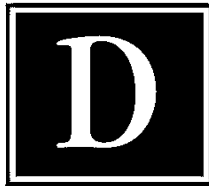


**1.2863 Acre**  
**Wortham Oak Blvd & Evans Road**  
**San Antonio, Texas**



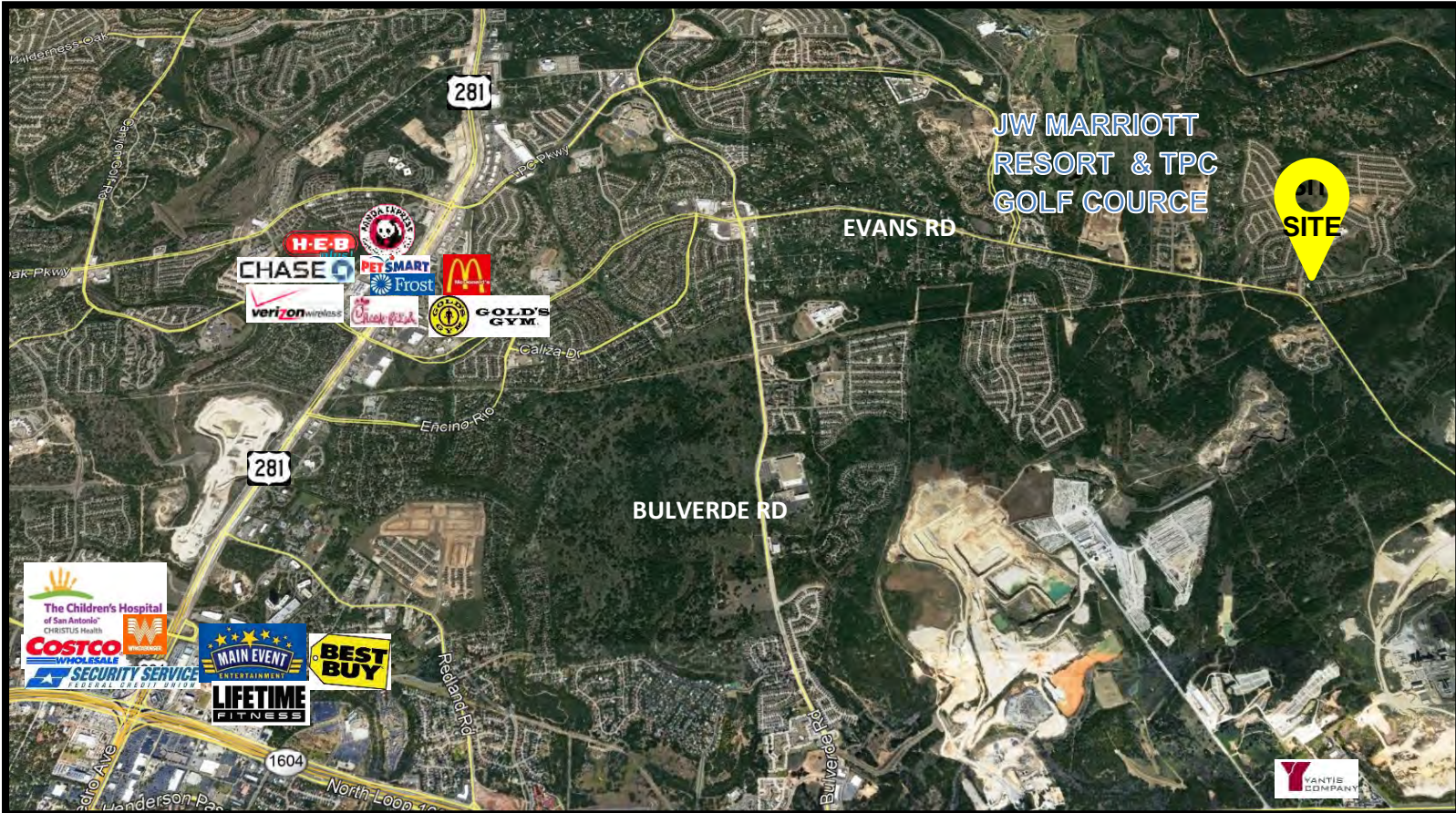
**DRAKE COMMERCIAL GROUP**

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](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.

