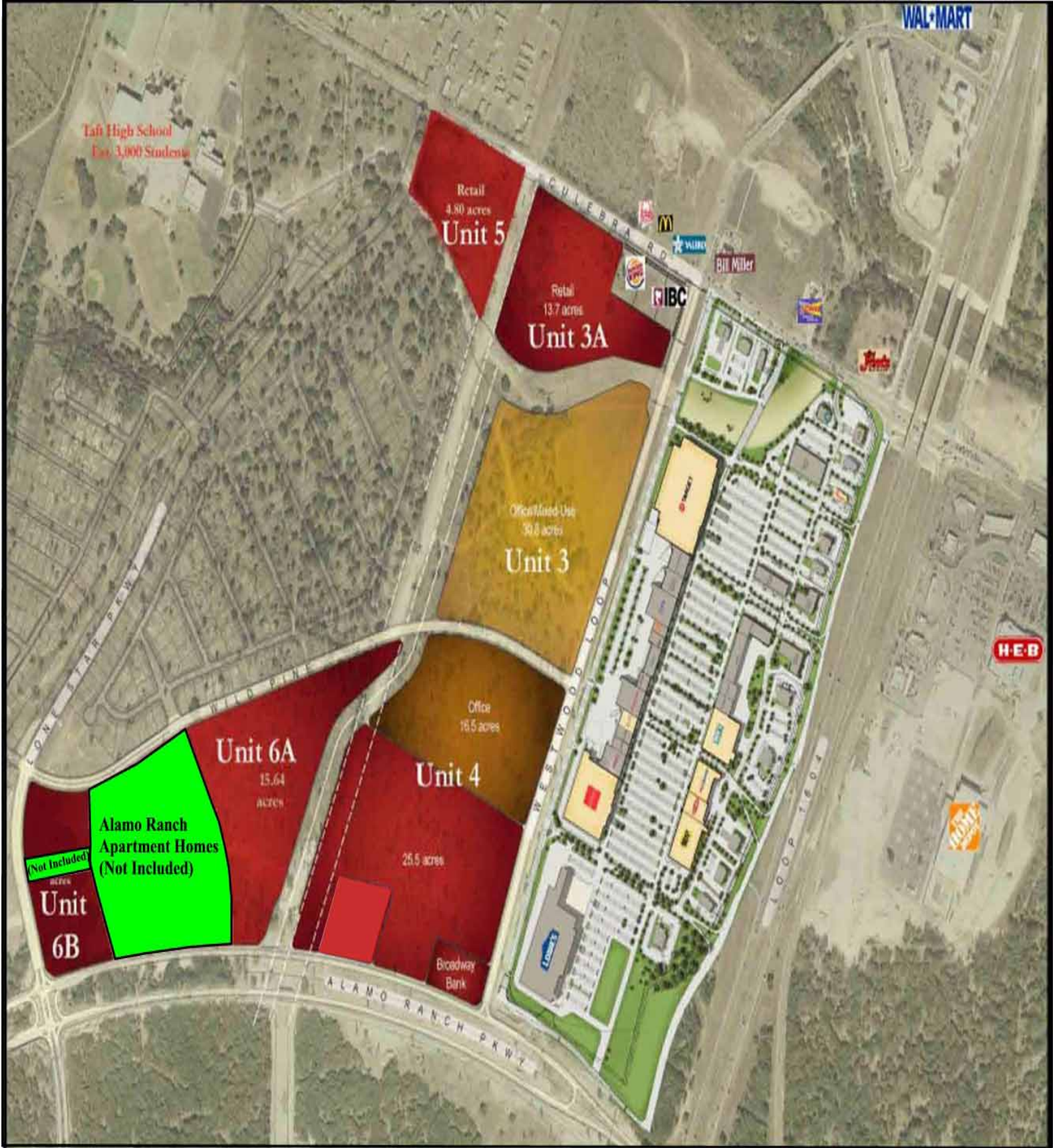
Prospective buyers should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

**Jurisdiction:** Bexar County; City of San Antonio E.T.J.

**Zoning:** None-In County

**Comments:** This property is located in one of the city's best master-planned communities. The property's size, lack of zoning, and layout allow for a variety of different uses.

