

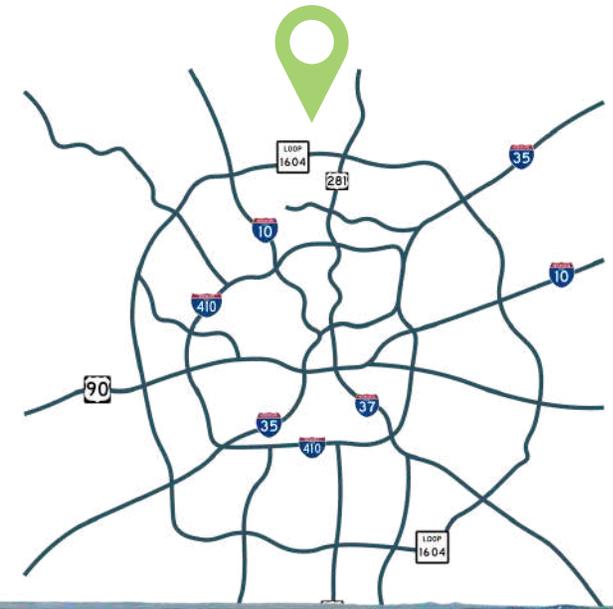
LAND FOR SALE

BORGFELD DR. KINDER RANCH PAD

East Borgfeld Drive, San Antonio, TX, USA

2.39 Acres / \$19.50 PSF / Offers Reviewed

Urgent Care / Medical / C-Store / Car Wash / Service / Day Care



PROPERTY HIGHLIGHTS

1 High-demand residential submarket supporting strong disposable income and daily needs retail and services.

2 The area ties into a proposed retail corridor along E Borgfeld and nearby US 281, positioning pads for neighborhood retail, medical, restaurant, and service users seeking frontage in Far North San Antonio/Timberwood Park.

3 Frontage along E Borgfeld provides strong visibility, direct access, and drivability for the surrounding land.

BORGFELD DR. KINDER RANCH PAD

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,257	120,981	283,912
Household Income	\$41,008	\$51,126	\$50,245
Daytime Population	11,582	113,271	360,723

POSSIBLE USES

- Urgent Care
- Medical
- C-Store
- Car Wash
- Service
- Day Care

“

Upcoming residential development directly behind this tract will add meaningful rooftop density and a built-in customer base for future commercial uses on the surrounding land.

D. LANGE

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The information contained in this presentation has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

