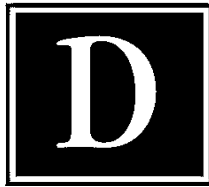


11.089 Acres
Canyon Golf Rd
San Antonio, Texas



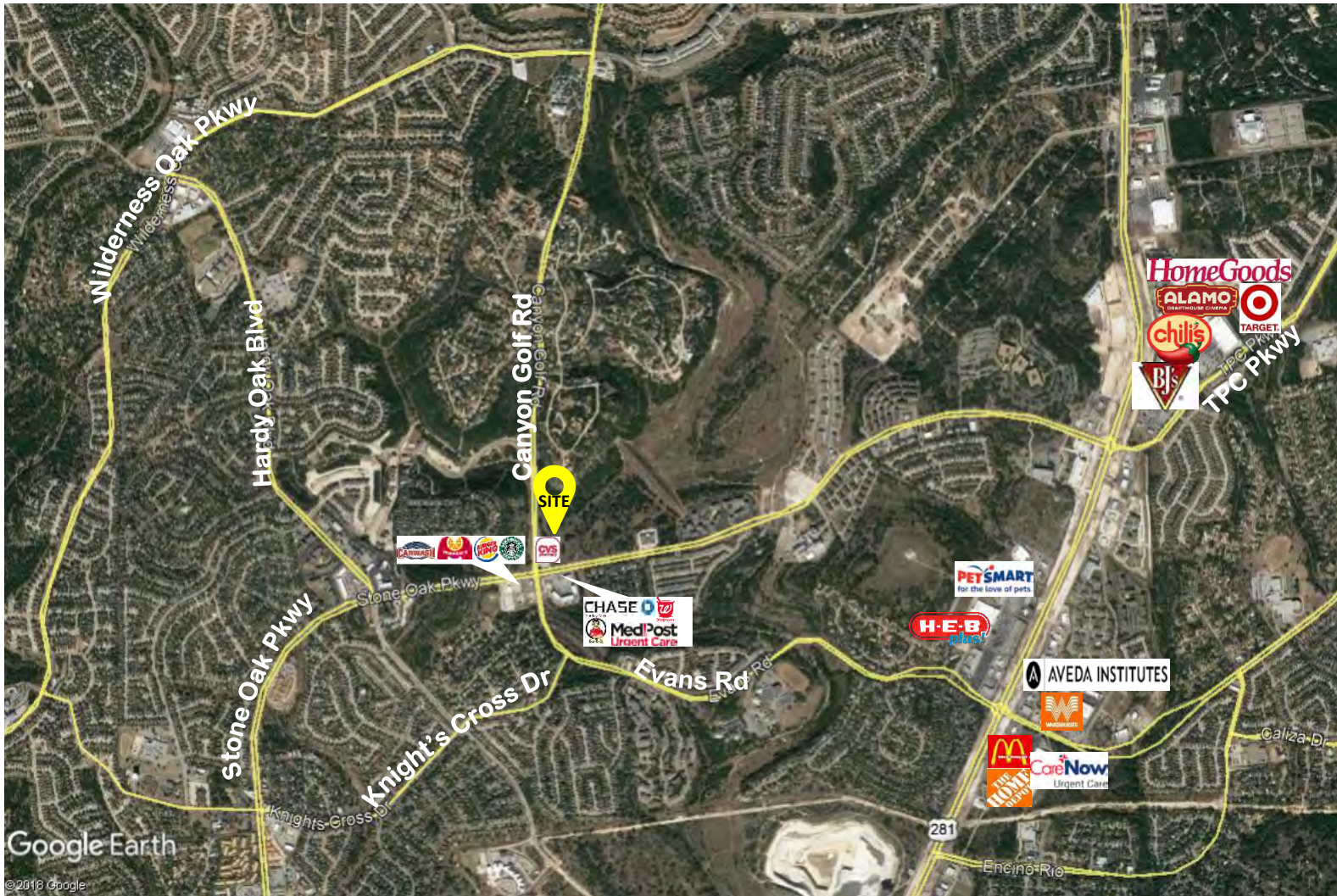
DRAKE COMMERCIAL GROUP

DEBORAH BAUER
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510
SAN ANTONIO, TEXAS 78249
T: 210.402.6363
F: 210.402.6767
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.

