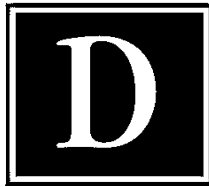


**1 +/- acre**  
**Wortham Oak Blvd and Waldon Walk**  
**San Antonio, Texas**



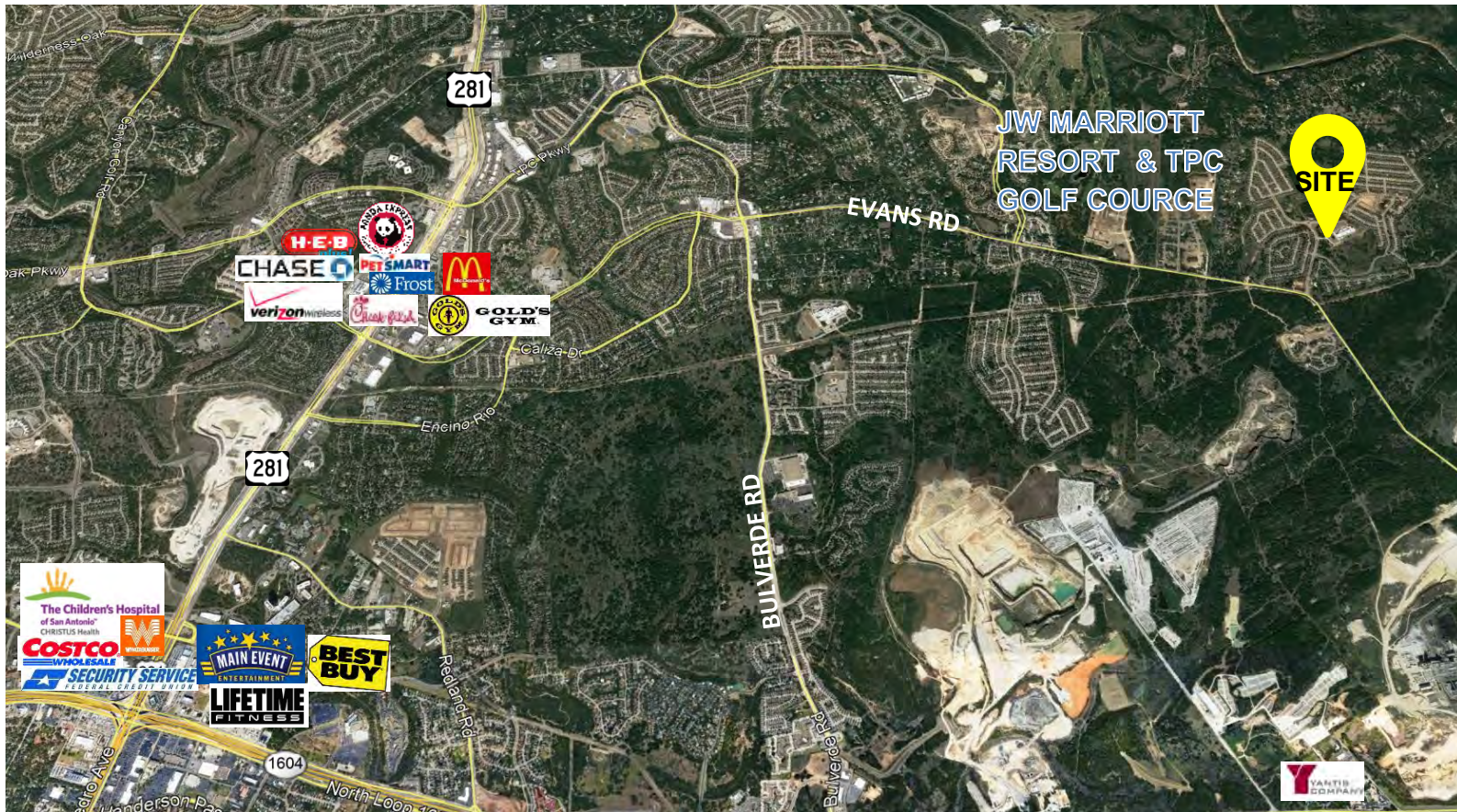
**DRAKE COMMERCIAL GROUP**

DEBORAH BAUER  
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[www.drakecommercial.com](http://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.

# 1.0520 AC Waldon Walk and Wortham Oaks Blvd



- Great Location at entrance to Wortham Oaks Elementary School
- 1.0520 acres located in Wortham Oaks
- Out of City Limits- ERZD
- Judson ISD -Wortham Oaks Elementary, Kitty Hawk Middle School, Veterans Memorial High School
- Surrounded by rooftops
- Call for Price