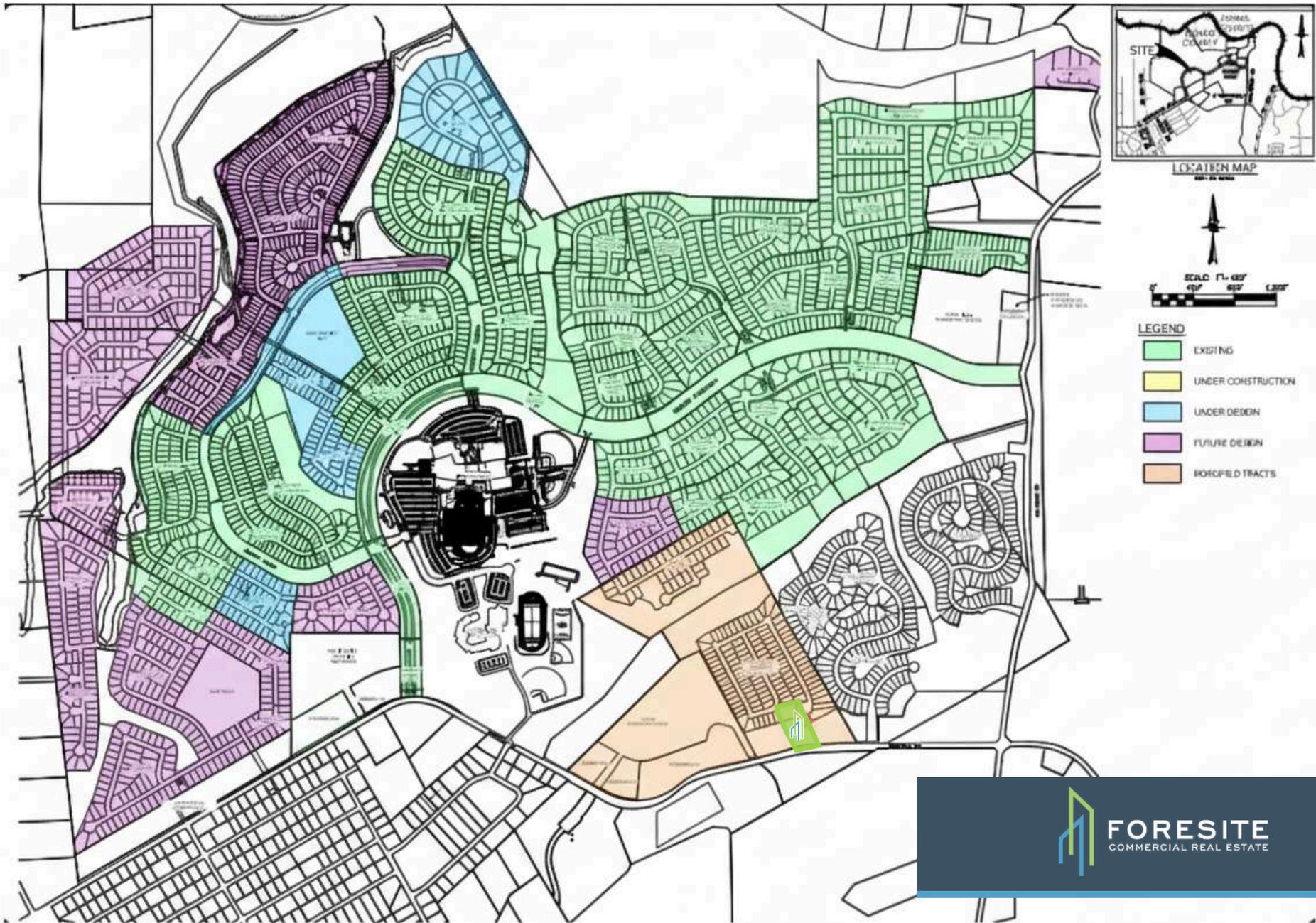
BORGFELD DR. KINDER RANCH PAD

SAN ANTONIO, TEXAS



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SAN ANTONIO, TEXAS



BORGFELD DR. KINDER RANCH PAD

SAN ANTONIO, TEXAS

Doc# 20250021850 Vol: 20003 Pg: 2286 02/07/2025 08:33 AM Page 1 of 1 Lucy Adame-Clark, Bexar County Clerk

LOCATION MAP
NOT TO SCALE

CPSSAWSCORRA UTILITY:
TYPE OF SERVICE TO BE PROVIDED FOR ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS. CITY PUBLIC SERVICE BUREAU AND SAN ANTONIO WATER SYSTEM BUREAU, IN WRITING, INDICATED THE LOCATION AND DEPTH OF ALL UTILITIES. THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE SHOWN ON THIS PLAN. THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE SHOWN ON THIS PLAN AS ELECTRIC, GAS, WATER, AND WASTEWATER. THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE SHOWN ON THIS PLAN AS ELECTRIC, GAS, WATER, AND WASTEWATER. THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE SHOWN ON THIS PLAN AS ELECTRIC, GAS, WATER, AND WASTEWATER.

SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO ANY OTHER ACTION UNDER THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO ANY OTHER ACTION UNDER THIS PLAT.

PLAT NO 24-11800302
SUBDIVISION PLAT
OF
JLM KINDER SUBDIVISION

BEING A TOTAL OF 30.00 ACRES TRACT OF LAND, ESTABLISHING LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

AMANDA DEE COMSTOCK
My Commission Expires 10/28/2025

Amanda Dee Comstock
REGISTERED PROFESSIONAL ENGINEER

Dr. John Chapman
SUPERINTENDENT

Dr. John Chapman
REGISTERED PROFESSIONAL ENGINEER

INDEX MAP
NOT TO SCALE

DATE OF PREPARATION: November 8, 2024

DATE: 4 DAY OF February A.D. 25

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Meghan Jane Grady**, known to me to be the PERSON WHOSE NAME IS ENTERED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Meghan Jane Grady
Notary Public, State of Texas
My Commission Expires 01-01-2029
History ID: 12001881

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Lucy Adame-Clark**, known to me to be the PERSON WHOSE NAME IS ENTERED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Lucy Adame-Clark
Notary Public, State of Texas
My Commission Expires 01-01-2029
History ID: 12001881

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Lucy Adame-Clark**, known to me to be the PERSON WHOSE NAME IS ENTERED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Lucy Adame-Clark
Notary Public, State of Texas
My Commission Expires 01-01-2029
History ID: 12001881

