

PAD SITES AVAILABLE

# ROOSEVELT HEIGHTS

NWC LOOP 410 & ROOSEVELT AVE. | SAN ANTONIO, TEXAS | 78214



KB HOMES 500 SINGLE FAMILY HOMES

135  
RESIDENTIAL LOTS

PAD 6  
MULTIFAMILY -  
STORAGE - MEDICAL

OWNED BY  
**H-E-B**  
FOR FUTURE DEVELOPMENT

Everest  
REHABILITATION  
HOSPITALS, LLC



PAD 1

PAD 2

UNDER  
CONTRACT



**FORESITE**  
COMMERCIAL REAL ESTATE

**BILL COATS**  
SENIOR LEASING ASSOCIATE  
(210) 816-2734  
BCOATS@FORESITCRE.COM

**ANDREW BROYLES, MBA**  
ASSOCIATE  
(210) 816-2734  
ABROYLES@FORESITCRE.COM

# PROPERTY HIGHLIGHTS

- 1** Benefits from **surrounding residential density** as well as the nearby Texas A&M University San Antonio and Brooks City Base.
- 2** **Excellent access** along Loop 410, which boasts 62,608 cars per day.
- 3** **Well-positioned** close to expected H-E-B, future medical care location, Urgent Care, residential lots and single family homes.

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SAN ANTONIO, TEXAS

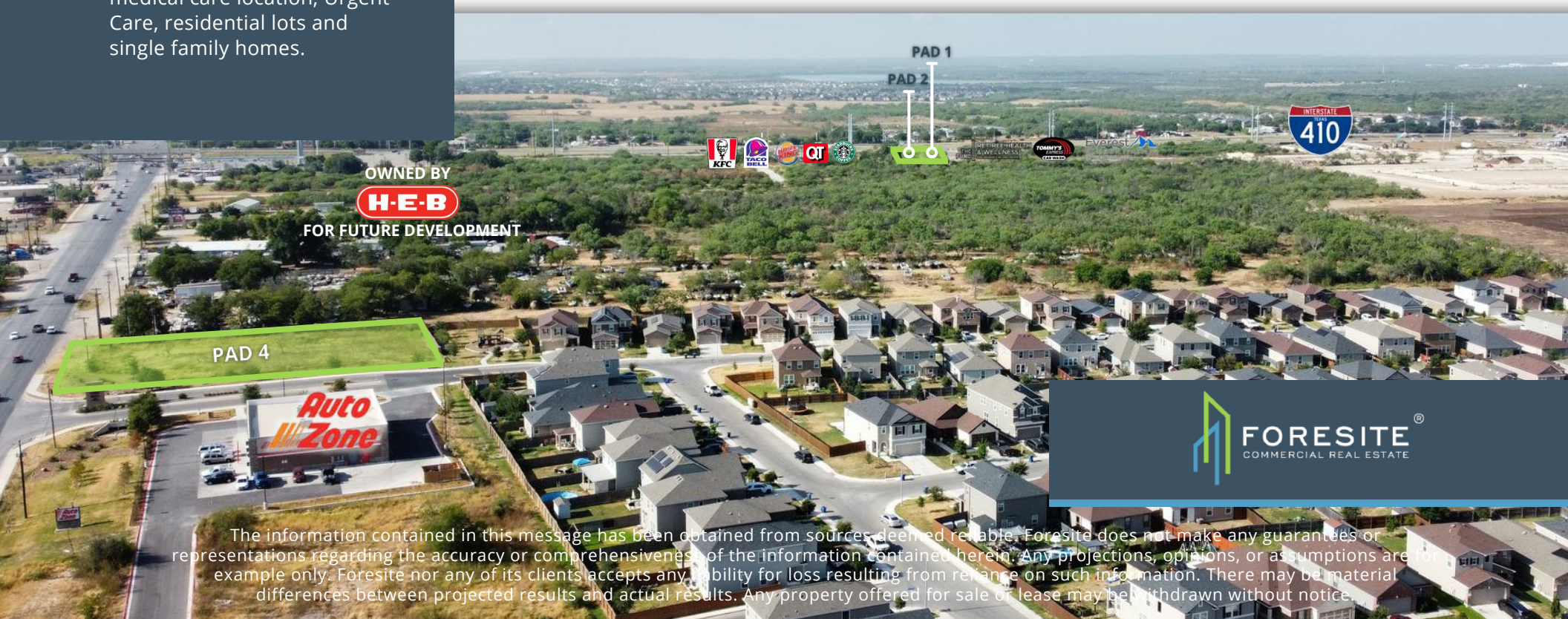
## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,034	47,050	162,951
Household Income	\$71,097	\$66,393	\$61,954
Households	1,336	16,101	55,840
Median Age	33.5	34.1	34.0