11.089 Acres Canyon Golf Rd



- ❖ Northeast corner of Stone Oak Parkway and Canyon Golf Rd
- ❖ Located in vibrant Stone Oak. Canyon Golf Rd is the major roadway to Canyon Springs, Lookout Canyon, and Timberwood Park.
- ❖ Category One – ERZD
- ❖ 11.089 acres zoned C2 - 6 out of the 11 acres can go CZ or MF
- ❖ Water and Sewer – SAWS; Gas and Electric – CPS
- ❖ Call for price

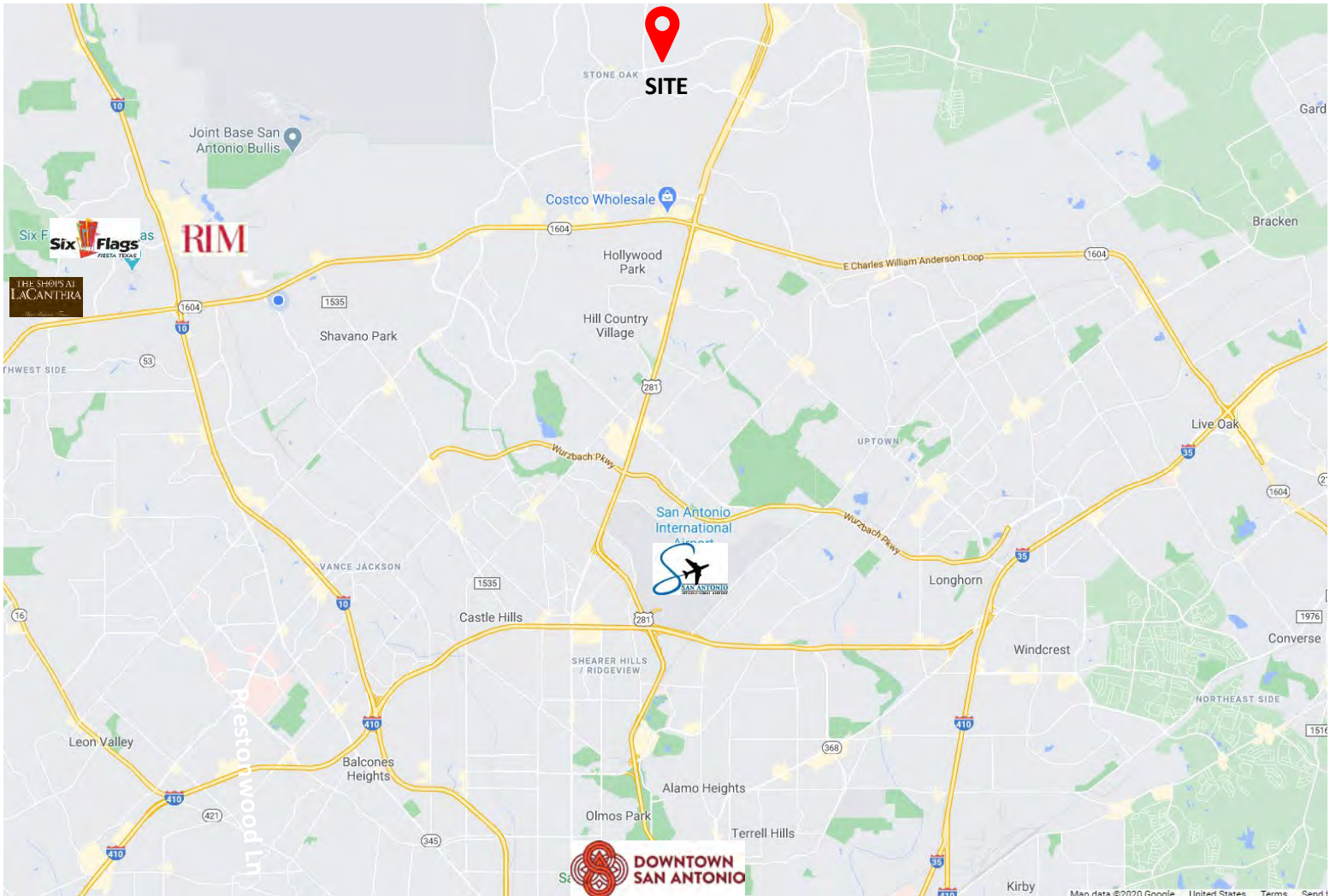


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TRAVIS BAUER travis@drakecommercial.com

11.089 Acres Canyon Golf



- **15 Minutes away from San Antonio International Airport**
- **25 Minutes away from Downtown San Antonio**
- **20 Minutes away from La Cantera, The Rim & Six Flags Fiesta Texas**



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11.089 Acres Canyon Golf Road



