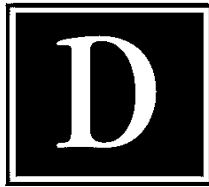


**1.499 Acres**  
**Evans Road & Wortham Oak Blvd**  
**San Antonio, Texas**



**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.

## 1.499 AC – EVANS ROAD and WORTHAM OAKS



- Great location at the intersection of Evans Road and Wortham Oaks Blvd.
  - 1.499 AC at entrance to 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



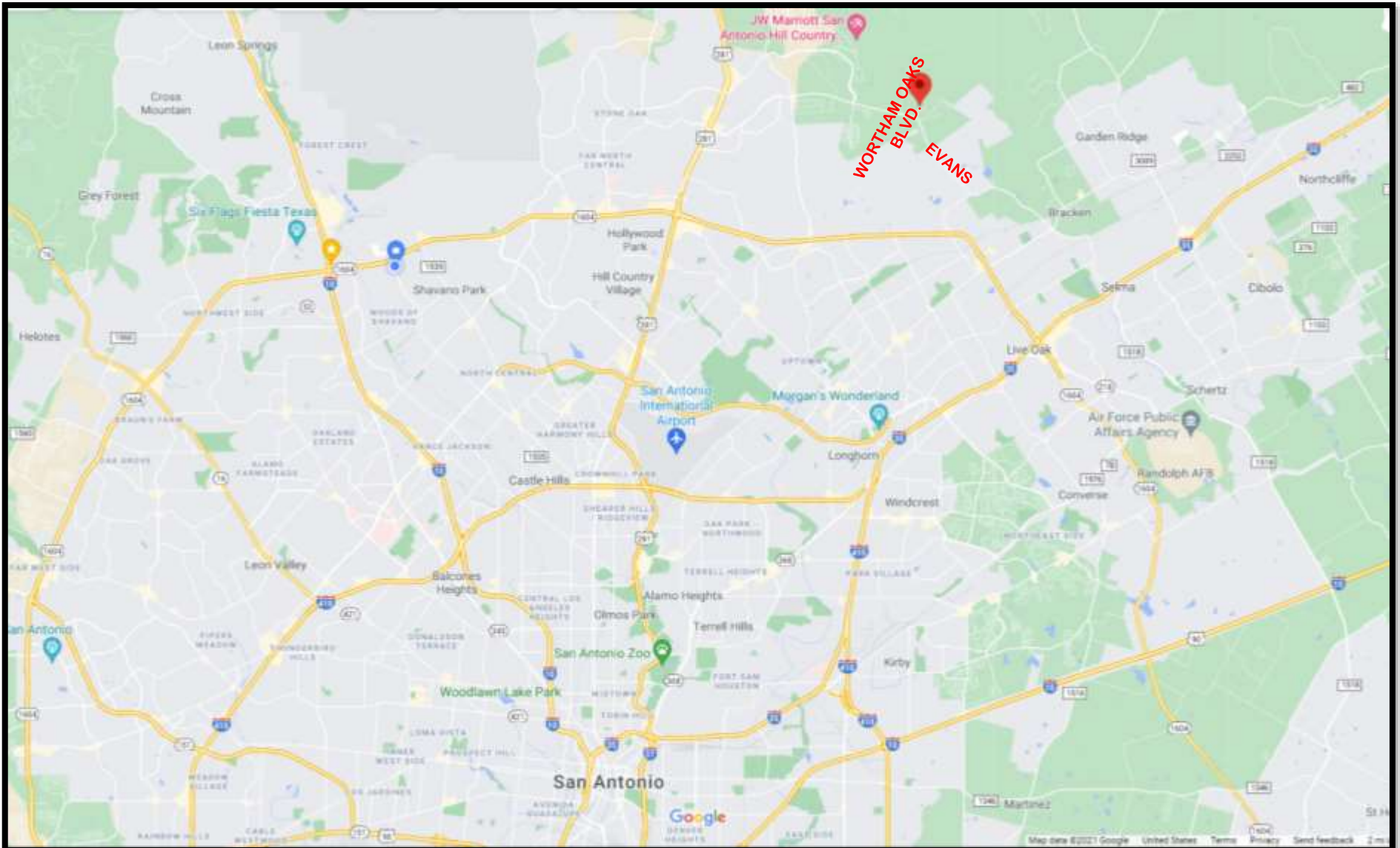
### Drake Commercial Group

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## 1.499 AC Evans Road and Wortham Oaks Blvd.