**Price:** Call Broker



WAL-MART

Taft High School  
Est. 3,000 Students

Retail  
4.80 acres  
Unit 5

Retail  
13.7 acres  
Unit 3A

Office/Mixed-Use  
30.8 acres  
Unit 3

Office  
16.5 acres  
Unit 4

Unit 6A  
15.64  
acres

(Not Included)  
1.00  
acres  
Unit  
6B

Alamo Ranch  
Apartment Homes  
(Not Included)

ALAMO RANCH PKWY

H-E-B

Home Depot

Bredway  
Bank

LEON'S

McDonald's

IBC

BILL MILLER

Burger King

Jiffy Lube

Jiffy Lube

LONE STAR PKWY

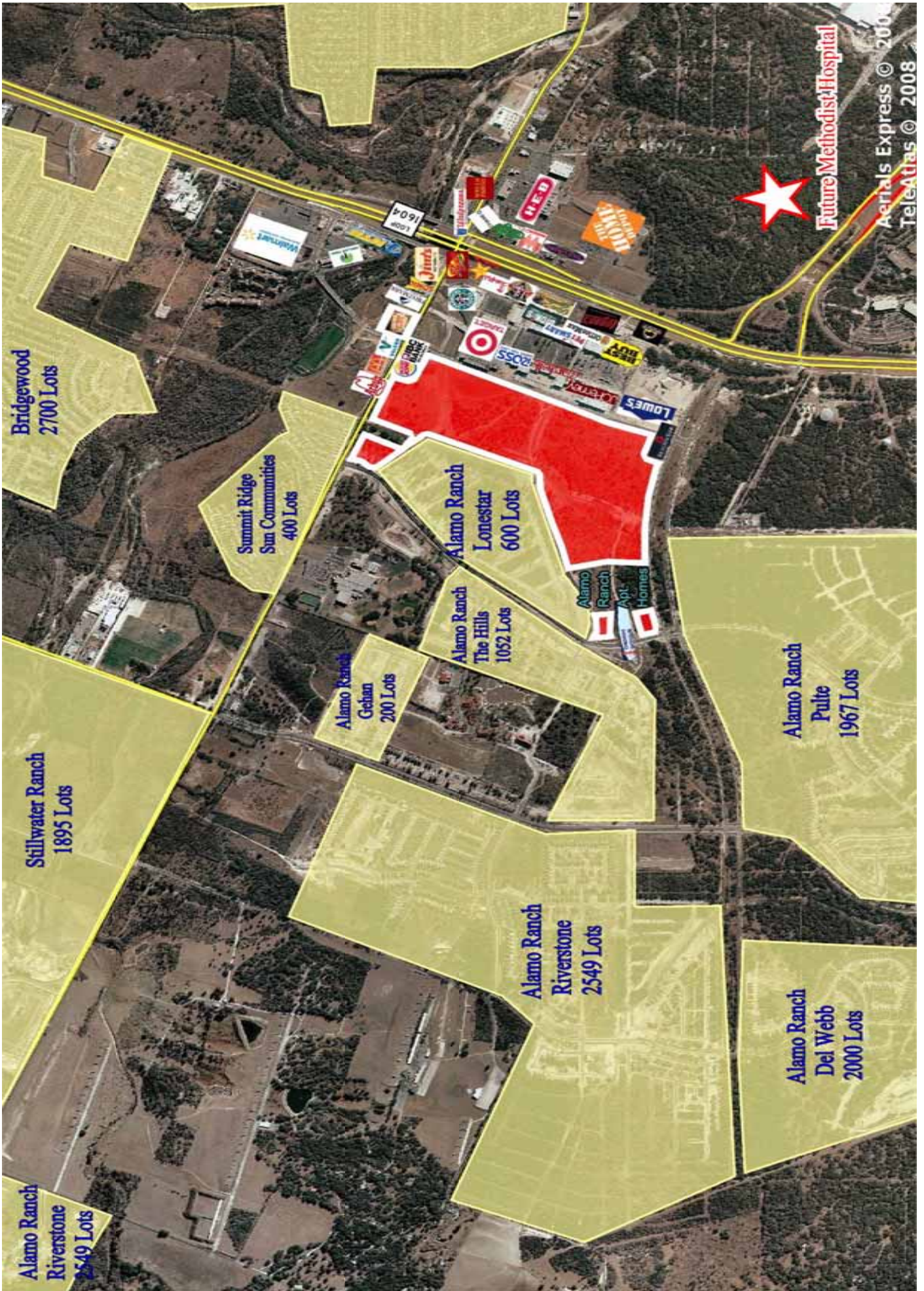
WILD PINE

CULBRAZO RD

WESTWOOD LOOP

LOOP 701





Bridgewood  
2700 Lots

Summit Ridge  
Sun Communities  
400 Lots

Alamo Ranch  
Lonestar  
600 Lots

Alamo Ranch  
The Hills  
1052 Lots

Alamo Ranch  
Gehan  
200 Lots

Stillwater Ranch  
1895 Lots

Alamo Ranch  
Pulte  
1967 Lots

Alamo Ranch  
Riverstone  
2549 Lots

Alamo Ranch  
Del Webb  
2000 Lots

Alamo Ranch  
Riverstone  
2549 Lots

Future Methodist Hospital

Aerials Express © 2008  
TeleAtlas © 2008



# Site Map

Prepared By STDBOnline

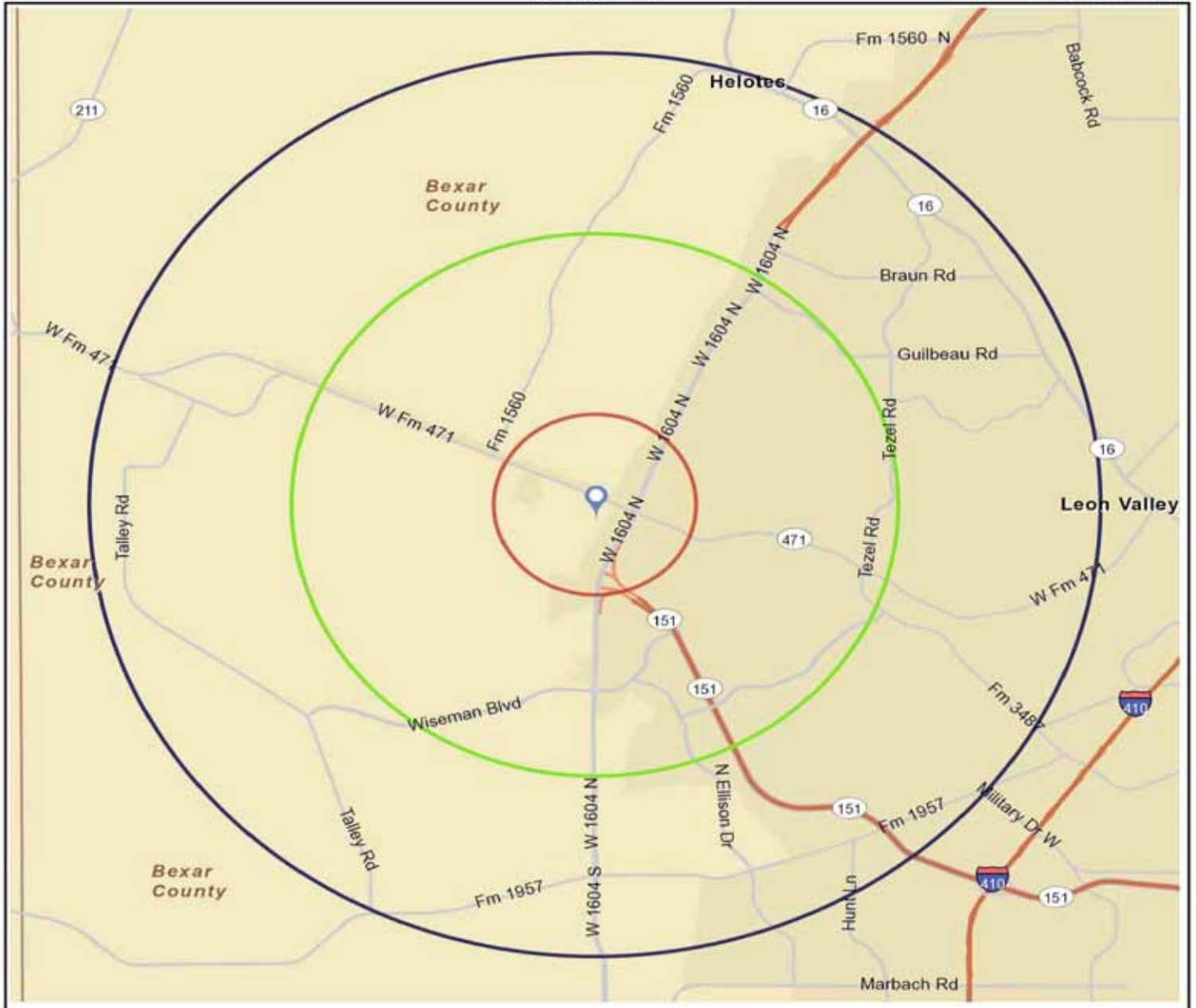
Lat: 29.495199, Lon: -98.710...

Latitude: 29.495199

Longitude: -98.71098

Rings: 1, 3, 5 Miles

Site Type: Ring





Lat: 29.495199, Lon: -98.710980

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

### 2009 Population

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Population	802	63,887	171,711
