# 2.445 Acres Commercial 11070 Shaenfield Road San Antonio, Texas



## **DRAKE COMMERCIAL GROUP**

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19310 Stone Oak Parkway Suite 201 San Antonio, TX 78258 www.drakecommercial.com

# 2.445 +/- ACRES - COMMERCIAL PROPERTY



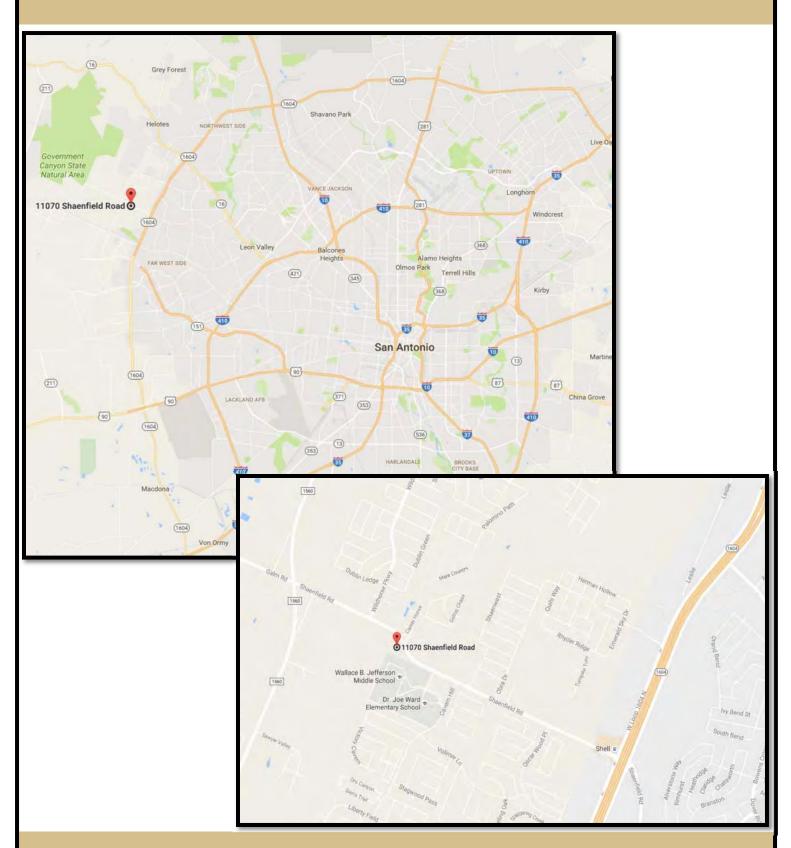
- ➤ 2.445 +/- Acres commercial property house to be conveyed with property
- > Approximately 650' Frontage on Shaenfield Road
- ➤ Out of City Limits
- Call for Pricing

