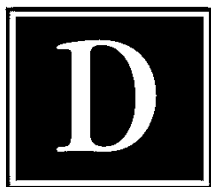


**8.7756 Acres Commercial Tract
SE Corner of SW Loop 410 and
US Hwy 90
San Antonio, Texas**



DRAKE COMMERCIAL GROUP

DEBORAH BAUER
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4630 N LOOP 1604 W, SUITE 510
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.

8.7756 ACRES SE CORNER OF SW LOOP 410 & US HWY 90



- Located at the SE corner of SW Loop 410 and US Hwy 90
- Approx. 8.7756 Acres – can be subdivided
- Platted Lots
- Frontage on Highway 90 - approx. 786.43'
- Zoned C-3R
- Major intersection located close to Lackland AFB
- Price upon request



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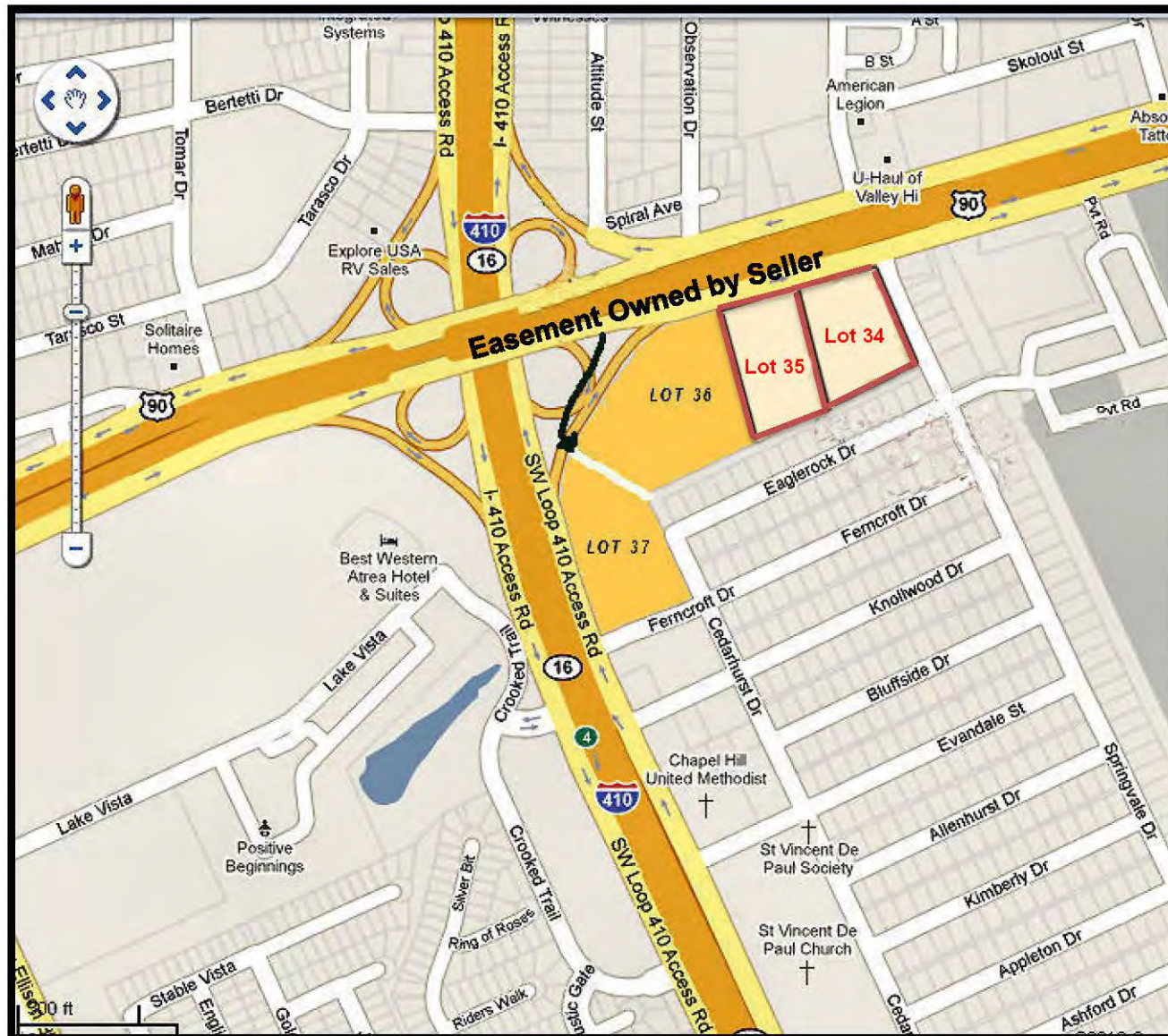