Male Population	48.0%	48.4%	48.4%
Female Population	52.0%	51.6%	51.6%
Median Age	33.8	32.7	32.4

### 2009 Income

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median HH Income	\$71,554	\$68,295	\$69,622
Per Capita Income	\$24,046	\$24,731	\$25,621
Average HH Income	\$79,360	\$76,408	\$78,577

### 2009 Households

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Households	375	21,078	55,986
Average Household Size	2.14	3.03	3.06

### 2009 Housing

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Owner Occupied Housing Units	74.9%	76.0%	73.3%
Renter Occupied Housing Units	16.3%	18.0%	21.0%
Vacant Housing Units	8.8%	5.9%	5.7%

### Population

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Population	305	26,342	70,332
2000 Population	515	42,354	112,179
2009 Population	802	63,887	171,711
2014 Population	915	72,725	199,142
1990-2000 Annual Rate	5.38%	4.86%	4.78%
2000-2009 Annual Rate	4.91%	4.54%	4.71%
2009-2014 Annual Rate	2.67%	2.63%	3.01%

In the identified market area, the current year population is 171,711. In 2000, the Census count in the market area was 112,179. The rate of change since 2000 was 4.71 percent annually. The five-year projection for the population in the market area is 199,142, representing a change of 3.01 percent annually from 2009 to 2014. Currently, the population is 48.4 percent male and 51.6 percent female.