FORESITE
COMMERCIAL REAL ESTATE

DATE: 11 DAY OF Dec. A.D. 24

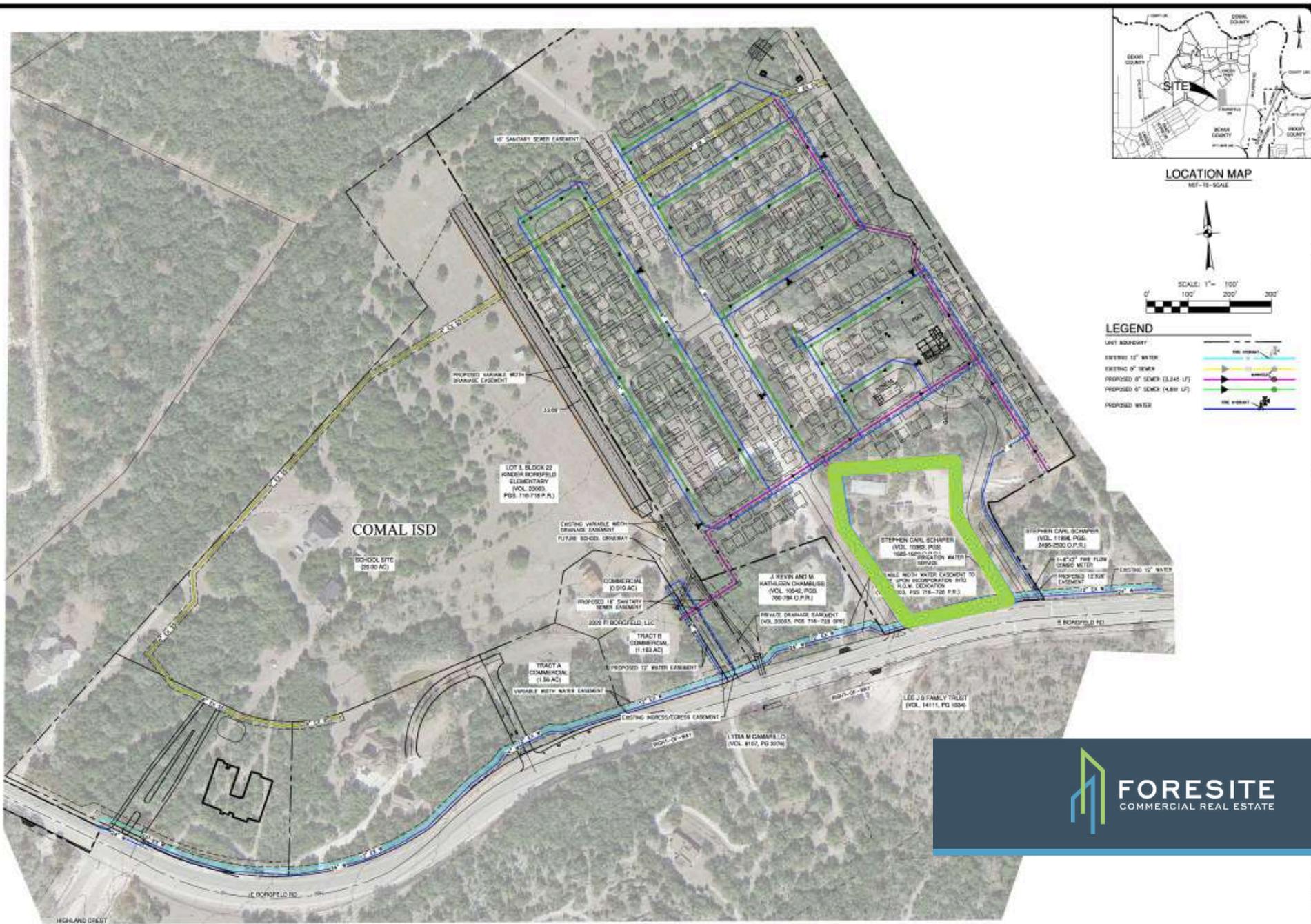
SHEET 1 OF 4 BY *Braceley Larson* DEPUTY

RECORDER'S MEMORANDUM
 AT THE TIME THIS INSTRUMENT WAS RECORDED, THE INSTRUMENT WAS NOT RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 DOC. NUMBER: 20250021850
 STATE OF TEXAS
 COUNTY OF BEXAR
 CALSB M. CHANCE
 09401
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 COUNTY OF BEXAR
 TOM H. MILD
 6819
 REGISTERED PROFESSIONAL LAND SURVEYOR