Google: Canyon Golf Street View



Google: Stone Oak Pkwy Street View



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11.089 Acres Canyon Golf Rd

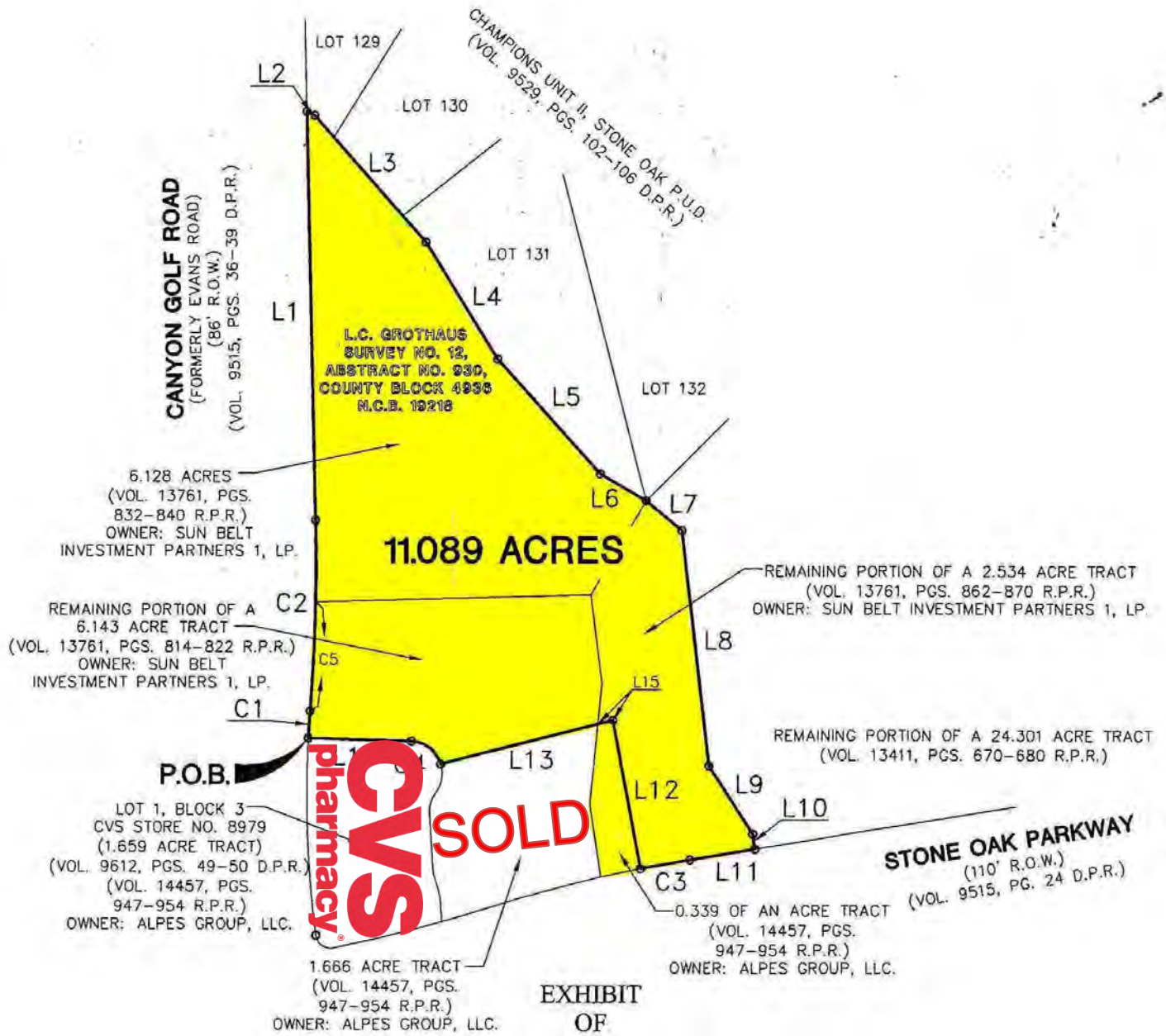


EXHIBIT OF
 11.089 ACRES, MORE OR LESS, OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936, NOW IN NEW CITY BLOCK (N.C.B.) 19218 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS EXHIBIT IS BASED ON RECORD INFORMATION AND DOES NOT REPRESENT AN ON THE GROUND SURVEY, AND SHOULD NOT BE USED TO CONVEY REAL PROPERTY.