### Households

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Households	96	8,424	22,550
2000 Households	152	13,421	36,413
2009 Households	375	21,078	55,986
2014 Households	457	24,269	65,237
1990-2000 Annual Rate	4.7%	4.77%	4.91%
2000-2009 Annual Rate	10.26%	5%	4.76%
2009-2014 Annual Rate	4.03%	2.86%	3.11%

The household count in this market area has changed from 36,413 in 2000 to 55,986 in the current year, a change of 4.76 percent annually. The five-year projection of households is 65,237, a change of 3.11 percent annually from the current year total. Average household size is currently 3.06, compared to 3.07 in the year 2000. The number of families in the current year is 45,189 in the market area.

### Housing

Currently, 73.3 percent of the 59,359 housing units in the market area are owner occupied; 21.0 percent, renter occupied; and 5.7 percent are vacant. In 2000, there were 37,731 housing units—75.6 percent owner occupied, 20.9 percent renter occupied and 3.5 percent vacant. The rate of change in housing units since 2000 is 5.02 percent. Median home value in the market area is \$119,506, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3 percent annually to \$138,547. From 2000 to the current year, median home value changed by 3.35 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



# Executive Summary

Prepared By STDBOnline

Lat: 29.495199, Lon: -98.710980

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

## Median Household Income

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Median HH Income	\$31,000	\$38,100	\$39,384
2000 Median HH Income	\$45,267	\$51,682	\$54,289
2009 Median HH Income	\$71,554	\$68,295	\$69,622
2014 Median HH Income	\$74,454	\$68,697	\$70,004
1990-2000 Annual Rate	3.86%	3.1%	3.26%
2000-2009 Annual Rate	5.07%	3.06%	2.73%
2009-2014 Annual Rate	0.8%	0.12%	0.11%

## Per Capita Income

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Per Capita Income	\$10,941	\$13,174	\$13,799
2000 Per Capita Income	\$15,488	\$18,348	\$20,162
2009 Per Capita Income	\$24,046	\$24,731	\$25,621
2014 Per Capita Income	\$25,054	\$25,291	\$26,042
1990-2000 Annual Rate	3.54%	3.37%	3.86%
2000-2009 Annual Rate	4.87%	3.28%	2.62%
2009-2014 Annual Rate	0.82%	0.45%	0.33%

## Average Household Income

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Average Household Income	\$32,320	\$41,230	\$42,741
2000 Average Household Income	\$48,845	\$57,643	\$61,373
2009 Average HH Income	\$79,360	\$76,408	\$78,577
2014 Average HH Income	\$80,965	\$77,484	\$79,520
1990-2000 Annual Rate	4.22%	3.41%	3.68%
2000-2009 Annual Rate	5.39%	3.09%	2.71%
2009-2014 Annual Rate	0.4%	0.28%	0.24%

## Households by Income

Current median household income is \$69,622 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$70,004 in five years. In 2000, median household income was \$54,289, compared to \$39,384 in 1990.

Current average household income is \$78,577 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$79,520 in five years. In 2000, average household income was \$61,373, compared to \$42,741 in 1990.

Current per capita income is \$25,621 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$26,042 in five years. In 2000, the per capita income was \$20,162, compared to \$13,799 in 1990.

## Population by Employment

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Businesses	108	708	2,771
Total Employees	2,956	10,347	30,296

Currently, 92.9 percent of the civilian labor force in the identified market area is employed and 7.1 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 94.7 percent of the civilian labor force, and unemployment will be 5.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 75.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 4.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 67.8 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 17.3 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 14.8 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 83.1 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 27.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

## Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.4 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 24.9 percent were high school graduates only (29.8 percent in the U.S.)
- 10.4 percent had completed an Associate degree (7.2 percent in the U.S.)
- 19.1 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 10.1 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.

**FIRST AMERICAN COMMERCIAL PROPERTY GROUP  
INFORMATION ON BROKERAGE SERVICES**

**INFORMATION ABOUT AGENCY RELATIONSHIPS**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE OWNER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information on agency relationships for broker's records.

---

Owner or Landlord	Date	Buyer or Tenant	Date
-------------------	------	-----------------	------