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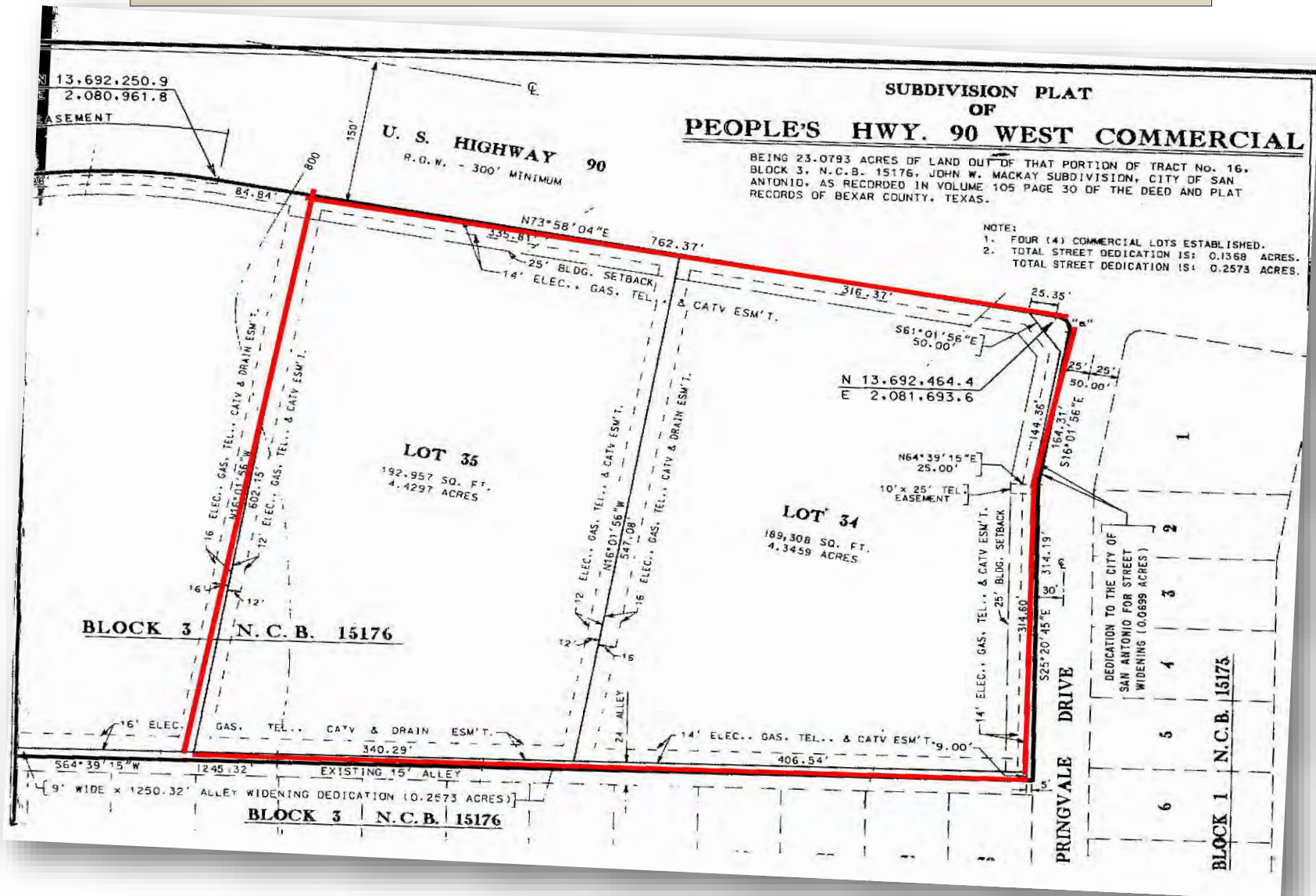