## DESIRED USES

- Oil Change
- Asian Restaurant
- BBQ Restaurants
- Sandwich Shops
- Pet Store
- Dental Groups

“ It is right in the heart of all the growth of the South Side of San Antonio with amazing access for retailers. *B. COATS* ”



OWNED BY  
**H-E-B**  
FOR FUTURE DEVELOPMENT

PAD 4

PAD 1

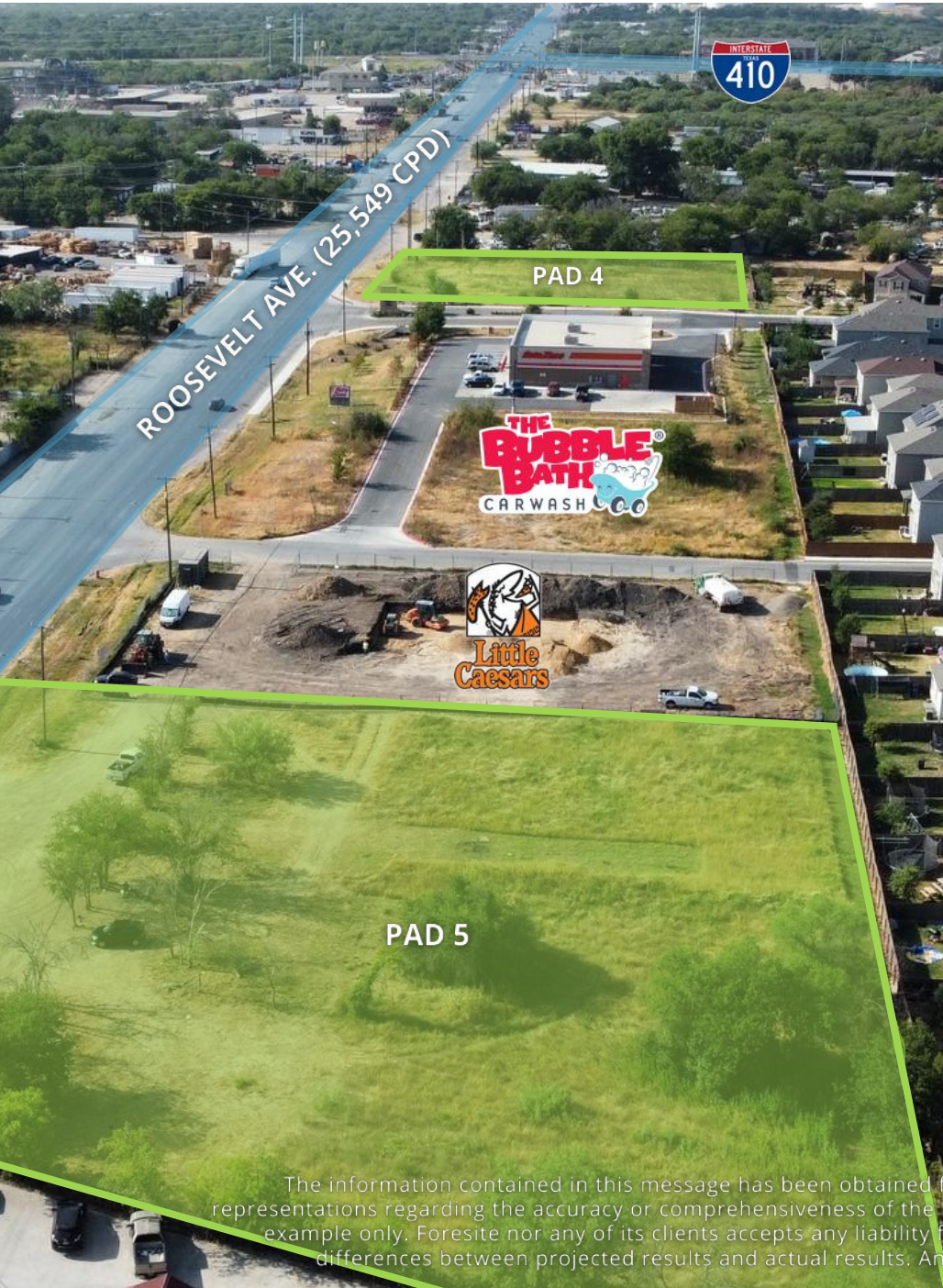
PAD 2



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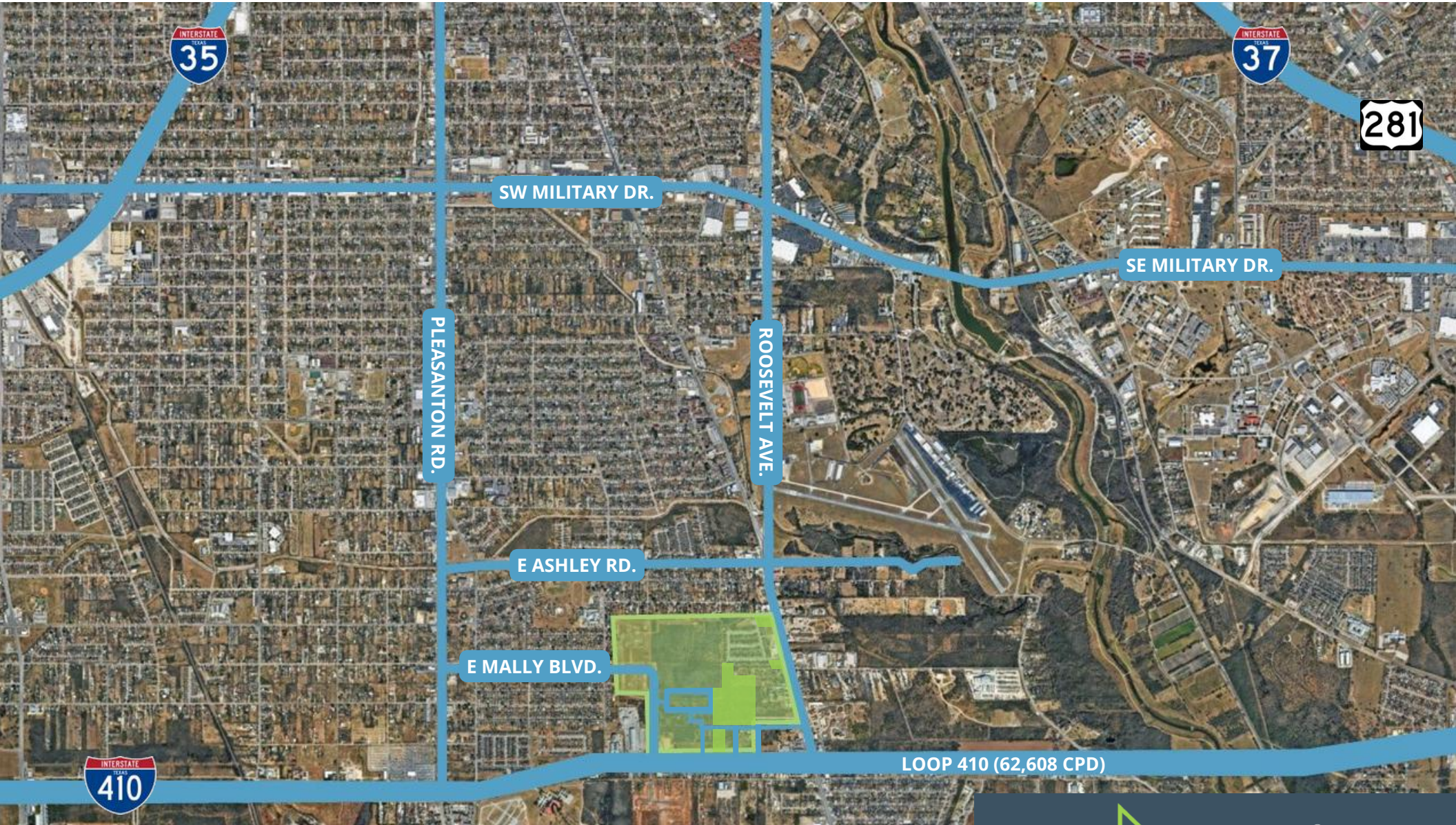
# ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS



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SAN ANTONIO, TEXAS



LOOP 410 (62,608 CPD)

# ROOSEVELT HEIGHTS PAD SITES

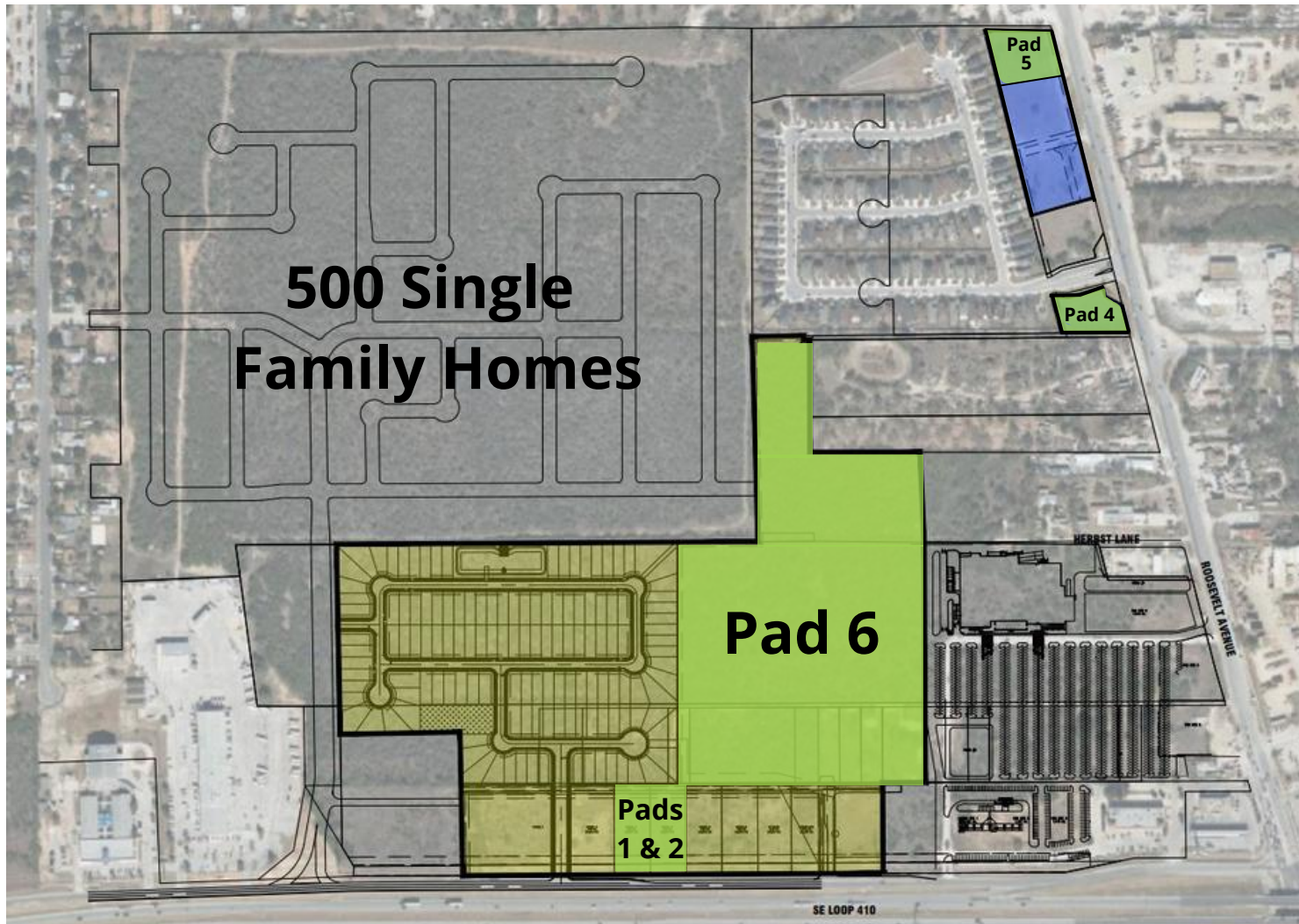
SAN ANTONIO, TEXAS



AREA NEIGHBORHOODS

# ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS



## AVAILABLE SPACE

Pad	+/- AC	Location	Pad	+/- AC	Location
Pad 1	1.001	Loop 410	Pad 4	0.785	Roosevelt Ave
Pad 2	1.0005	Loop 410	Pad 5	1.59	Roosevelt Ave
			Pad 6	25	Multifamily/Storage /Medical

