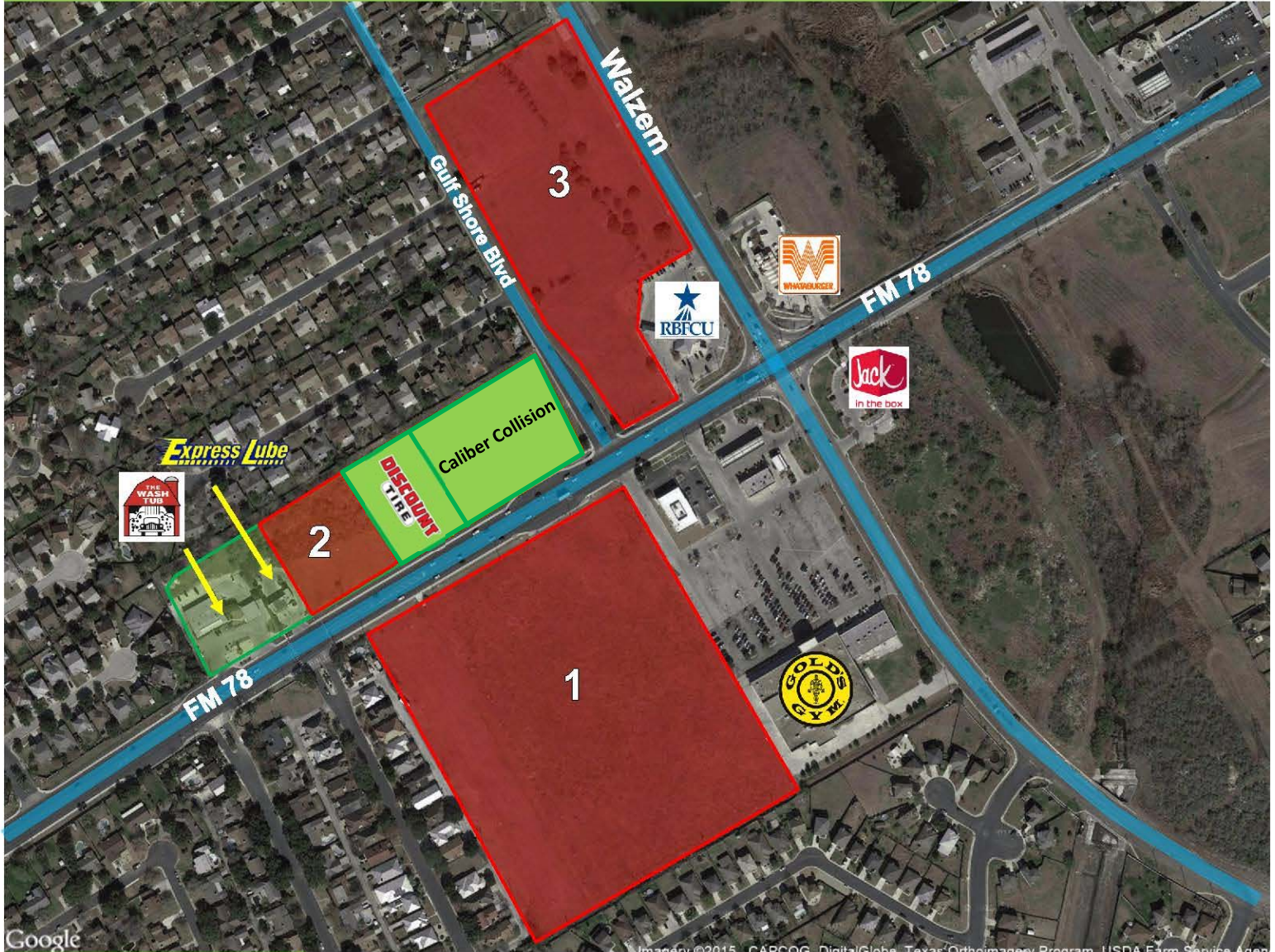


For Sale

Land Tracts - FM 78 & Walzem



Carduner
Commercial
RETAIL REAL ESTATE SERVICES



Carduner Commercial

Rick Carduner

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Suite 402
San Antonio, TX 78213

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Email:

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Demographic Details:

- Ideal for retail space , multi-family, medical or flax space
- 36,000 vehicles per day on FM 78
- 12,000 vehicles per day on Walzem

	1 Mi.	3 Mi.	5 Mi.
Population	10,274	99,160	177,242
Avg HH Income	\$73,961	\$62,921	\$61,346

Tract Details:

- Tract 1 - 16 Acres
- Tract 2 - 2.2 Acres
- Tract 3 - 8.05 Acres

Addition Information



DISCLAIMER

As to the subject property, Carduner Commercial ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitations, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereof (including, but not limited to, the presence of underground storage tanks, asbestos, radon, lead paint, contaminated soil or hazardous substances), or the property's compliance with any applicable laws, rules or regulations regarding such issue; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws ordinances or regulations of any government or other body.

Regarding the above items, any potential LESSEE will rely solely on its own investigation of the property. Any information provided, or to be provided, with respect to the property by Broker was obtained from sources deemed reliable, but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.