For more information please contact Deborah Bauer or Travis Bauer 210.402.6363

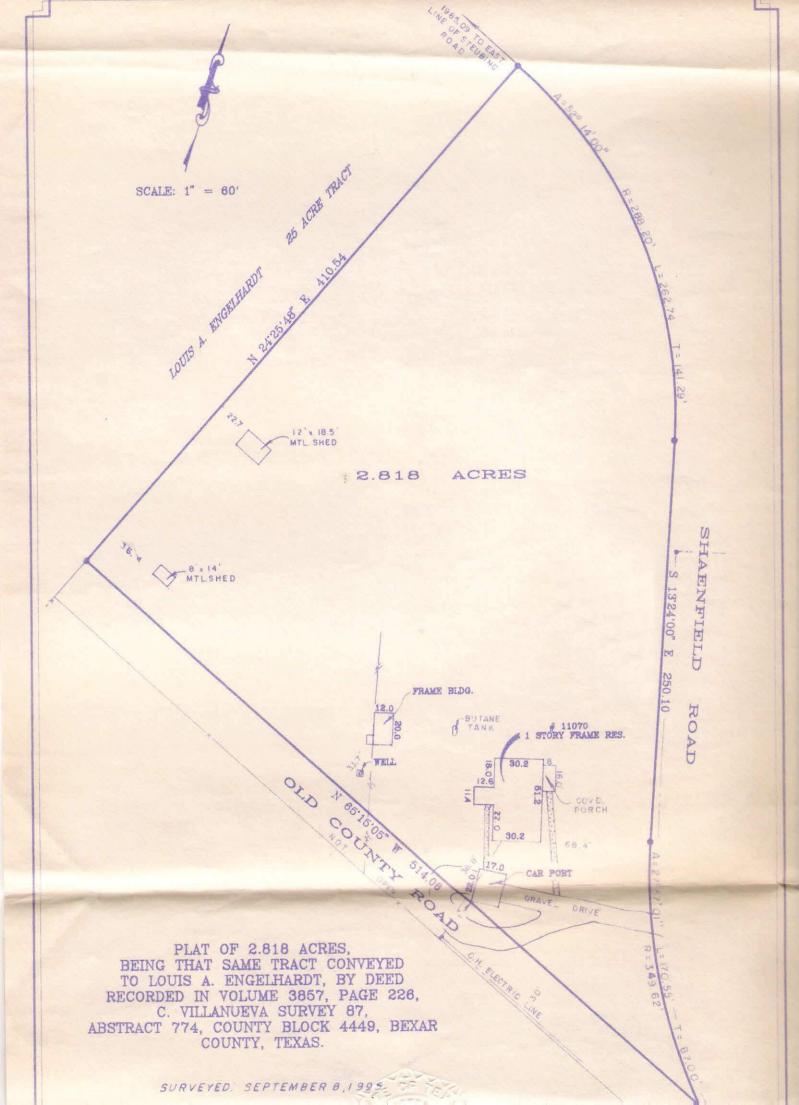
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**DEED/PLAT REFERENCE** 100 DEED RECORDS OF BEXAR COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS D.R. R.P.R. D.P.R. ( IN FEET ) NOTES: 1 INCH = 100 FT.1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS CURVE TABLE OTHERWISE NOTED. CHORD CHORD CENTRAL 2) THE BASIS OF MONUMENTATION FOR THIS SURVEY LENGTH CURVE **BEARING** DISTANCE RADIUS ANGLE ARE THOSE SHOWN FOUND. C1 743.00 1"11"01" N 23'55'19" W 15.35 15.35 3) THE BEARINGS FOR THIS SURVEY ARE BASED ON C2 657.00 24'30'36 N 35°35'06' 278.91 281.05 THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM S 39'49'31" E C3 262.62 288.20 253.62 52'12'35 ESTABLISHED FOR THE SOUTH CENTRAL ZONE. C4 349.62 28'16'29' N 27'51'28" W 170.79 172.53 4) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD 60,586 ACRES **LEGEND** SYMBOL NOTE DESCRIPTION. (VOL. 2506, PGS. **RCP** REINFORCED CONCRETE PIPE 0 1548-1552 R.P.R.) **GUY ANCHOR GUY** CENTERLINE MB MAILBOX ¥Pug1 UP GU PAVEMENT SIGN ADVERTISING/ROAD/UTILITY SIGN S65\*55'49"E UTILITY POLE WATER VALVE UP 4.52 WV ♨ N23°43'47"E FΗ FIRE HYDRANT BARBED WIRE FENCE 45.48  $\frac{3}{2}$ 4.82 ACRES MARIA N65\*55'49"V a. (VOL. 5293, PGS. œ 23.25 1916-1919 R.P.R.) 1632-1636 능 ઝ RLOS L. MUNOZ, SR. 6
ELENA MUNOZ
REMAINING PORTION (
22.650 ACRES PARCEL 21 S13°43'14"E 199.24 0.3625 ACRES PGS. (15,791 SQ. FT. MORE OR LESS) N23'19'49"W JUAN MARTIN AZUA 2.818 ACRES 106.96 CARLOS (VOL. 6535, PGS. 380-383 R.P.R.) N13°43'14"W P.O.B. IRON ROD MUSQUIZ SURVEY CONC NO. 467 IRON DR. JOE WARD ELEMENTARY SCHOOL **SURVEY** STATE OF TEXAS LOT 1, BLOCK 35 COUNTY OF BEXAR (VOL. 9555, PG. 146 D.P.R.) I hereby certify that this plat and accompanying legal description A 0.3625 ACRE, OR 15,791 SQUAR is based on an on the ground survey made under my supervision OR LESS, TRACT OF LAND BEING OUT OF A and to the best of my knowledge, is true and correct. 2.818 ACRE TRACT RECORDED AND CONVEYED TO JUAN MARTIN AZUA IN VOLUME 6535. \_ day of \_<u> 국고노</u>ゾ 2005, A.D. PAGES 380-383 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. MUSQUIZ Patricia Ann Mantooth SURVEY NUMBER 80, ABSTRACT 467, COUNTY

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PROPERTY DESCRIPTION OF

Registered Professional Land Surveyor No. 4721

SHAENFIELD ROAD F.M. 1560 TO LOOP 1604 BEXAR COUNTY, TEXAS R.O.W ACQUISITION MAP SCALE: 1" = 100'

SAN ANTONIO TEXAS 78216 PHONE: 210.375.9000 FAX: 210.375.9010

BLOCK 4450 OF BEXAR COUNTY, TEXAS.