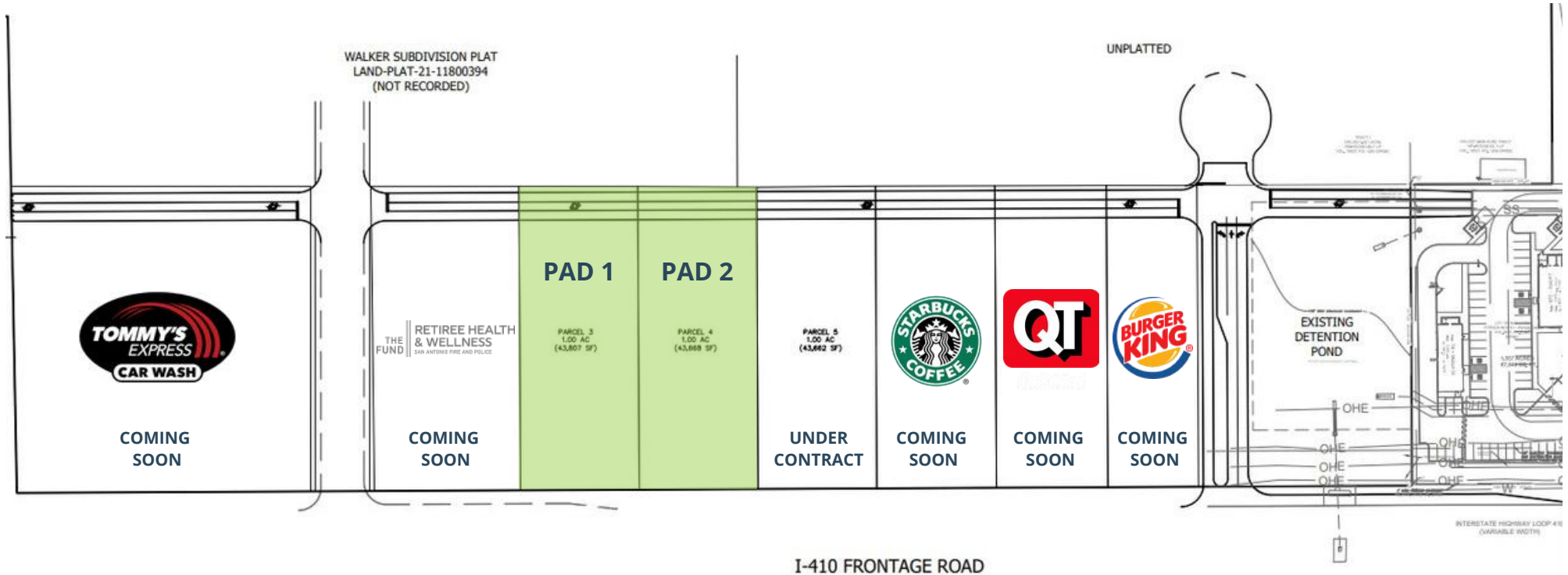


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