

## O'CONNOR BUSINESS PARK

San Antonio, Texas, 78233



**Rick Carduner**

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The information contained herein was obtained from sources deemed reliable; however, Carduner Commercial Inc makes no guarantees, warranties, or representations as to the accuracy or completeness or thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

**Carduner Commercial Inc**

2161 NW Military Hwy., Ste. 402

San Antonio, Texas 78213

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## LOCATION

SEQ of O'Connor Rd/Wurzback Pkwy & Crosswinds Way in San Antonio

## SIZE

Pad 1: 1.102 AC (Sold)

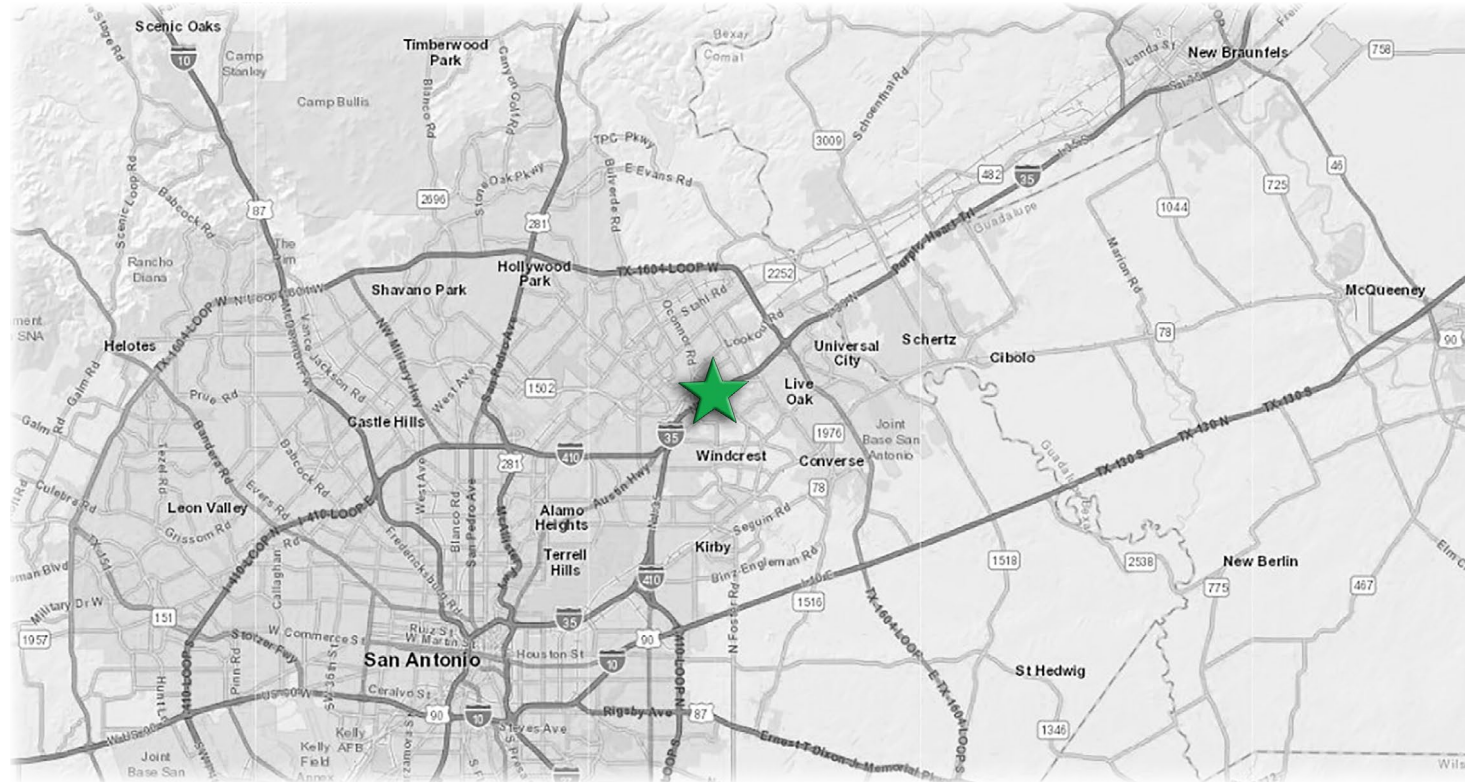
Pad 2: 0.957 AC (Under Contract)

## PRICE


Contact Broker


## HIGHLIGHTS


- Ⓢ Pad sites available for sale or ground lease
- Ⓢ Easy access to I-35/Pan Am Expy
- Ⓢ Frontage along major east-west San Antonio connector
- Ⓢ Qualified Opportunity Zone
- Ⓢ Near the Bank of America Call Center and the Southwest Airlines Reservation Center
- Ⓢ Signalized Intersection
- Ⓢ More than 100,000 within 3 miles