## 1.2863 AC Wortham Oaks Blvd and Evans Road



- Great Location at entrance to Wortham Oaks
- 1.2863 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



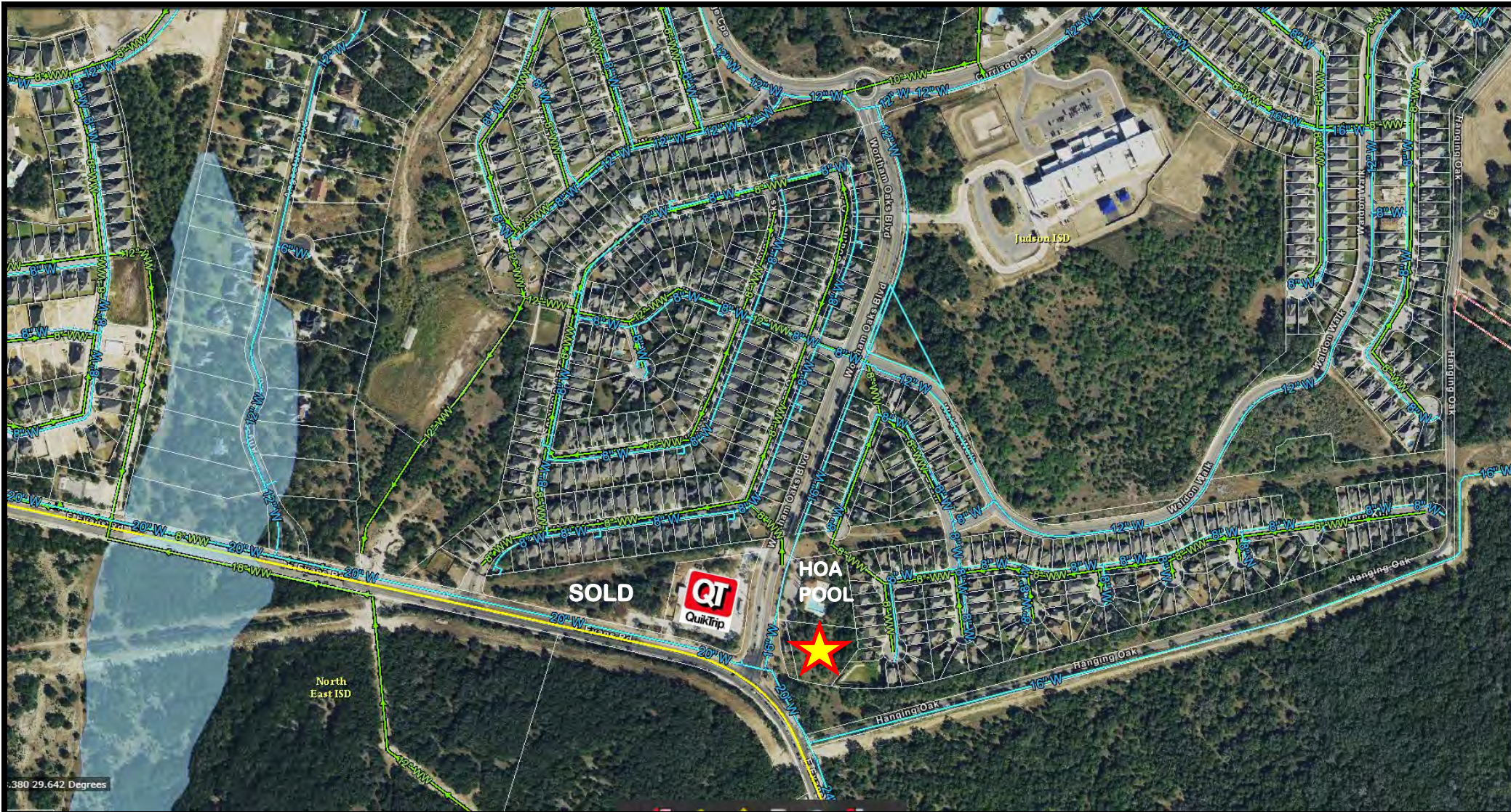
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# 1.268 ACRES EVANS ROAD AND WORTHAM OAKS BLVD.