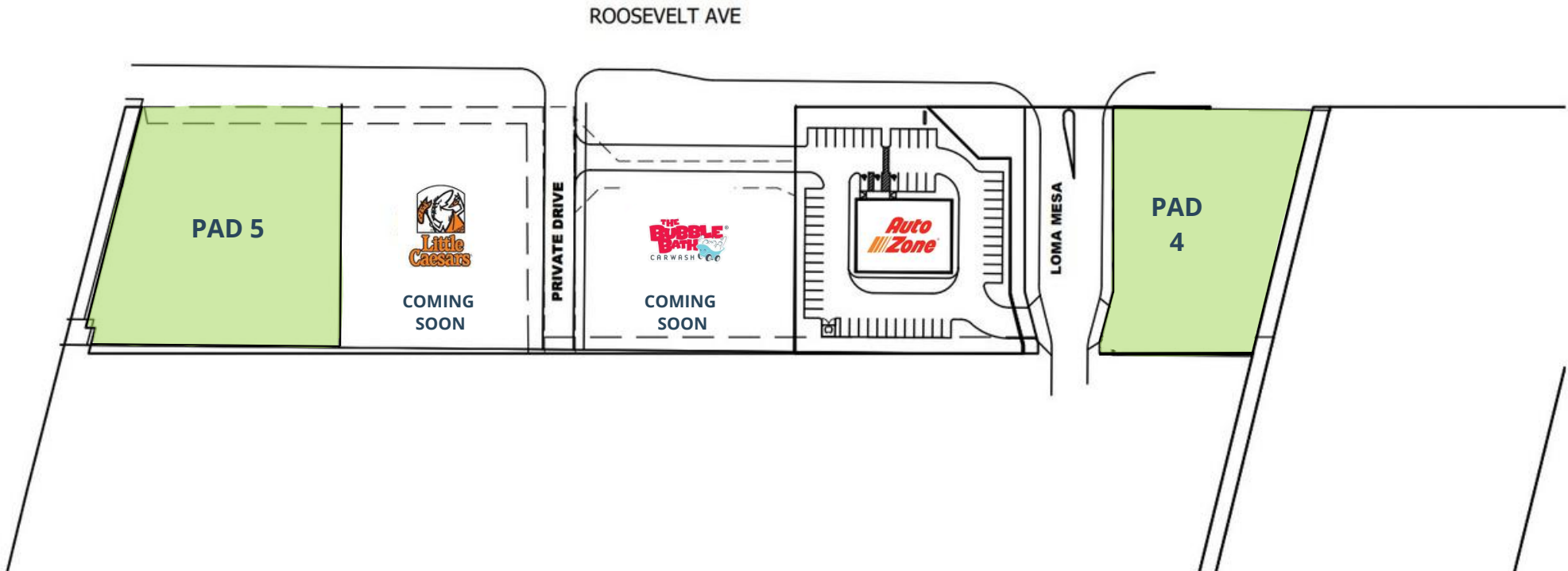
Pad	+/- AC	Location
Pad 1	1.001	Loop 410
Pad 2	1.0005	Loop 410