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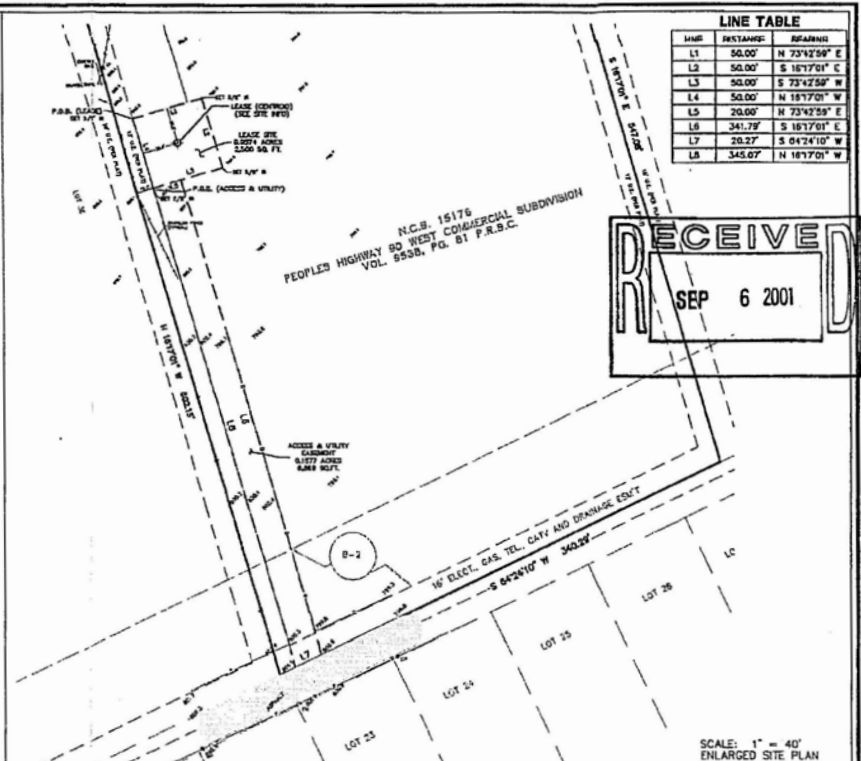
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First look: \$58M Southwest Side development underway

Aug 24, 2020, 1:07pm CDT

A \$58 million apartment complex is underway in Southwest San Antonio.

Cleveland-based NRP Group is building the 324-unit community, the Scott at Medio Creek, at 9130 Excellence Dr. in partnership with the San Antonio Housing Authority. The project is near employers such as Lackland Air Force Base and the Toyota manufacturing facility.

Floor plans will include one to four bedrooms priced from 30% to 70% of the area median income. The complex will include amenities such as a pool, fitness center and a community garden as well as social services such as after-school programs and financial literacy programs.

“This modern design provides a much-needed affordable housing option in an area that has a strong need for it,” said [Jason Arechiga](#), senior vice president of development for the NRP Group, in a statement.

Completion is expected for early 2022, with pre-leasing options available within months from now. NRP Contractors is building the project designed by local firm Muñoz and Co.

The NRP Group is accelerating its development and construction of market-rate and affordable communities across the country to meet increased demand due to the Covid-19 pandemic and economic downturn. It [announced](#) the groundbreaking in July along with two other San Antonio projects — The Arcadian and Luna Flats — as well as Independence at Collin McKinney in the Dallas-Fort Worth area. The development group also [received](#) planning and zoning approvals this month for another nearby project northeast of Von Ormy and Somerset, which plans to bring 345 apartments similarly in collaboration with SAHA.



THE NRP GROUP

The NRP Group is building the Scott at Medio Creek, a 324-unit residential development on the Southwest Side.

DEMOGRAPHICS

Radius	<u>2 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population			
2010 Population	38,083	205,187	767,593
2020 Population	44,344	241,513	880,259
2025 Population Projection	47,185	257,319	934,706
Annual Growth 2010-2020	1.6%	1.8%	1.5%
Annual Growth 2020-2025	1.3%	1.3%	1.2%

Households			
2010 Households	10,534	44,029	215,047
2020 Households	14,150	72,816	294,026
2025 Household Projection	15,013	77,478	311,592
Annual Growth 2010-2020	1.2%	1.4%	1.1%
Annual Growth 2020-2025	1.2%	1.3%	1.2%
Owner Occupied	7,657	43,735	167,675
Renter Occupied	6,493	29,081	126,350

Household Income			
Avg Household Income	\$49,655	\$59,445	\$59,911
Median Household Income	\$41,545	\$49,081	\$46,631

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