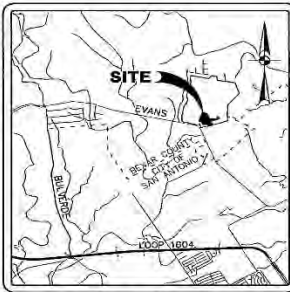
## Drake Commercial Group

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# 1.2863 ACRES EVANS ROAD AND WORTHAM OAKS BLVD.

PLAT NO. 030481



- LEGEND**
- D.R. - DEED RECORDS OF BEAR COUNTY, TEXAS
  - S.P.R. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
  - D.E.P. - DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
  - F.A.R. - CA - FOUND 1/2" IRON ROD WITH BAKER SURVEYING PLASTIC CAP
  - F.A.R. - RS - FOUND 1/2" IRON ROD WITH BAKER SURVEYING PLASTIC CAP
  - EXISTING 6" CONDITIONS
  - - - - - PROPOSED 6" CONDITIONS
  - SURVEY LINE

**GENERAL NOTES**

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WORTHAM OAKS UNIT 2, P.U.D. FOR ANY PURPOSE AT ANY TIME AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND DRIVEWAYS SHALL BE REMOVED AT THE COST OF THE OWNER TO THE OWNER OR OWNER'S OF THE OBSTRUCTION.
2. THE MAINTENANCE AND/OR DRAINAGE EXISTING PRIVATE STREETS AND DRIVEWAYS OF ANY NATURE WITHIN WORTHAM OAKS UNIT 2, P.U.D. SHALL BE THE RESPONSIBILITY OF THE OWNERS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR DRIVEWAYS SHALL BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WORK THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EXHAUSTS. THEN SUCH AREAS SHALL BE DEDICATED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EXHAUSTS AND PRIVATE STREETS.
4. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS, NOT ALLOWED, SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE LIMITS OF THE DRAINAGE EXHAUSTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE ORIGINAL DESIGN, SHALL BE PERMITTED. ANY SUCH MODIFICATION SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF RECESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EXHAUSTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EXHAUSTS.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE OF THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THE PRIVATE PLAT.
6. THE DEVELOPER HAS BROUGHT AN AMBULANCE, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, PEDESTRIAN, CABLE T.V. AND SANITARY SEWER EXHAUSTS AND IS DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN AND SANITARY SEWER EXHAUST. THEREFORE, SUCH AREAS SHALL BE DEDICATED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EXHAUSTS AND PRIVATE STREETS.
8. FOR RESIDENTIAL LOTS FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINISH ADJACENT GRADE.

**C.P.S. NOTES**

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Ambulance Easement," "Transformer Easement," "Utility Easement," and "Transformer Easement" for its purposes of installing, constructing, reconstructing, maintaining, repairing, inspecting, repairing, and erecting poles, towers or burling wires, cables, conductors, transformers, or other necessary apparatuses together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement, together with the right to remove from said lands all trees or other growth, or other obstructions which endanger or may interfere with the safe and proper use of such electric, gas, or telephone lines and equipment that no building, concrete slabs, or walls will be placed within said easement.
2. Any CPS inventory loss resulting from modifications required of CPS equipment, located within said easement, shall be the responsibility of the person or person responsible for such changes or ground elevation alterations.
3. This plat does not create, alter, release or otherwise affect any existing electric, gas, telephone, cable easements or any other easements for utilities unless the changes to such easements are described herein.
4. Concrete driveway approaches are shown within the five (5) foot wide electric and gas easements. Such lots are served only by street (or underground) electric and gas facilities.
5. Road openings are shown within the five (5) foot wide electric and gas easements when any underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

