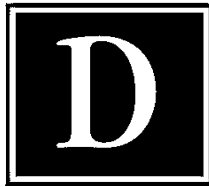


**Two Pad Sites
Blanco Road
San Antonio, Texas**



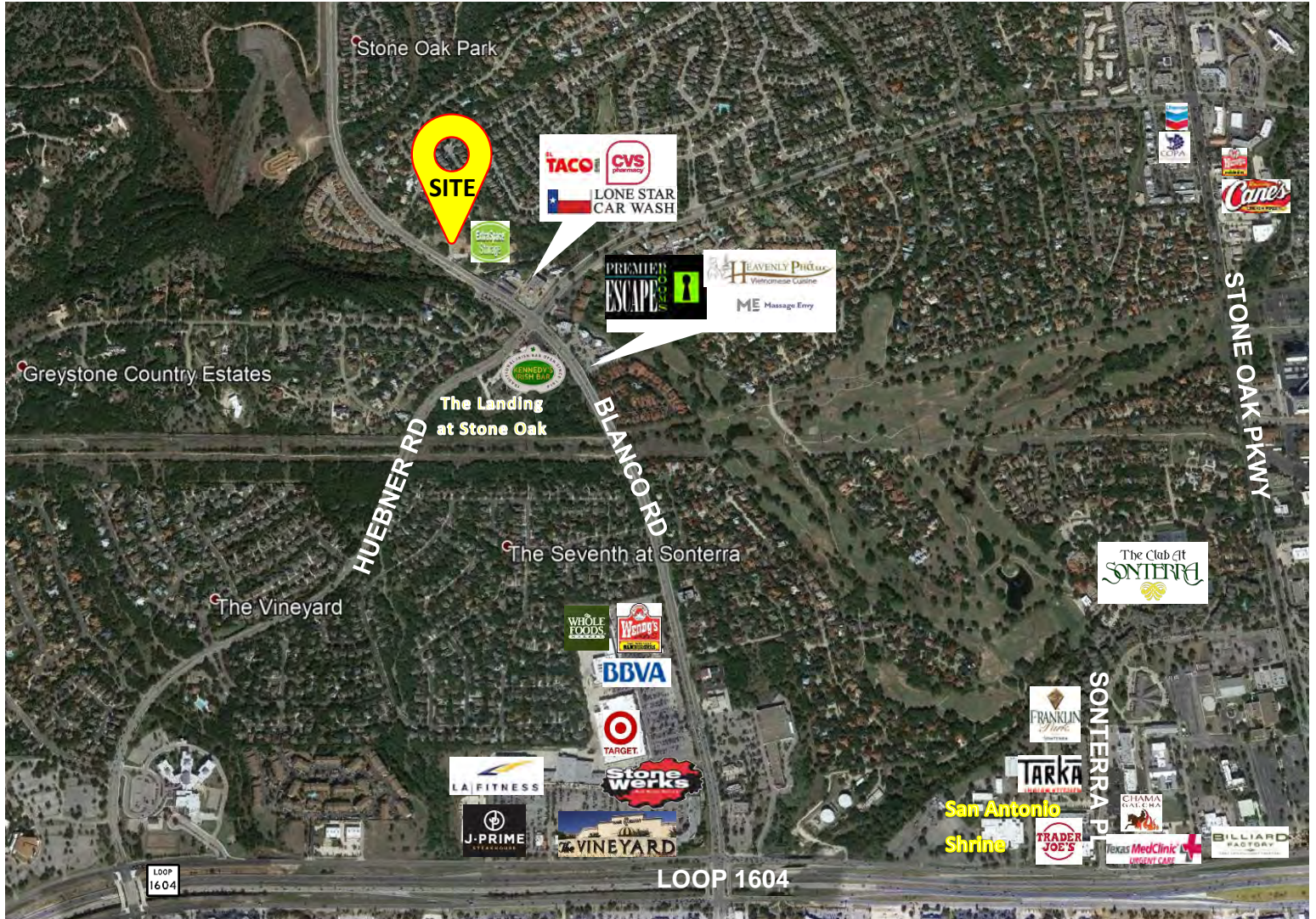
DRAKE COMMERCIAL GROUP

DEBORAH BAUER
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SAN ANTONIO, TEXAS 78249
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www.drakecommercial.com

* The Information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify all information.

Two Pad Sites -Blanco Rd



- Lot 4 – 1.615 Ac. and Lot 5 – 0.927 Ac. – Platted pad sites
- Located on Blanco Rd just north of Huebner Rd
- Approximately 478.8 ft. of frontage on Blanco
- Zoned C2- ERZD
- Basin is built for pads
- Call for price

All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the source information. This Information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.