## 2021 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	9,339
	3 mile	107,776
	5 mile	264,064

Daytime Population	1 mile	10,212
	3 mile	104,385
	5 mile	254,901

Avg. HH Income	1 mile	\$65,471
	3 mile	\$69,971
	5 mile	\$74,238

## TRAFFIC COUNTS

O'Connor Rd  
26,308 VPD ('20)



Crosswinds Way  
19,647 VPD ('20)

## FOR MORE INFORMATION:

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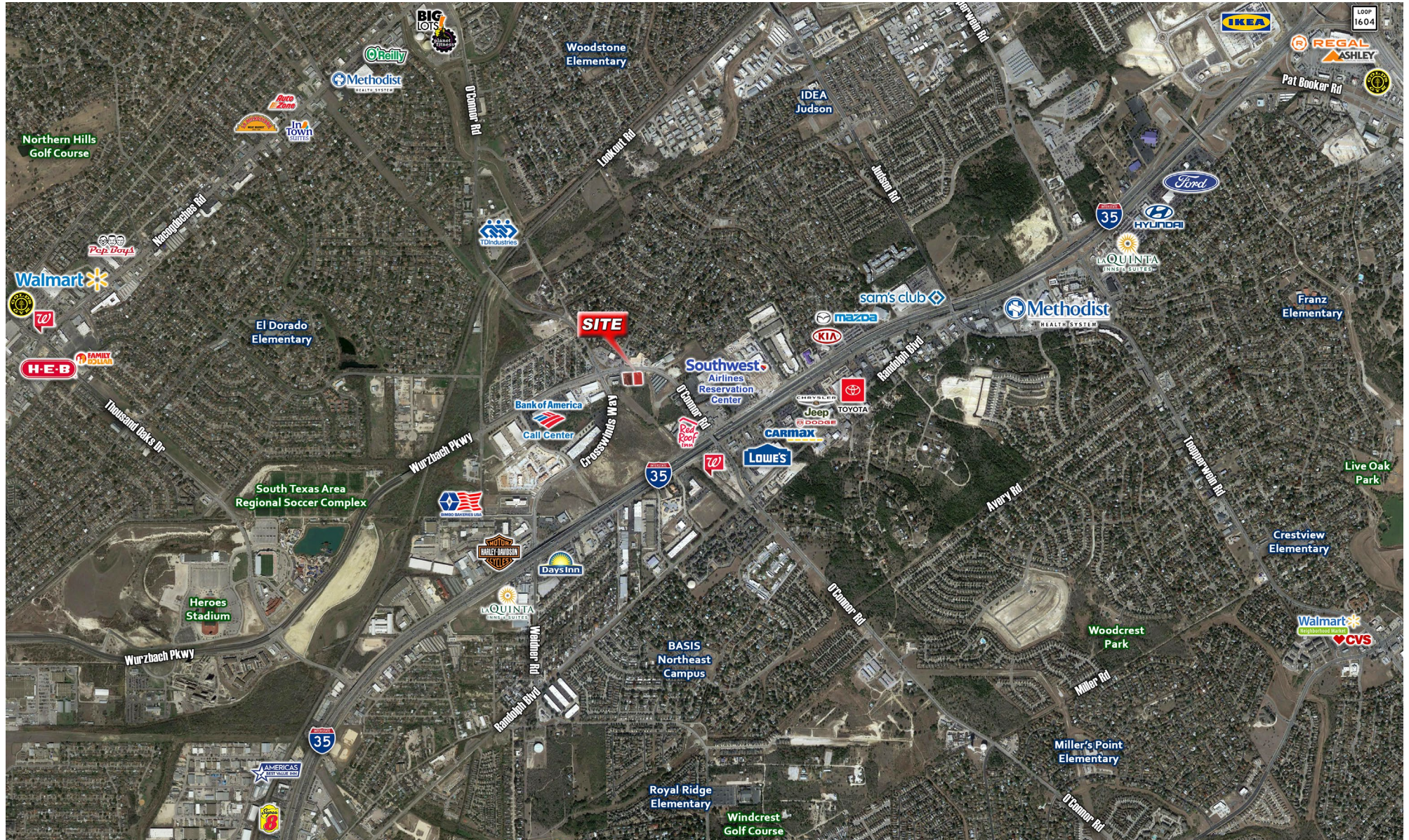