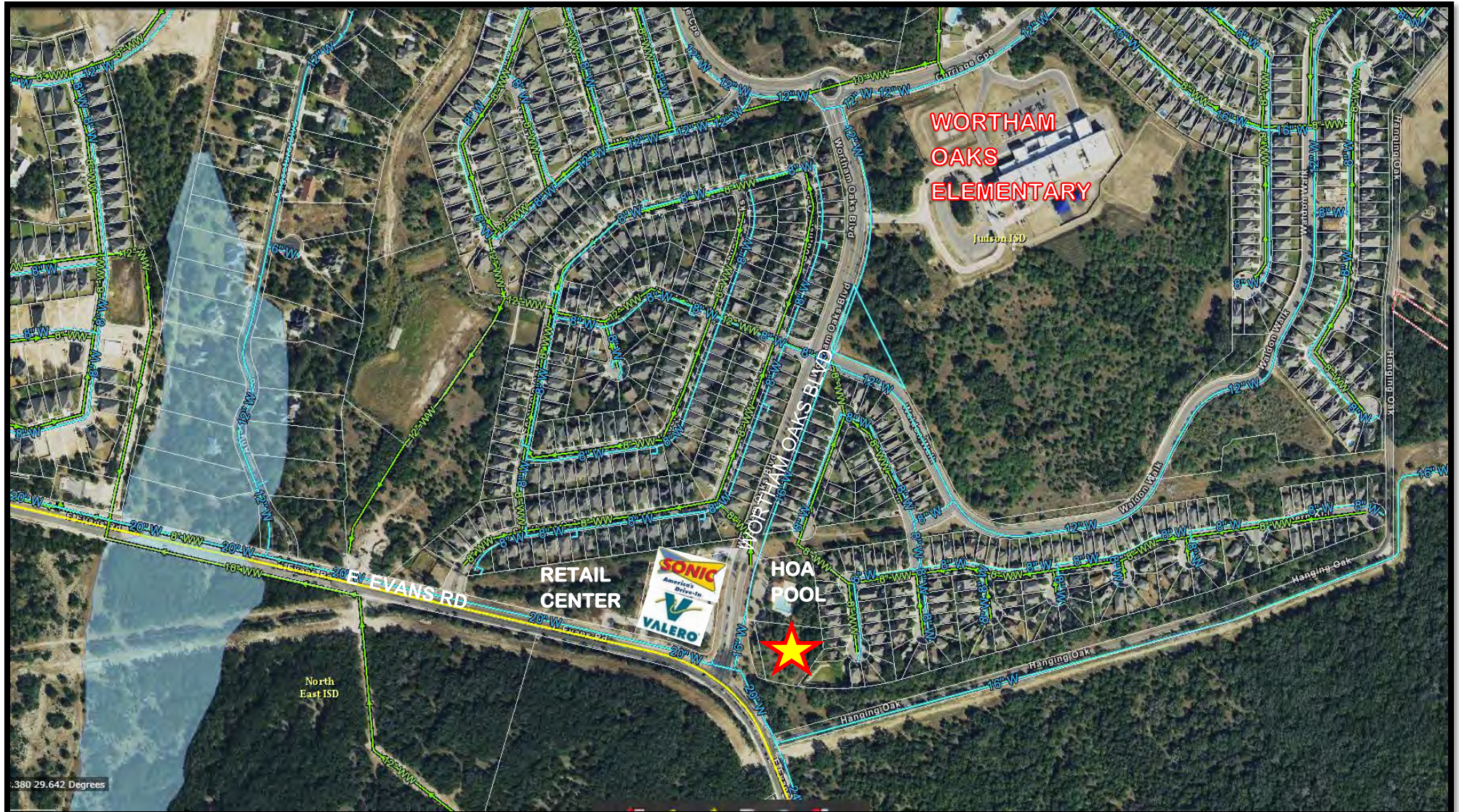
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## 1.499 AC – EVANS ROAD AND WORTHAM OAKS BLVD.



