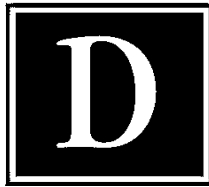

**23.75 Acres
Multi-Family
Canyon Golf Rd
San Antonio, Texas**



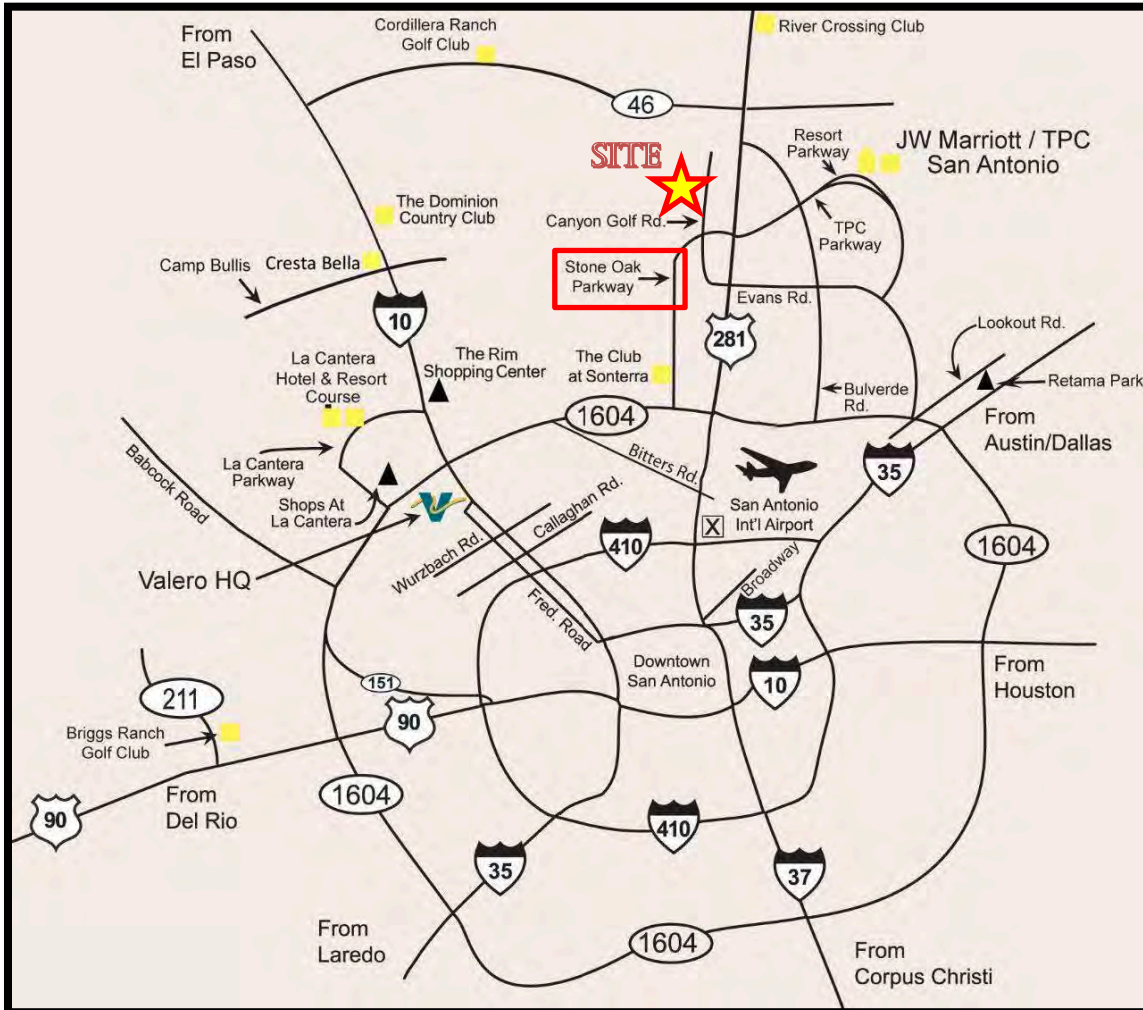
DRAKE COMMERCIAL GROUP

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* 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.

23.75 AC. MULTI-FAMILY CANYON GOLF ROAD



- Located in Canyon Springs off Canyon Golf Road near Stone Oak Parkway
- Zoning – Out of City Limits – ERZD
- Category One property
- Water / Sewer – SAWS
- Northeast ISD –
 - Tuscany Heights Elementary
 - Bush Middle School
 - Reagan High School
- Beautiful Views

[Click here for Video of Property](#)