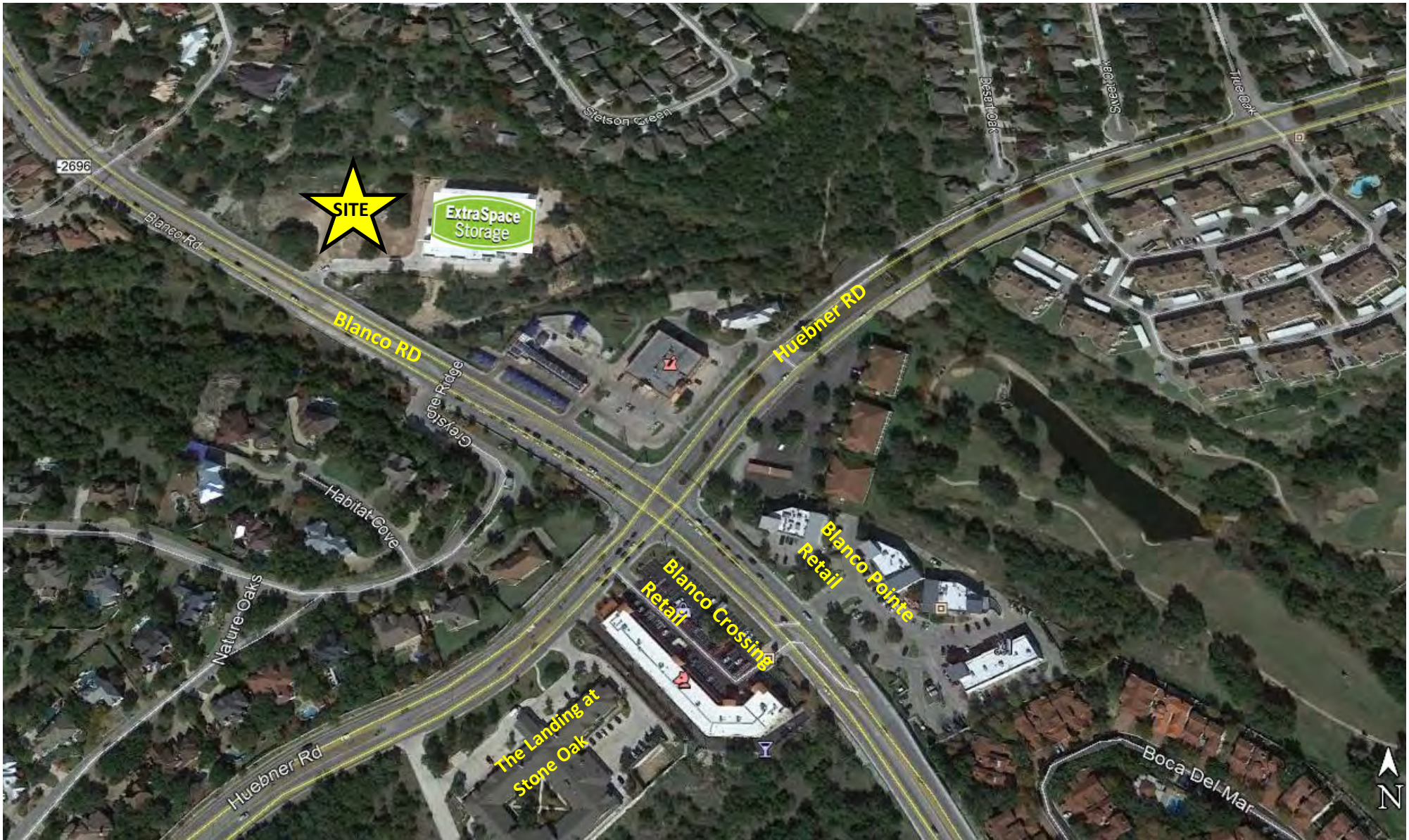


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2 PAD SITES – BLANCO ROAD



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DEMOGRAPHICS AND TRAFFIC COUNTS

Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	9,664	73,331	187,528
2020 Estimate	9,091	68,538	175,618
2010 Census	7,870	56,468	146,905
Growth 2020-2025	6.30%	6.99%	6.78%
Growth 2010-2020	15.51%	21.37%	19.55%

Households			
2025 Projection	3,524	27,024	73,630
2020 Estimate	3,331	25,340	69,207
2010 Census	2,943	21,125	58,734
Growth 2020 - 2025	5.79%	6.65%	6.39%
Growth 2010 - 2020	13.18%	19.95%	17.83%
Owner Occupied	2,253	17,322	43,133
Renter Occupied	1,078	8,018	26,074

Household Income			
2020 Avg Household Income	\$137,454	\$127,451	\$111,457
2020 Med Household Income	\$99,875	\$101,255	\$85,915

Collection Street	Cross Street	Traffic Volume	Count Year
Blanco Rd	Melanie Cir NW	31,710	2014
Blanco Rd	Melanie Cir NW	28,466	2018
Huebner Rd	Blanco Rd SW	17,596	2020
Huebner Rd	Blanco Rd SW	17,536	2018
Blanco Rd	la Costa SE	32,787	2018
Huebner Rd	Blanco Rd NE	14,362	2020
Huebner Rd	Blanco Rd NE	15,242	2018
Glade Xing	Agin Ct W	1,035	2018
Ave Cierra	Cll Cierra E	536	2018

Source: CoStar 2020



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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date