SHEET: 1 OF 2

JOB No.: 7328-10

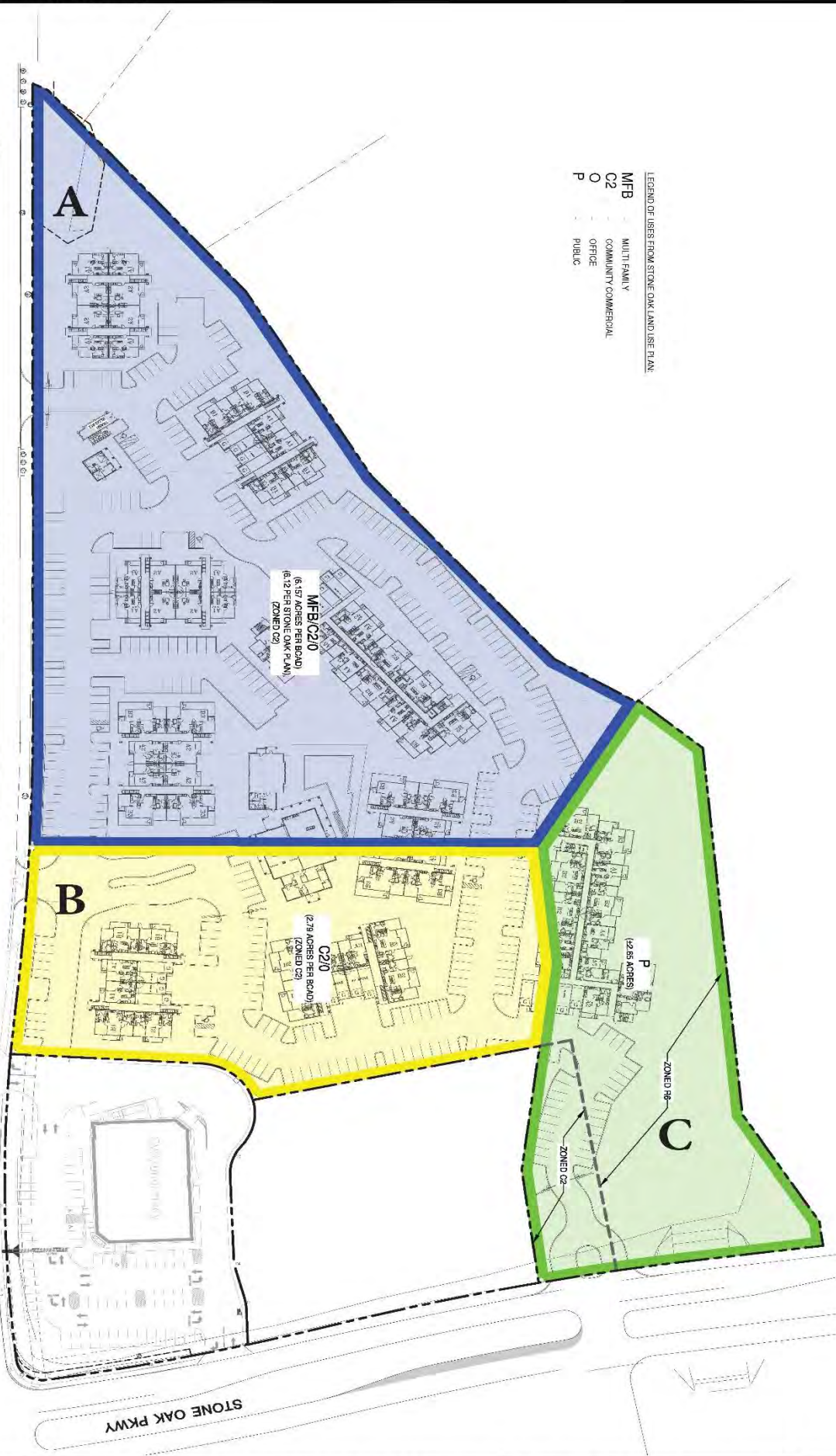


555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00
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LEGEND OF USES FROM STONE OAK LAND USE PLAN

MFB - MULTI-FAMILY
 C2 - COMMUNITY COMMERCIAL
 P - PUBLIC

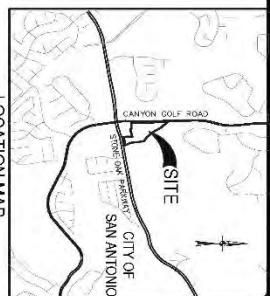
QUALITY CALCULATIONS

EXISTING	MFB 16.157 ACRES @ 20 UNITS/ACRE = 121 UNITS
PROPOSED	MFB 16.157 ACRES @ 20 UNITS/ACRE = 121 UNITS
	MFC 6.449 ACRES @ 32 UNITS/ACRE = 174 UNITS
	TOTAL = 295 UNITS
PROPOSED	295 UNITS

NOTES

ALLOWED USES

- MFB - 10 UNITS/ACRE
- MFC - 20 UNITS/ACRE
- MFC - 32 UNITS/ACRE



CANYON GOLF ROAD MULTI-FAMILY
 SAN ANTONIO, TEXAS

LAND USE EXHIBIT



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
 FAX: 210.375.5010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 472

NO.	REVISION	DATE

PLAN NO. _____
 JOB NO. _____
 DATE: OCTOBER 2015
 DRAWN BY: TB
 CHECKED BY: SHARON BA
 SHEET 1 OF 1

DEMOGRAPHICS

Radius	<u>2 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population			
2010 Population	32,714	136,821	440,895
2020 Population	40,794	166,568	539,559
2025 Population Projection	43,794	178,283	578,945
Annual Growth 2010-2020	2.5%	2.2%	2.2%
Annual Growth 2020-2025	1.5%	1.4%	1.5%

Households

2010 Households	3,155	24,238	130,336
2020 Households	14,024	60,559	211,742
2025 Household Projection	15,035	64,560	226,270
Annual Growth 2010-2020	2.0%	1.6%	1.6%
Annual Growth 2020-2025	1.4%	1.3%	1.4%
Owner Occupied	9,508	42,600	123,261
Renter Occupied	4,516	17,959	88,481

Household Income

Avg Household Income	\$120,952	\$118,706	\$92,665
Median Household Income	\$100,974	\$96,363	\$69,153

