

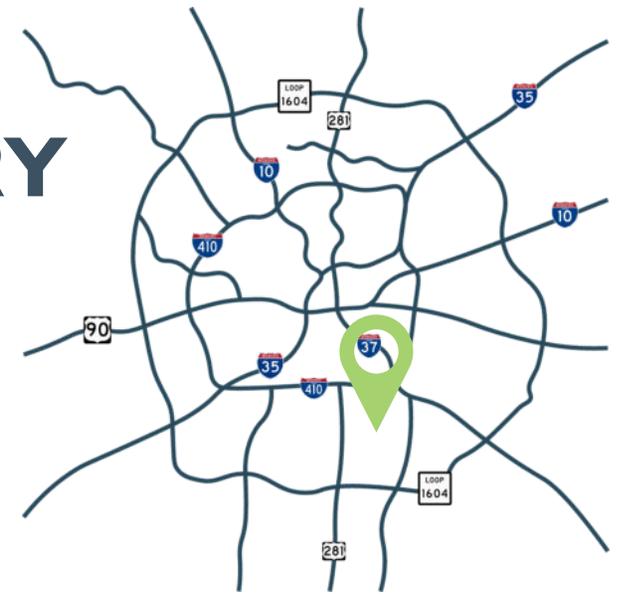
LAND FOR SALE

ROOSEVELT AND SE MILITARY DEVELOPMENT TRACTS

Huizar St. / Mission Rd. / Woodhull Dr.

5.22 total acres for \$1,364,821 (\$6/PSF)

Ideal for Mixed Use, Multifamily, or Retail Commercial Development.



DARYL LANGE
SVP LAND SERVICES AND BROKERAGE
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DLANGE@FORESITECRE.COM

PROPERTY HIGHLIGHTS

- 1 Prime Mission Reach infill location** just south of downtown San Antonio in the path of growth and minutes from the historic Spanish missions and river trail system.
- 2 Two development pads** assembled to provide scale and efficient site planning for townhomes, small multifamily, or mixed-use concepts (buyer to verify zoning and utilities with City of San Antonio).
- 3 Pads surrounded by high neighborhood traffic** on Mission Road and Roosevelt Ave. with strong South Side population growth, drawing from a broad pool of working households.

ROOSEVELT AND SE MILITARY DEVELOPMENT TRACTS

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,880	106,641	260,286
Household Income	\$55,753	\$62,252	\$67,734
Daytime Population	12,586	101,239	310,605

POSSIBLE USES

- Mixed Use
- Retail
- Multifamily
- Service/Medical

“

These pads offer affordable infill located in an established south-side neighborhood right off the Mission Reach.

D. LANGE

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ROOSEVELT AND SE MILITARY DEVELOPMENT TRACTS

SAN ANTONIO, TEXAS



Great Clips
HARBOR FREIGHT
TITLEMAX
ATHLETIC CLUBS **TRUFIT**
urbanAir ADVENTURE PARK

MISSION SAN JOSE
(8,447 HOMES)

KINGSBOROUGH RIDGE
(1,267 HOMES)

Harlandale Independent School District



FORESITE
COMMERCIAL REAL ESTATE

ROOSEVELT AND SE MILITARY DEVELOPMENT TRACTS

SAN ANTONIO, TEXAS



ENTITLEMENTS

Water: Available / Buyer to Verify

Sewer: Available / Buyer to Verify

Electric: Available / Buyer to Verify

Zoning: IDZ - CD / C2 / C1 / R6



ROOSEVELT AND SE MILITARY DEVELOPMENT TRACTS

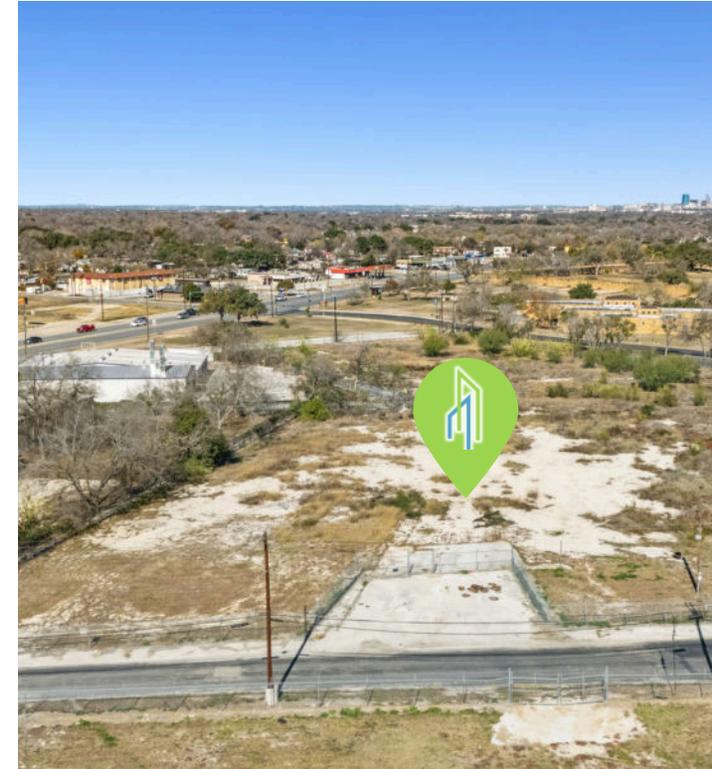
SAN ANTONIO, TEXAS

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The pads combine an established South Side setting with enough space to accommodate modern, efficient residential or mixed-use projects comparable in scale to other infill developments near the urban core.

D. LANGE

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Assemblage location offers infill land within Loop 410, proximity to the river and missions, and a submarket the city itself has targeted for reinvestment and growth.



ROOSEVELT AND SE MILITARY DEVELOPMENT TRACTS

SAN ANTONIO, TEXAS



 **AVAILABLE FOR SALE**

Pads	Size (AC)	Price
A	3.08	\$6.00 PSF
B	2.142	\$6.00 PSF



ROOSEVELT AND SE MILITARY DEVELOPMENT TRACTS

SAN ANTONIO, TEXAS



129 HUIZAR ST.
APN: 398436
0.1697 ACRE

131 HUIZAR ST.
APN: 398433
0.1435 ACRE

134 HUIZAR ST.
APN: 398471
1.3490 ACRES

3311 MISSION RD.
APN: 398469
0.0253 ACRES

122 WOODHULL
APN: 398442
2.74 ACRES

TBD MISSION RD.
APN: 1328854
0.7930 ACRES



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

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