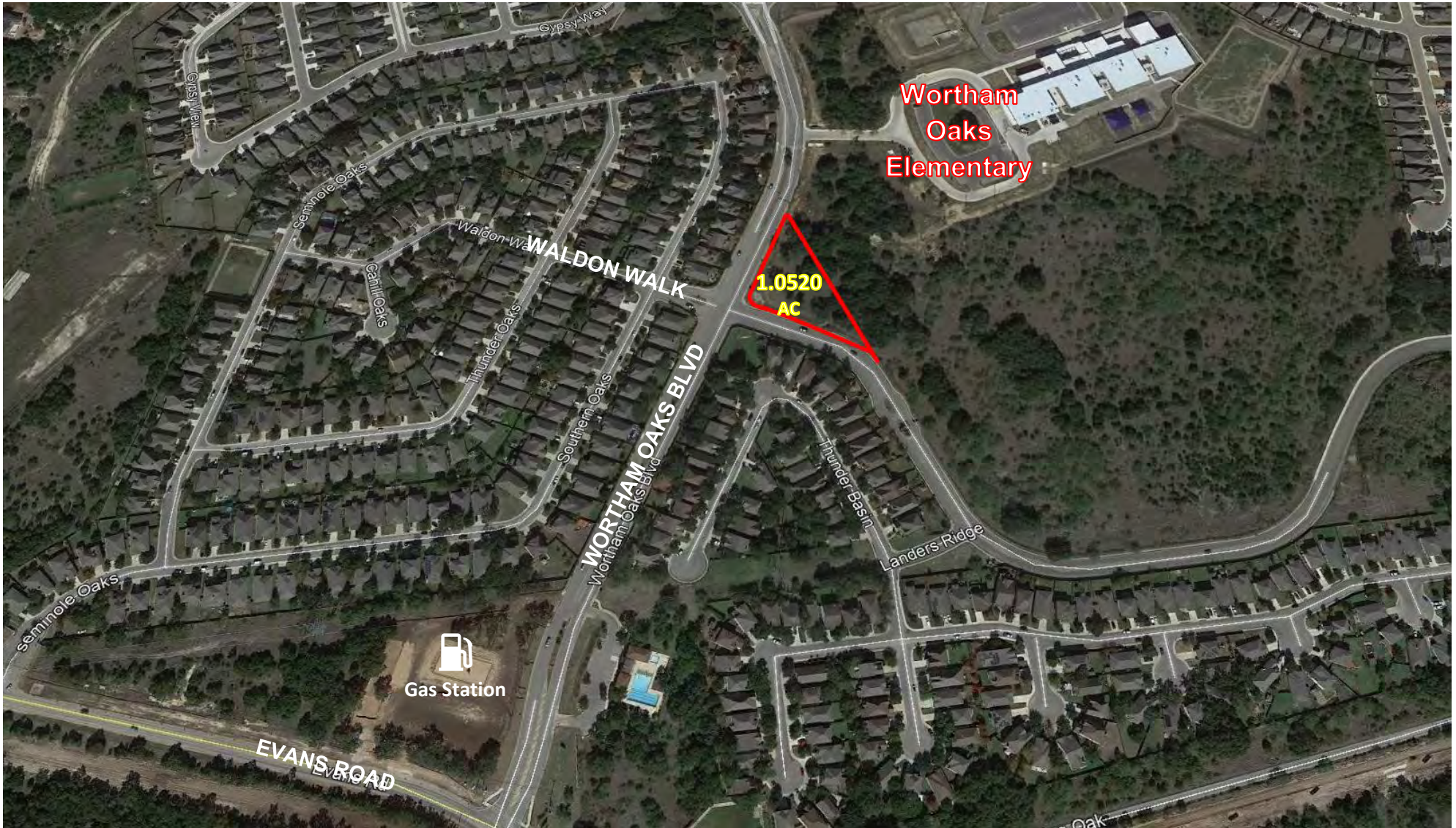


## Drake Commercial Group

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TRAVIS BAUER [travis@drakecommercial.com](mailto:travis@drakecommercial.com)