Source: CoStar 2020



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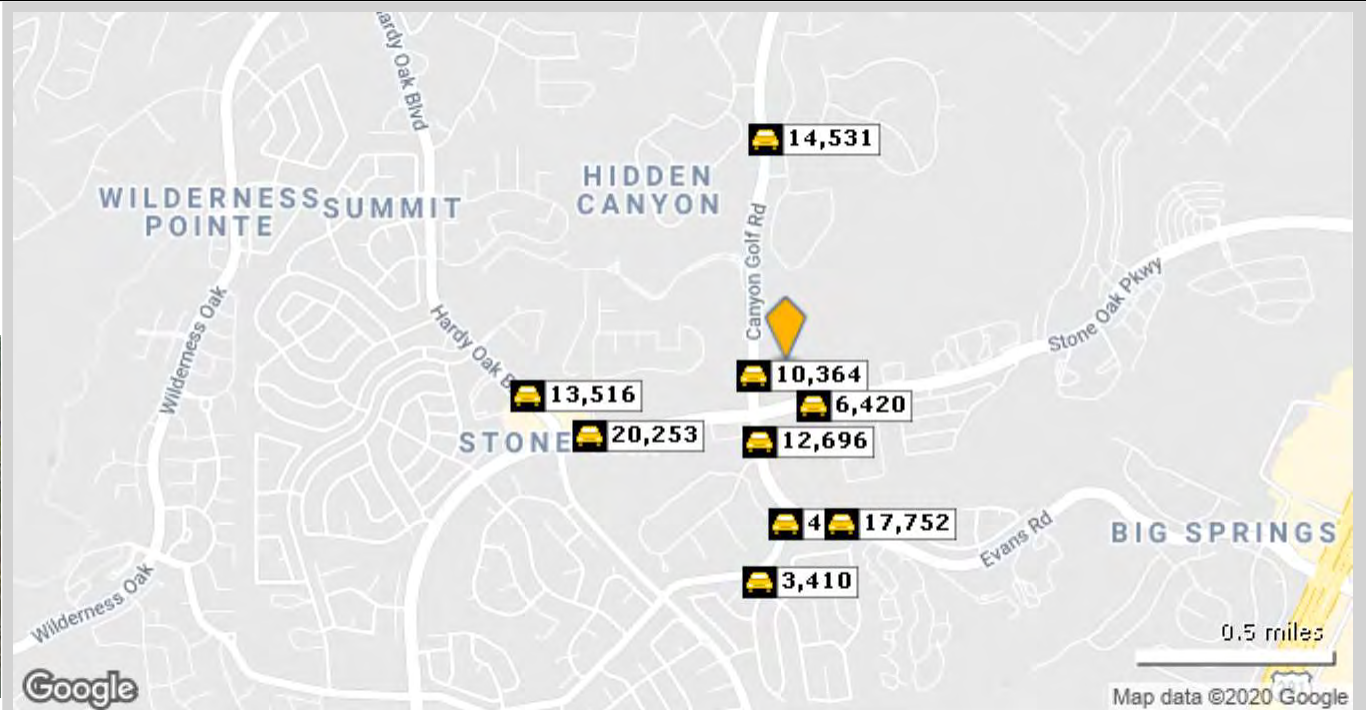
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Traffic Count Report

11.089 AC Canyon Golf

Stone Oak Pky & Canyon Go Rd, San Antonio, TX 78258

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Canyon Golf Rd	Stone Oak Pkwy	0.10 S	2020	10,364	MPSI	.08
2 Stone Oak Pkwy	Granite Spring	0.08 E	2020	6,420	MPSI	.13
3 Evans Rd	Ridge Trce	0.05 S	2020	12,696	MPSI	.21
4 Knights Cross Dr	Evans Rd	0.04 NE	2020	4,459	MPSI	.41
5 Evans Rd	Knights Cross Dr	0.12 W	2018	16,000	MPSI	.43
6 Evans Rd	Knights Cross Dr	0.12 W	2020	17,752	MPSI	.43
7 Stone Oak Pkwy	Mesa Ranch	0.04 E	2018	20,253	MPSI	.54
8 Legend Point Dr	Pelican Creek	0.02 SE	2020	3,410	MPSI	.56
9 Canyon Golf Rd	Champions	0.10 S	2018	14,531	MPSI	.58
10 Hardy Oak Blvd	Stone Oak Pkwy	0.14 SE	2020	13,516	MPSI	.67





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