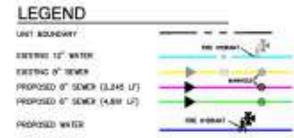
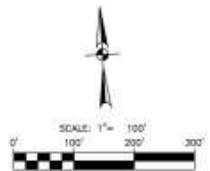
JLM KINDER SUBDIVISION
 Civil Job No. 9802-84; Survey Job No. 9023-24

BORGFELD DR. KINDER RANCH PAD

SAN ANTONIO, TEXAS



LOCATION MAP
REF-19-SCALE



DATE	
REV	
DESCRIPTION	

PAPE-DAWSON ENGINEERS
 2800 FM LOOP 406, SAN ANTONIO, TX 78241-1818, TX
 (210) 485-0000 FAX (210) 485-0001
 PDAE.COM

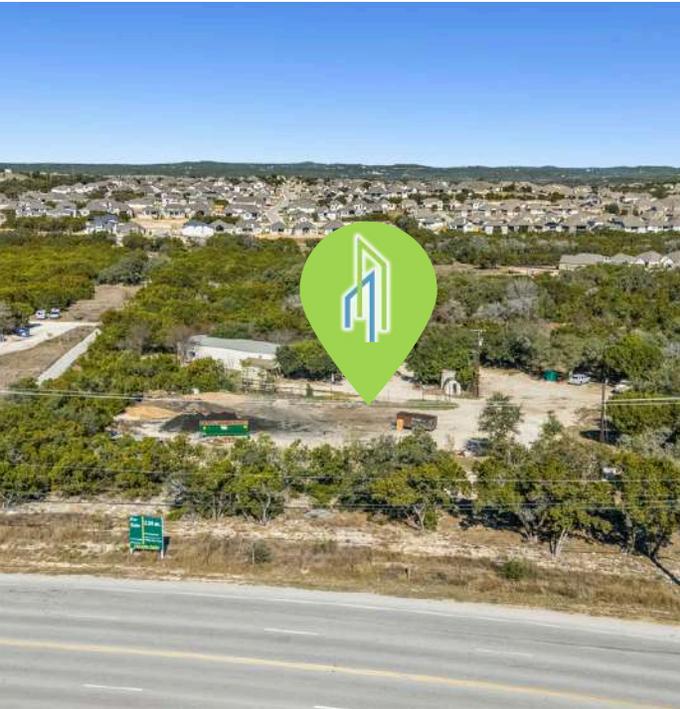
KINDER BORGFELD
 SAN ANTONIO, TEXAS
 UTILITIES EXHIBIT

FORESITE
 COMMERCIAL REAL ESTATE

PLAT NO.	
JOB NO.	1902-08
DATE	04.11.2024
DESIGNER	AS
CHECKED	AS, SHAM, JL
SHEET	1 OF 1

BORGFELD DR. KINDER RANCH PAD

SAN ANTONIO, TEXAS



ENTITLEMENTS

Water: Available / Buyer to Verify

Sewer: Available / Buyer to Verify

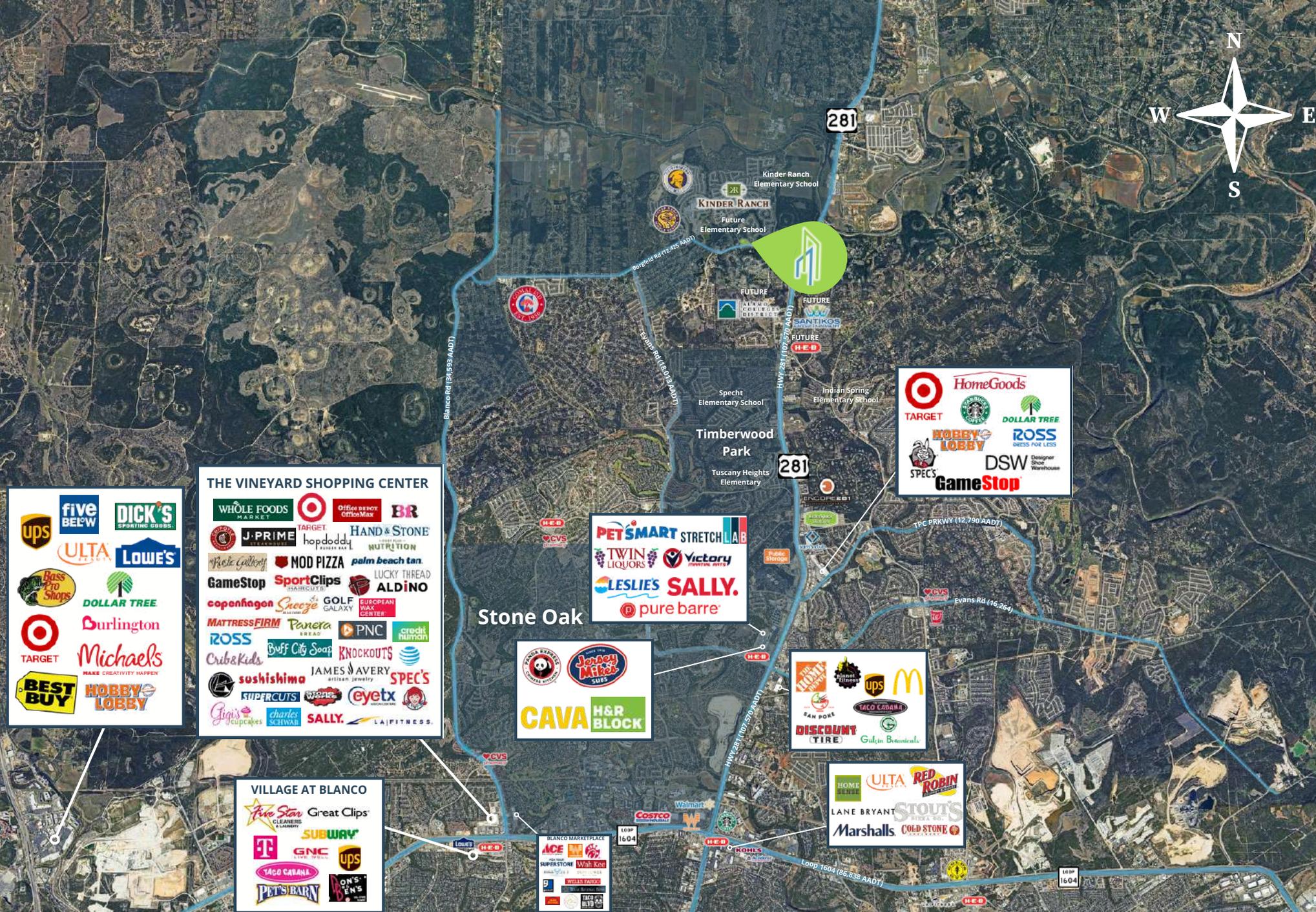
Electric: Available / Buyer to Verify

Zoning: OCL



BORGFELD DR. KINDER RANCH PAD

SAN ANTONIO, TEXAS



THE VINEYARD SHOPPING CENTER

- ups, five BELOW, DICK'S SPORTING GOODS, ULTA, LOWE'S, Bass Pro Shops, DOLLAR TREE, Target, Burlington, Michaels, BEST BUY, HOBBY LOBBY