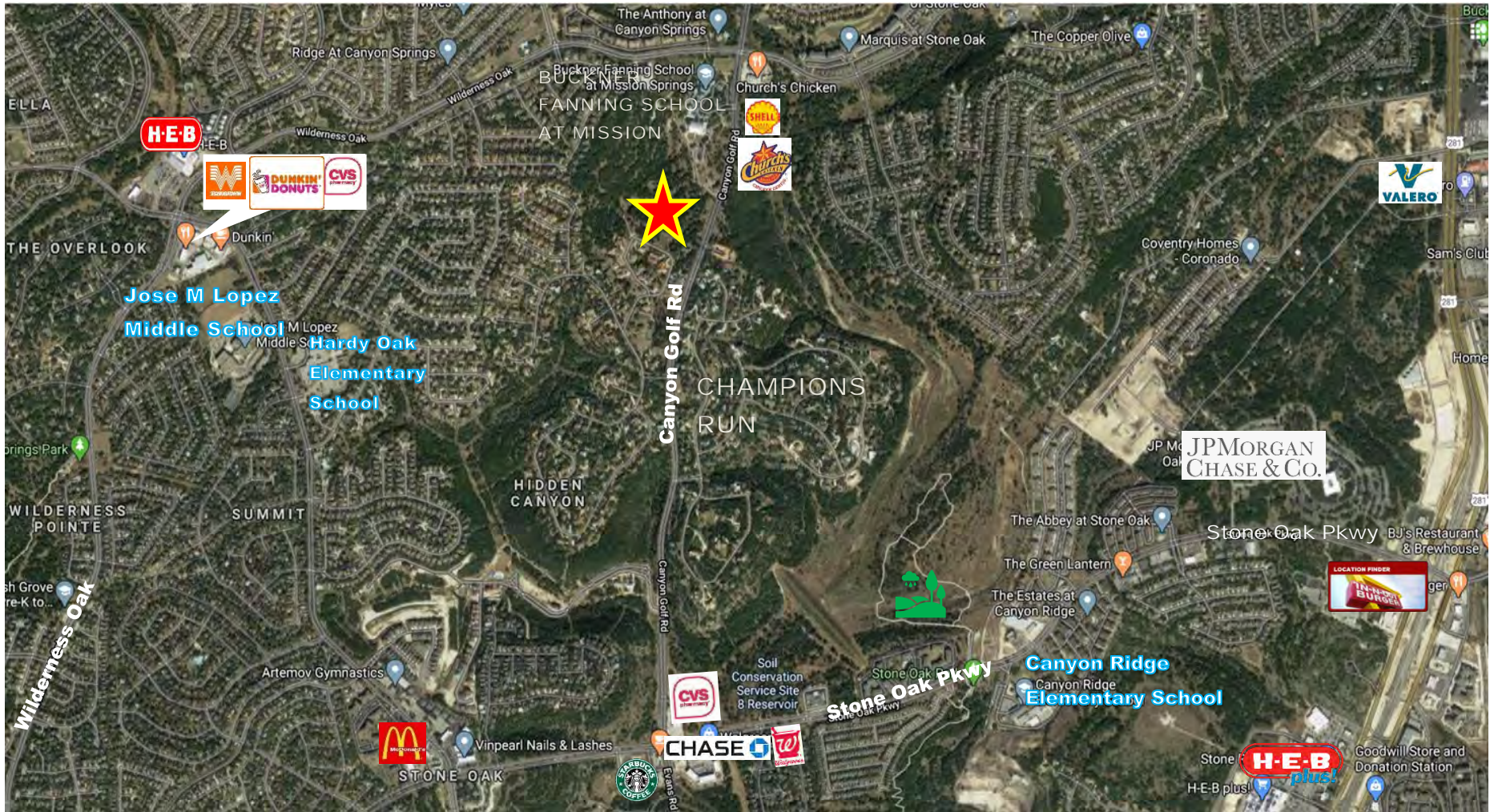


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23.75 Acres Multi-Family Canyon Golf Rd



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Legend

-  Property Boundary
-  1.84 Ac Drainage Easment
-  DFIRM 100 Year Floodplain



Date: 10/15/2013 10:55:00 AM
 User: C:\Users\pawson\Documents\Projects\Franklin\Franklin.aprx

JOB NO. 0000-00
 DATE Jul 2013
 DESIGNER EM
 CHECKED D DRAWN EP
 SHEET 1

FRANKLIN PROPERTY AERIAL EXHIBIT



**PAPE-DAWSON
ENGINEERS**

655 EAST RAMSEY | SAN ANTONIO, TEXAS 78218 | PHONE: 210.575.2000
 FAX: 210.575.2000

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

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DEMOGRAPHICS AND TRAFFIC COUNTS

Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	4,547	65,158	135,159
2020 Estimate	4,285	60,662	125,603
2010 Census	3,752	48,444	98,864
Growth 2020-2025	6.11%	7.41%	7.61%
Growth 2010-2020	14.21%	25.22%	27.05%

Households			
2025 Projection	1,547	22,065	46,658
2020 Estimate	1,458	20,588	43,479
2010 Census	1,262	16,516	34,539
Growth 2020 - 2025	6.10%	7.17%	7.31%
Growth 2010 - 2020	15.53%	24.65%	25.88%
Owner Occupied	998	15,017	32,196
Renter Occupied	460	5,571	11,284

Household Income			
2020 Avg Household Income	\$125,846	\$127,506	\$121,652
2020 Med Household Income	\$103,173	\$106,378	\$100,207

Collection Street	Cross Street	Traffic Volume	Count Year
Mountain Lodge	US Hwy 281 E	6,564	2015
Mountain Lodge	US Hwy 281 E	5,695	2018
US Highway 281 North	Mountain Lodge N	54,145	2020
US Hwy 281	Tips Jewels Ln S	45,171	2018
US Hwy 281	Tips Jewels Ln S	49,984	2020
Summer Glen	Winding Vw W	2,029	2014
Marshall Rd	US Hwy 281 W	7,008	2018
Marshall Rd	US Hwy 281 W	7,229	2013
Northwind Blvd	Marshall Rd E	1,693	2020

Source: CoStar 2020



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San Antonio

Home to the five-time NBA champion Spurs, San Antonio welcomes 26 million tourists each year who visit attractions like The Alamo, SeaWorld, Six Flags Fiesta Texas and the River Walk shopping and entertainment district. The city houses a number of U.S. military bases and hosts the long-running annual San Antonio Stock Show & Rodeo. - **Livability**



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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