# 1 +/- Acre Waldon Walk and Wortham Oaks



Source: Google Map

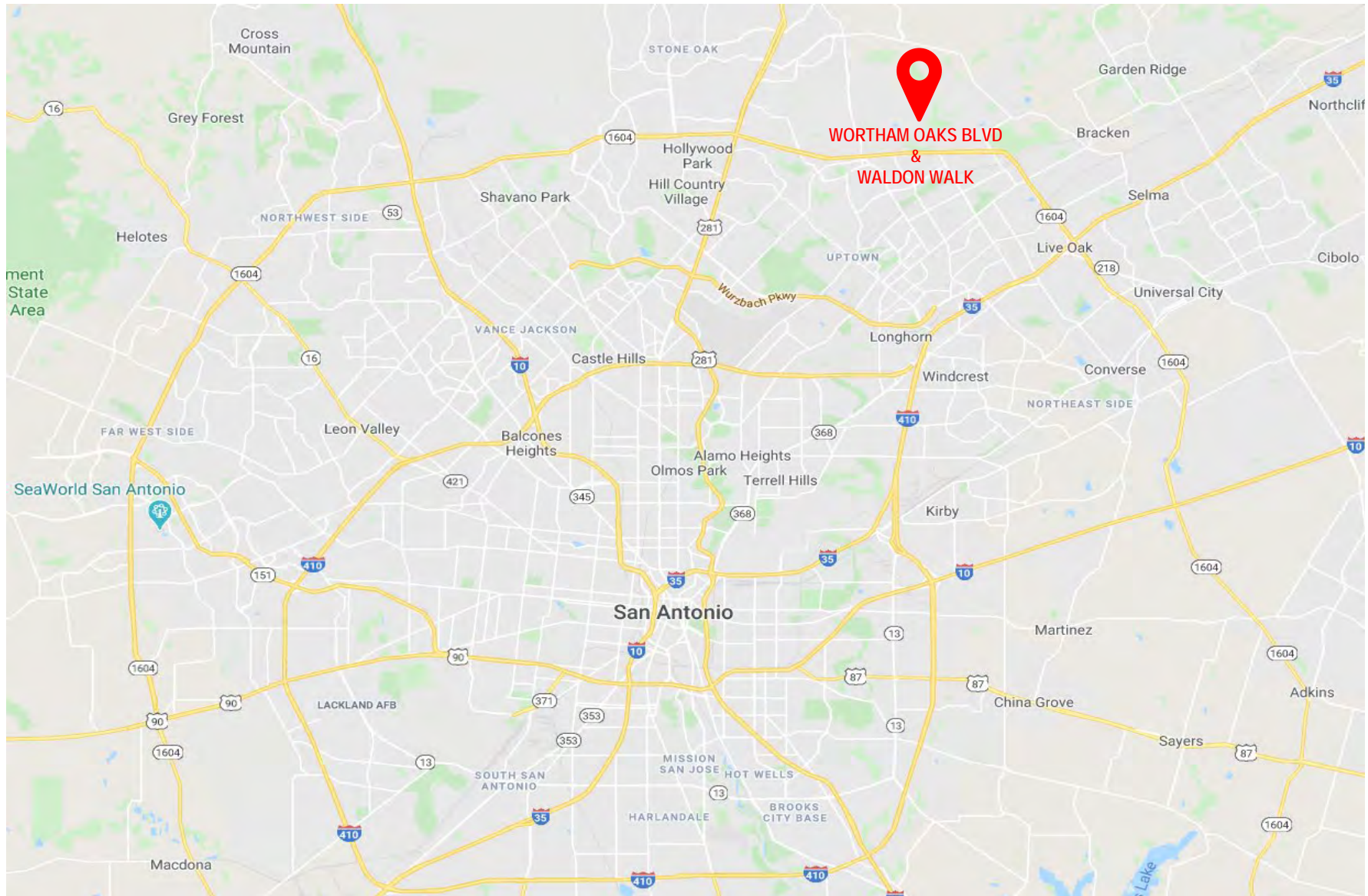


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# 1 +/- Acre Waldon Walk and Wortham Oaks



Source: Google Map



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# WORTHAM OAKS

**PAPE-DAWSON ENGINEERS**  
 1965-2005 ■ 40 YEARS OF EXCELLENCE

- LEGEND**
- AVAILABLE GREENSPACE (201.22 ACRES)
  - EXISTING BASIN
  - PROPOSED BASIN
  - WPAP LIMITS



NOT TO SCALE

JOB NO. 5724-03

Date: Dec 27, 2005, 4:55am User ID: DCU/prepwr  
 File: M:\57\24\03\Final\03\Final\03\GREENSPACE-Durk.dwg

888 EAST RAMMEY | SAN ANTONIO TEXAS 78215 | PHONE: 210.376.8000  
 FAC: 210.376.8010

# DEMOGRAPHICS AND TRAFFIC COUNTS

<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>			
2025 Projection	1,914	18,153	109,736
2020 Estimate	1,703	16,497	101,502
2010 Census	855	10,662	79,446
Growth 2020-2025	12.39%	10.04%	8.11%
Growth 2010-2020	99.18%	54.73%	27.76%

<b>Households</b>			
2025 Projection	709	6,239	37,509
2020 Estimate	632	5,682	34,798
2010 Census	319	3,704	27,642
Growth 2020 - 2025	12.18%	9.80%	7.79%
Growth 2010 - 2020	98.12%	53.40%	25.89%
Owner Occupied	589	4,610	27,465
Renter Occupied	43	1,072	7,333

<b>Household Income</b>			
2020 Avg Household Income	\$115,525	\$112,681	\$102,899
2020 Med Household Income	\$94,173	\$92,605	\$85,288

<b>Collection Street</b>	<b>Cross Street</b>	<b>Traffic Volume</b>	<b>Count Year</b>
Evans Rd	Hanging Oak NW	2,612	2020
Evans Rd	Evans Loop W	8,808	2018
Evans Rd	Evans Loop W	9,010	2015
Dusty Canyon	Evans Rd N	5,339	2015
Dusty Canyon	Evans Rd N	4,803	2018
Evans Rd	Dusty Canyon E	12,876	2018
Evans Rd	Dusty Canyon E	11,393	2015
Loma Vw E	Evans Rd N	585	2018
Evans Rd	W Green Mountain Rd SE	6,165	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