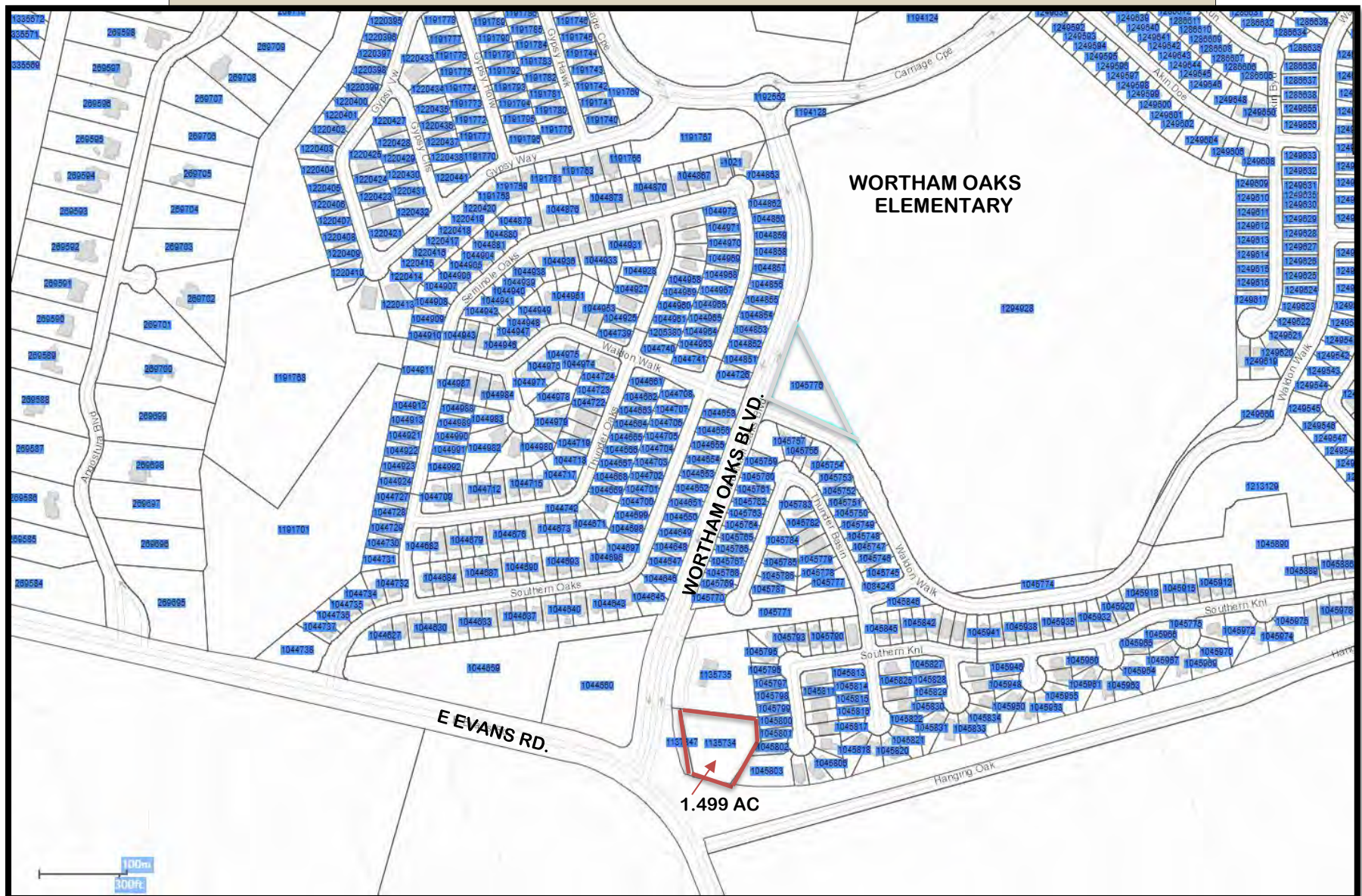
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## 1.499 AC-EVANS ROAD AND WORTHAM OAKS BLVD.