- WHOLE FOODS MARKET, TARGET, OFFICE DEPOT, BR, J-PRIME, hopdoddy, HAND & STONE, MOD PIZZA, palm beach tan, GameStop, SportClips, LUCKY THREAD, ALDINO, copenhagen, Saege, GOLF GALAXY, EUROPEAN WALK CENTER, MATTRESS FIRM, Panera, PNC, credit union, ROSS, Buff City Soap, KNOCKOUTS, sushishima, JAMES AVERY, SPECS, SUPERCUTS, eyetx, Gigin's Cupcakes, charles SCHWAB, SALLY, LA FITNESS

- ups, five BELOW, DICK'S SPORTING GOODS, ULTA, LOWE'S, Bass Pro Shops, DOLLAR TREE, Target, Burlington, Michaels, BEST BUY, HOBBY LOBBY

- PET SMART, STRETCH LAB, TWIN LIQUORS, Victory, LESLIE'S, SALLY, pure barre

- TARGET, HomeGoods, STARBUCKS, DOLLAR TREE, HOBBY LOBBY, ROSS, DSW, GameStop

- JOJO'S MANGO SALAD, GAVA, H&R BLOCK

- UPS, MCDONALD'S, TACO CABANA, DISCOUNT TIRE, GIGI'S BOTANICALS

VILLAGE AT BLANCO

- Five Star Cleaners, Great Clips, SUBWAY, GNC, UPS, TACO CABANA, PET'S BARN, ON'S

- ACE SUPERSTORE, Wal-Mart, WELLS FARGO, HEB

- HOME DEPOT, ULTA, RED ROBIN, LANE BRYANT, STOUT'S, Marshalls, COLD STONE

BORGFELD DR. KINDER RANCH PAD

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Pads	AC	Price
1	2.39	\$19.50 PSF





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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Daryl Lange</u>	<u>532499</u>	<u>dlange@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