N:\SURVEY04\CIVIL\6114-00\PARCELS\PARCEL21.DWG

555 EAST RAMSEY

JOB No.:

6114-00

# 11070 Shaenfield - 2.455 Acres

Population 1-mi.	
Population1-mi.2015 Male Population10,68	1 43,895 87,187
2015 Female Population 11,11	
% 2015 Male Population 49.00	
% 2015 Female Population 51.00	% 51.13% 51.15%
2015 Total Population: Adult 14,30	9 63,141 129,152
2015 Total Daytime Population 14,33	1 59,650 135,172
2015 Total Employees 2,99	1 13,082 43,211
2015 Total Population: Median Age	9 31 33
2015 Total Population: Adult Median Age	6 40 42
2015 Total population: Under 5 years 2,21	4 7,608 13,260
2015 Total population: 5 to 9 years 2,30	7,825 14,497
2015 Total population: 10 to 14 years 2,06	9 7,472 14,221
2015 Total population: 15 to 19 years 1,48	0 6,324 12,427
2015 Total population: 20 to 24 years 1,24	4 5,893 11,945
2015 Total population: 25 to 29 years 2,17	4 8,287 14,601
2015 Total population: 30 to 34 years 2,86	1 9,221 16,046
2015 Total population: 35 to 39 years 2,15	7 7,472 13,867
2015 Total population: 40 to 44 years 1,58	7 6,777 13,663
2015 Total population: 45 to 49 years 1,06	3 5,593 11,719
2015 Total population: 50 to 54 years	5 5,214 11,347
2015 Total population: 55 to 59 years 58	4 4,149 9,727
2015 Total population: 60 to 64 years 47	2 3,154 7,918
2015 Total population: 65 to 69 years 33	0 2,169 5,758
2015 Total population: 70 to 74 years	4 1,204 3,211
2015 Total population: 75 to 79 years	6 683 2,086
2015 Total population: 80 to 84 years	9 432 1,201
2015 Total population: 85 years and over	0 344 991
% 2015 Total population: Under 5 years 10.16	% 8.47% 7.43%
% 2015 Total population: 5 to 9 years 10.58	% 8.71% 8.12%
% 2015 Total population: 10 to 14 years 9.49	% 8.32% 7.97%
% 2015 Total population: 15 to 19 years 6.79	% 7.04% 6.96%
% 2015 Total population: 20 to 24 years 5.71	% 6.56% 6.69%
% 2015 Total population: 25 to 29 years 9.97	
% 2015 Total population: 30 to 34 years 13.13	% 10.27% 8.99%
% 2015 Total population: 35 to 39 years 9.90	% 8.32% 7.77%
% 2015 Total population: 40 to 44 years 7.28	<b>7.55% 7.65%</b>
% 2015 Total population: 45 to 49 years 4.88	
% 2015 Total population: 50 to 54 years 3.74	
% 2015 Total population: 55 to 59 years 2.68	
% 2015 Total population: 60 to 64 years 2.17	
% 2015 Total population: 65 to 69 years 1.51	
% 2015 Total population: 70 to 74 years 0.89	
% 2015 Total population: 75 to 79 years 0.58	
% 2015 Total population: 80 to 84 years 0.27	
% 2015 Total population: 85 years and over 0.28	
2015 White alone 15,30	
2015 Black or African American alone 1,67	9 6,021 11,781