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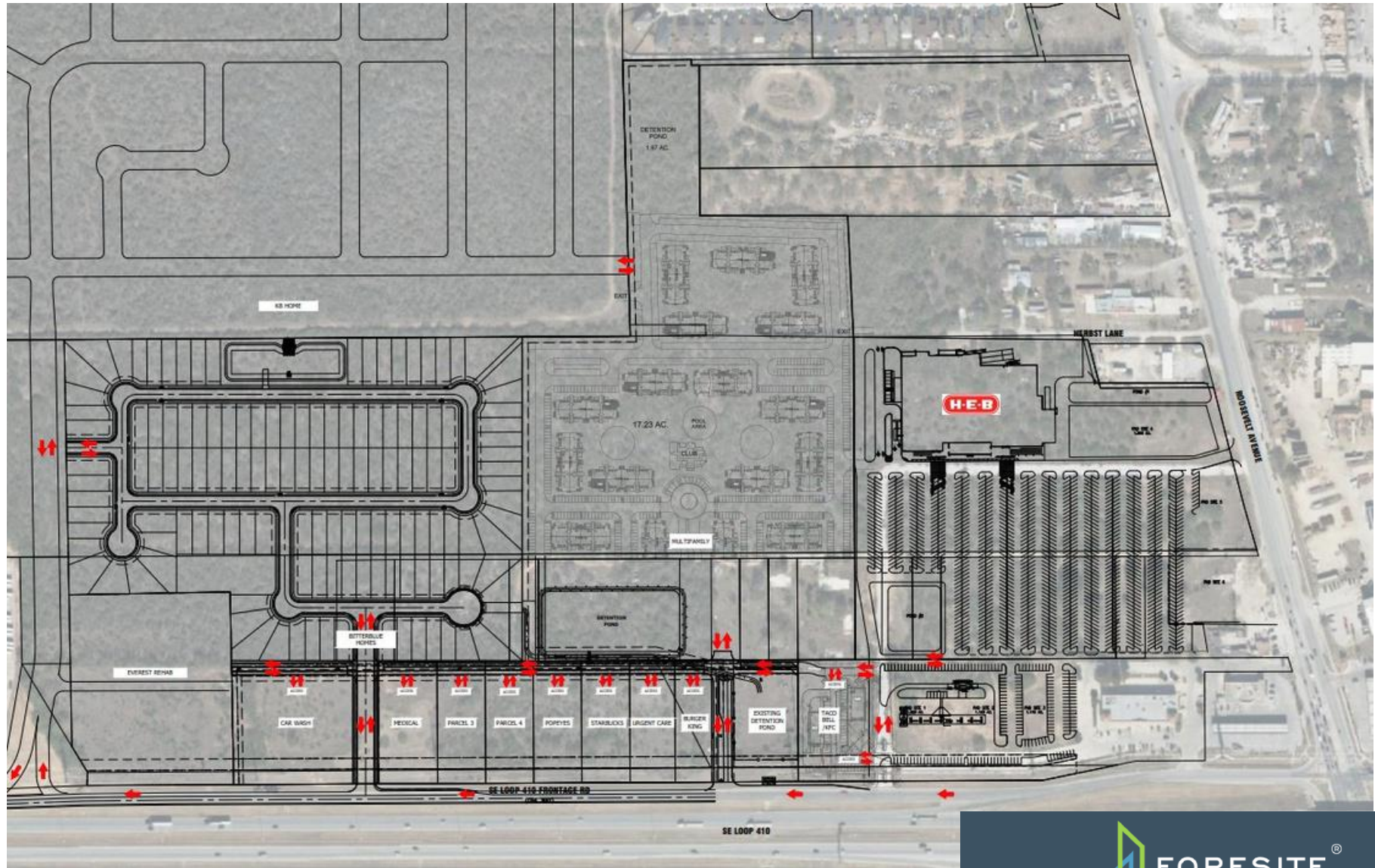
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## TRAFFIC FLOW

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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.



## 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>
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Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u>497303</u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Bill Coats</u>	<u>710200</u>	<u>bcoats@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone
<u>Andrew Broyles</u>	<u>786532</u>	<u>abroyles@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](http://www.trec.texas.gov)

IABS 1-0