**NOTES**

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOUND.
3. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOUND. REFERENCES TO THE PUBLISHED POSITIONS FOR TRANSLATION STATIONS: DE3777 DOTS COORDINATES FROM COCS ARP: N:292228.343 W:998343.880 DE4377 DOTS COORDINATES FROM COCS ARP: N:274428.854 W:997930.011 DE4388 DOTS COORDINATES FROM COCS ARP: N:27500.019 W:997632.219 DE4377 DOTS COORDINATES FROM COCS ARP: N:27500.019 W:997632.219
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**KEYED NOTES**

- 1' SANITARY SEWER EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- 12" GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
- 6" GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
- 10' ELECTRIC EASEMENT (VOL. 2494, PG. 407-410, R.P.R.)
- 16" ELECTRIC EASEMENT (VOL. 1818, PG. 118-119, R.P.R.)
- TEMPORARY TURN AROUND EASEMENT TO BE ABANDONED UPON PLATING OF WORTHAM OAKS UNIT-4
- 1' VEHICULAR NON ACCESS EASEMENT
- CLEAR VISION EASEMENT
- 16" GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
- 16" GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
- VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9120, PDS. 2033-2062, R.P.R.)



**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND RECORDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON THIS 14th DAY OF OCTOBER, 2005 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT WAS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THE COUNTY CLERK OF BEAR COUNTY, TEXAS HEREBY CERTIFIES THAT SAID PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON THIS 14th DAY OF OCTOBER, 2005.

STATE OF TEXAS  
COUNTY OF BEAR  
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR  
COUNTY CLERK, BEAR COUNTY, TEXAS

**SUBDIVISION PLAT OF WORTHAM OAKS UNIT 2 (P.U.D.) (UNIMPROVED LAND DEVELOPMENT)**

A 31.30 ACRE TRACT OF LAND OUT OF A 321.866 ACRE TRACT CONVEYED TO 100 CENTURY OAKS, LTD. AND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 10781, PAGES 37-65, AND OUT OF A 61.50 ACRE AND A 1.426 ACRE TRACTS OF LAND CONVEYED TO EVANS ROAD VENTURE, LTD. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10499, PAGES 2174-2192, ALL IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE F. VALDEZ SURVEY NUMBER 478 3/4, ABSTRACT 780, COUNTY BLOCK 4913, AND THE S.A. & M.G. RAILROAD SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4917, BEAR COUNTY, TEXAS.

THIS PLAT OF WORTHAM OAKS UNIT 2 (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED AND ADOPTED THIS 14th DAY OF OCTOBER, 2005.

BY: *[Signature]* CHAIRMAN  
BY: *[Signature]* SECRETARY



STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A COUNTRY ATTORNEY, HEREBY CERTIFIES THAT THE USE OF THE PUBLIC PROPERTY AREAS SHOWN AS PRIVATE FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSE DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

BY: 100 CENTURY OAKS, LTD.  
2700 DORWOOD SPRINGS, SUITE 200  
AUSTIN, TX 78758

OWNER: CHARLES CLABORING, PRESIDENT

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, *[Signature]*, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED *[Signature]* A *[Signature]* TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE UNDERSTOOD THE SAME AND CONSIDERING THEREON EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF OCTOBER, 2005.

STATE OF TEXAS  
COUNTY OF BEAR

ROTARY PUBLIC RECORDS CLERK: TRISH A. MARSH  
MY COMMISSION EXPIRES: MONTH 14, 2006

STATE OF TEXAS  
COUNTY OF BEAR

BY: *[Signature]* COUNTY CLERK OF BEAR COUNTY  
100 CENTURY OAKS, LTD. HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF OCTOBER, 2005, AT 10:58 AM, AND DULY RECORDED IN THE 14th DAY OF OCTOBER, 2005, AT 10:58 AM, IN THE SPLIT AND PLAT RECORDS OF BEAR COUNTY, IN BOOK VOLUME 9587, ON PAGE 119 UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 14th DAY OF OCTOBER, 2005.

COUNTY CLERK, BEAR COUNTY, TEXAS  
BY: *[Signature]* DEPUTY

**SHEET 2 OF 3**



**Drake Commercial Group**

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# 1.2863 AC EVANS ROAD AND WORTHAM OAKS BLVD.



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# 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