2015 American Indian and Alaska Native alone	128	612	1,130
2015 Asian alone	657	2,597	6,472
2015 Native Hawaiian and OPI alone	57	138	259
2015 Some Other Race alone	2,877	9,542	17,903
2015 Two or More Races alone	1,089	4,269	7,775
2015 Hispanic	13,191	50,768	95,441
2015 Not Hispanic	8,605	39,053	83,044
% 2015 White alone	70.24%	74.19%	74.61%
% 2015 Black or African American alone	7.70%	6.70%	6.60%
% 2015 American Indian and Alaska Native alone	0.59%	0.68%	0.63%
% 2015 Asian alone	3.01%	2.89%	3.63%
% 2015 Native Hawaiian and OPI alone	0.26%	0.15%	0.15%
% 2015 Some Other Race alone	13.20%	10.62%	10.03%
% 2015 Two or More Races alone	5.00%	4.75%	4.36%
% 2015 Hispanic	60.52%	56.52%	53.47%
% 2015 Not Hispanic	39.48%	43.48%	46.53%
2015 Not Hispanic: White alone	175	18,802	44,097
2015 Not Hispanic: Black or African American alone	n/a	2,834	6,166
2015 Not Hispanic: American Indian and Alaska Native alone	n/a	142	297
2015 Not Hispanic: Asian alone	n/a	849	2,240
2015 Not Hispanic: Native Hawaiian and OPI alone	2	42	96
2015 Not Hispanic: Some Other Race alone	n/a	67	122
2015 Not Hispanic: Two or More Races	2	756	1,656
% 2015 Not Hispanic: White alone	82.16%	43.40%	46.16%
% 2015 Not Hispanic: Black or African American alone	0.00%	6.54%	6.45%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.00%	0.33%	0.31%
% 2015 Not Hispanic: Asian alone	0.00%	1.96%	2.34%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.94%	0.10%	0.10%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.15%	0.13%
% 2015 Not Hispanic: Two or More Races	0.94%	1.75%	1.73%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishements (NAICS)	n/a	n/a	n/a
2015 Total Population	21,796	89,821	178,485
2015 Households	6,566	28,955	59,574
Population Change 2010-2015	2,016	13,649	27,699
Household Change 2010-2015	447	4,013	8,329
% Population Change 2010-2015	10.19%	17.92%	18.37%
% Household Change 2010-2015	7.31%	16.09%	16.25%
Population Change 2000-2015	21,583	46,502	82,945
Household Change 2000-2015	6,485	15,288	28,679
% Population Change 2000 to 2015	10132.86%	107.35%	86.82%
% Household Change 2000 to 2015	8006.17%	111.86%	92.83%
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	93	14,065	31,930
2015 Occupied Housing Units	84	13,671	30,901
2015 Owner Occupied Housing Units	71	11,468	25,451

13

2,203

5,450

2015 Renter Occupied Housing Units

2015 Vacant Housings Units	11	396	1,033
% 2015 Occupied Housing Units	90.32%	97.20%	96.78%
% 2015 Owner occupied housing units	84.52%	83.89%	82.36%
% 2015 Renter occupied housing units	15.48%	16.11%	17.64%
% 2000 Vacant housing units	11.83%	2.82%	3.24%
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$72,292	\$70,528	\$72,892
2015 Household Income: Average	\$84,543	\$84,740	\$87,670
2015 Per Capita Income	\$25,469	\$27,346	\$29,326
2015 Household income: Less than \$10,000	107	794	1,720
2015 Household income: \$10,000 to \$14,999	120	536	1,250
2015 Household income: \$15,000 to \$19,999	107	538	1,452
2015 Household income: \$20,000 to \$24,999	86	771	1,627
2015 Household income: \$25,000 to \$29,999	248	828	1,776
2015 Household income: \$30,000 to \$34,999	139	996	1,883
2015 Household income: \$35,000 to \$39,999	207	1,002	2,027
2015 Household income: \$40,000 to \$44,999	465	1,791	3,013
2015 Household income: \$45,000 to \$49,999	260	1,172	2,242
2015 Household income: \$50,000 to \$59,999	681	3,180	5,699
2015 Household income: \$60,000 to \$74,999	1,053	4,088	8,258
2015 Household income: \$75,000 to \$99,999	1,135	4,627	9,899
2015 Household income: \$100,000 to \$124,999	1,026	3,849	7,827
2015 Household income: \$125,000 to \$149,999	435	2,142	4,932
2015 Household income: \$150,000 to \$199,999	337	1,805	3,822
2015 Household income: \$200,000 or more	160	836	2,147
% 2015 Household income: Less than \$10,000	1.63%	2.74%	2.89%
% 2015 Household income: \$10,000 to \$14,999	1.83%	1.85%	2.10%
% 2015 Household income: \$15,000 to \$19,999	1.63%	1.86%	2.44%
% 2015 Household income: \$20,000 to \$24,999	1.31%	2.66%	2.73%
% 2015 Household income: \$25,000 to \$29,999	3.78%	2.86%	2.98%
% 2015 Household income: \$30,000 to \$34,999	2.12%	3.44%	3.16%
% 2015 Household income: \$35,000 to \$39,999	3.15%	3.46%	3.40%
% 2015 Household income: \$40,000 to \$44,999	7.08%	6.19%	5.06%
% 2015 Household income: \$45,000 to \$49,999	3.96%	4.05%	3.76%
% 2015 Household income: \$50,000 to \$59,999	10.37%	10.98%	9.57%
% 2015 Household income: \$60,000 to \$74,999	16.04%	14.12%	13.86%
% 2015 Household income: \$75,000 to \$99,999	17.29%	15.98%	16.62%
% 2015 Household income: \$100,000 to \$124,999	15.63%	13.29%	13.14%
% 2015 Household income: \$125,000 to \$149,999	6.63%	7.40%	8.28%
% 2015 Household income: \$150,000 to \$199,999	5.13%	6.23%	6.42%
% 2015 Household income: \$200,000 or more	2.44%	2.89%	3.60%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$2,048,825	\$8,786,073	\$17,879,555
2015 Jewelry stores	\$696,213	\$3,066,175	\$6,362,116
2015 Mens clothing stores	\$2,343,722	\$10,210,607	\$21,057,914
2015 Shoe stores	\$2,403,330	\$10,452,704	\$21,491,912
2015 Womens clothing stores	\$3,847,154	\$16,964,790	\$35,120,520
2015 Automobile dealers	\$30,723,058	\$134,861,888	\$278,836,395