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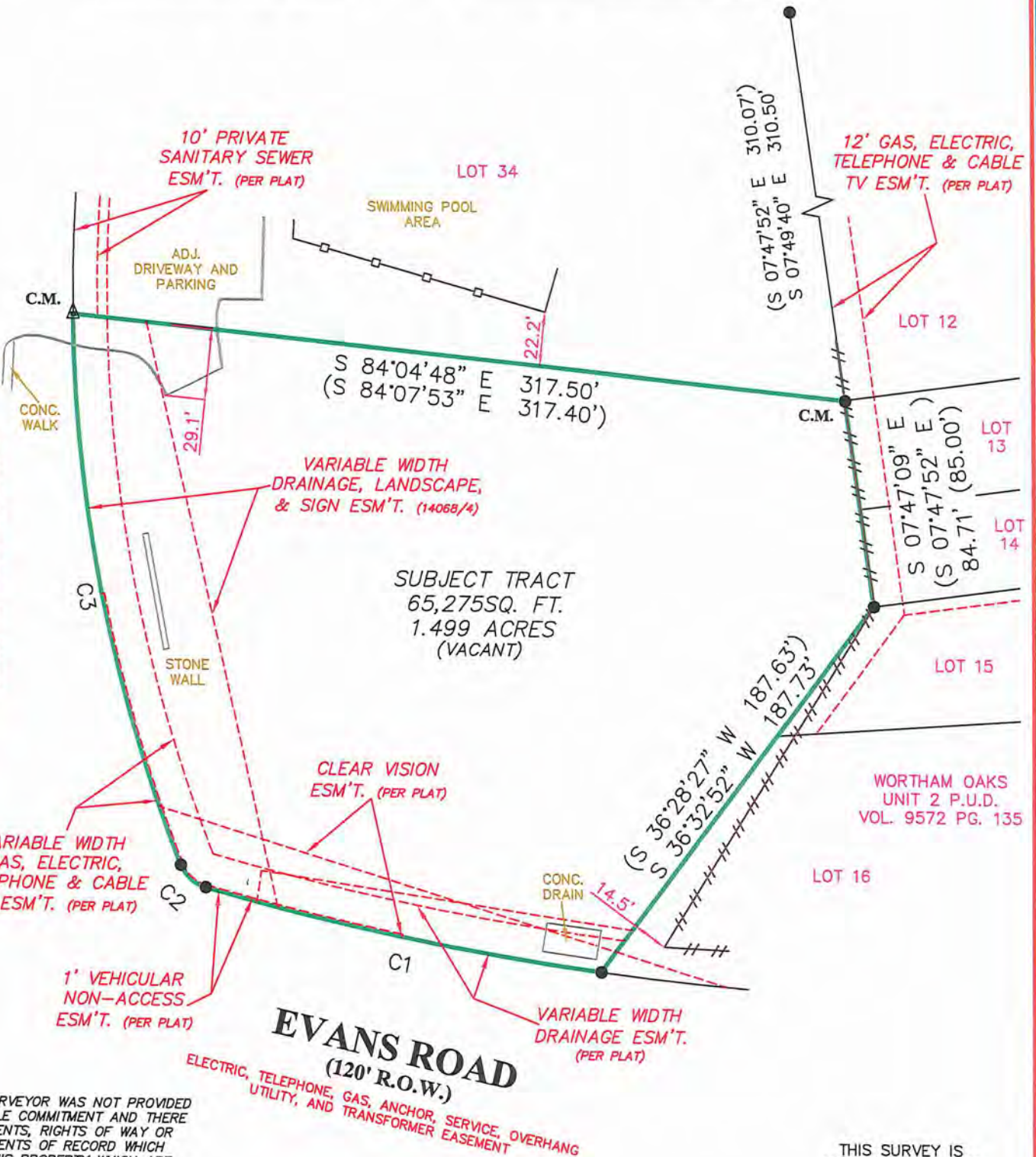


SCALE: 1"=60'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1140.00'	165.42' (165.89')	165.28'	N 78°31'28" W	8°18'51"
C2	15.00'	14.08' (13.91')	13.57'	N 48°22'07" W	53°46'32"
C3	640.00'	230.98' (230.94')	229.73'	N 10°53'00" W	20°40'42"

WORTHAM OAKS BOULEVARD  
(VARIABLE WIDTH R.O.W.) (CIBOLO CANYON PER PLAT)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG  
UTILITY, AND TRANSFORMER EASEMENT



NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED  
A CURRENT TITLE COMMITMENT AND THERE  
MAY BE EASEMENTS, RIGHTS OF WAY OR  
OTHER INSTRUMENTS OF RECORD WHICH  
MAY AFFECT THIS PROPERTY WHICH ARE  
NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS,  
AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL.  
9602, PAGE 24, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS  
OBSERVATIONS, TEXAS STATE PLANE COORDINATES,  
SOUTH CENTRAL ZONE, GRID.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0145C, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address:

0 WORTHAM OAKS BOULEVARD (CIBOLO CANYON PER PLAT)

Property Description:

LOT 33, BLOCK 7, WORTHAM OAKS AMENITY CENTER,  
P.U.D., A SUBDIVISION IN BEXAR COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 9602, PAGE 24, DEED AND PLAT RECORDS,  
BEXAR COUNTY, TEXAS.

Owner:

T.B.D.

I, RUDOLF J. PATA, JR., Registered  
Professional Land Surveyor, State of Texas,  
do hereby certify that the above plat  
represents an actual survey made on the  
ground under my supervision, and there are  
no discrepancies, conflicts, shortages in area  
or boundary lines, or any encroachment or  
overlapping of improvements, to the best of  
my knowledge and belief, except as shown  
herein.

RUDOLF J. PATA, JR.  
Registered Professional Land Surveyor  
Texas Registration No. 5388

FIRM REGISTRATION NO.  
10111700

LEGEND

- △ = CALCULATED POINT
- = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- == = WOOD FENCE
- △ = FND. MAG NAIL W/ WASHER



DWN: CC RVD: RJP

G.F. NO. N/A

JOB NO. 107970

TITLE COMPANY: N/A

DATE: 07/12/2021

**Westar  
Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999



# DEMOGRAPHICS AND TRAFFIC COUNTS

<u>Radius</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<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

<u>Collection Street</u>	<u>Cross Street</u>	<u>Traffic Volume</u>	<u>Count Year</u>
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