2015 Automotive parts and accessories stores	\$5,812,915	\$25,761,028	\$53,354,944
2015 Other motor vehicle dealers	\$730,065	\$3,361,402	\$6,993,135
2015 Tire dealers	\$2,609,013	\$11,522,935	\$23,836,698
2015 Hardware stores	\$126,669	\$569,079	\$1,185,639
2015 Home centers	\$1,231,034	\$5,520,104	\$11,521,834
2015 Nursery and garden centers	\$1,403,231	\$6,369,663	\$13,380,243
2015 Outdoor power equipment stores	\$662,219	\$2,982,294	\$6,177,895
2015 Paint andwallpaper stores	\$152,327	\$664,898	\$1,366,371
2015 Appliance, television, and other electronics stores	\$4,078,713	\$18,001,505	\$37,277,802
2015 Camera andphotographic supplies stores	\$322,945	\$1,411,088	\$2,930,734
2015 Computer andsoftware stores	\$10,797,839	\$47,516,369	\$98,088,992
2015 Beer, wine, and liquor stores	\$1,888,944	\$8,353,721	\$17,347,076
2015 Convenience stores	\$8,789,012	\$38,189,427	\$78,475,801
2015 Restaurant Expenditures	\$7,994,956	\$35,282,571	\$73,184,209
2015 Supermarkets and other grocery (except convenience) stores	\$30,805,087	\$135,612,807	\$279,737,683
2015 Furniture stores	\$2,903,816	\$12,780,158	\$26,402,233
2015 Home furnishings stores	\$9,749,129	\$43,326,740	\$89,924,747
2015 General merchandise stores	\$52,023,789	\$230,107,961	\$476,954,408
2015 Gasoline stations with convenience stores	\$27,218,167	\$118,965,767	\$244,541,326
2015 Other gasoline stations	\$19,464,005	\$85,269,004	\$175,285,736
2015 Department stores (excl leased depts)	\$51,327,576	\$227,041,786	\$470,592,292
2015 General merchandise stores	\$52,023,789	\$230,107,961	\$476,954,408
2015 Other health and personal care stores	\$2,005,779	\$8,881,235	\$18,449,248
2015 Pharmacies and drug stores	\$7,793,673	\$34,739,094	\$72,138,551
2015 Pet and pet supplies stores	\$2,151,783	\$9,554,752	\$19,735,289
2015 Book, periodical, and music stores	\$322,553	\$1,439,731	\$3,010,639
2015 Hobby, toy, and game stores	\$946,179	\$4,164,438	\$8,597,407
2015 Musical instrument and supplies stores	\$98,976	\$436,318	\$908,078
2015 Sewing, needlework, and piece goods stores	\$174,310	\$777,362	\$1,624,165
2015 Sporting goods stores	\$981,632	\$4,249,096	\$8,787,619
2015 Sporting goods stores	\$ 614,369	\$ 3,215,382	\$ 9,990,503



# **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Drake Commercial Group	442994	deborah@drakecommercial.com	210-402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	0277444	deborah@drakecommercial.com	210-402-6363
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/Tena	ant/Seller/Landl	ord Initials Date	