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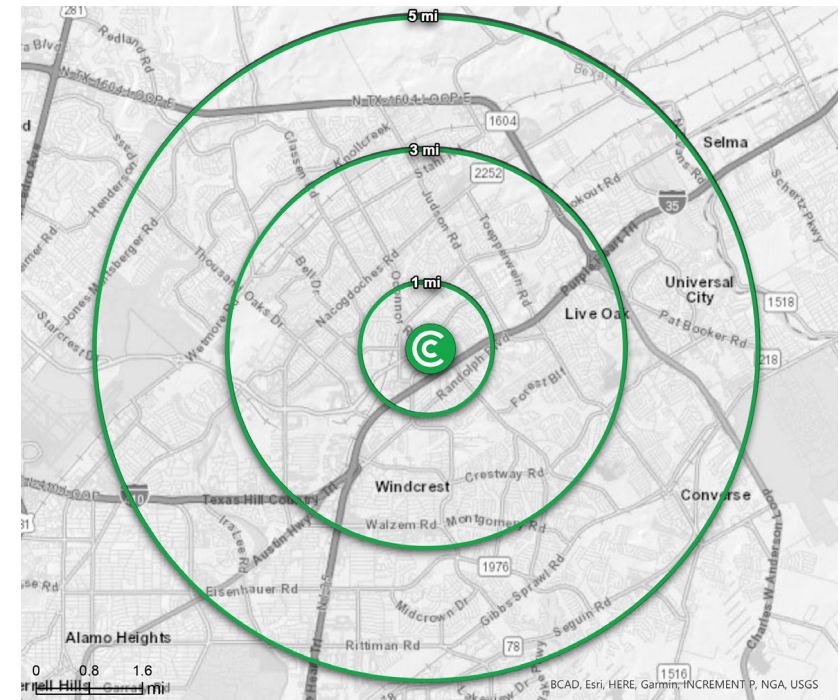
**Total  
Population  
(5 mi Radius)  
264,064**

**Total  
Households  
(5 mi Radius)  
99,246**

**Daytime  
Population  
(5 mi Radius)  
254,901**

**Average  
HH Income  
(5 mi Radius)  
\$74,238**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	8,943	85,756	198,356
2010 Total Population	9,357	99,444	237,982
2021 Total Population	9,339	107,776	264,064
2021 Group Quarters	17	1,056	1,999
2026 Total Population	9,681	114,075	279,674
2021-2026 Annual Rate	0.72%	1.14%	1.16%
2021 Total Daytime Population	10,212	104,385	254,901
Workers	5,112	48,597	119,450
Residents	5,100	55,788	135,451
<b>Household Summary</b>			
2000 Households	3,337	31,856	74,283
2000 Average Household Size	2.68	2.66	2.65
2010 Households	3,717	37,502	89,717
2010 Average Household Size	2.51	2.62	2.63
2021 Households	3,778	40,514	99,246
2021 Average Household Size	2.47	2.63	2.64
2026 Households	3,946	42,820	104,947
2026 Average Household Size	2.45	2.64	2.65
2021-2026 Annual Rate	0.87%	1.11%	1.12%
2010 Families	2,488	25,621	61,324
2010 Average Family Size	3.05	3.16	3.17
2021 Families	2,435	27,229	66,943
2021 Average Family Size	3.05	3.19	3.20
2026 Families	2,516	28,704	70,657
2026 Average Family Size	3.04	3.20	3.21
2021-2026 Annual Rate	0.66%	1.06%	1.09%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,501	33,592	78,346
Owner Occupied Housing Units	71.0%	63.4%	61.1%
Renter Occupied Housing Units	24.4%	31.5%	33.7%
Vacant Housing Units	4.7%	5.2%	5.2%
2010 Housing Units	3,956	40,182	96,512
Owner Occupied Housing Units	65.5%	61.2%	59.2%
Renter Occupied Housing Units	28.4%	32.2%	33.8%
Vacant Housing Units	6.0%	6.7%	7.0%
2021 Housing Units	4,052	42,966	105,462
Owner Occupied Housing Units	63.3%	60.2%	58.4%
Renter Occupied Housing Units	30.0%	34.1%	35.8%
Vacant Housing Units	6.8%	5.7%	5.9%
2026 Housing Units	4,232	45,292	111,178
Owner Occupied Housing Units	64.6%	61.8%	59.5%
Renter Occupied Housing Units	28.7%	32.8%	34.9%
Vacant Housing Units	6.8%	5.5%	5.6%
<b>Median Household Income</b>			
2021	\$54,501	\$57,112	\$59,114
2026	\$58,563	\$61,190	\$63,889
<b>Median Home Value</b>			
2021	\$168,857	\$178,781	\$187,917
2026	\$214,294	\$228,501	\$239,666
<b>Per Capita Income</b>			
2021	\$25,835	\$26,347	\$27,869
2026	\$29,053	\$29,108	\$30,807
<b>Median Age</b>			
2010	37.4	35.8	35.0
2021	39.4	37.8	36.9
2026	39.9	38.1	37.2



	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	3,778	40,514	99,246
<\$15,000	9.0%	8.2%	8.1%
\$15,000 - \$24,999	10.3%	8.7%	8.0%
\$25,000 - \$34,999	11.6%	9.8%	9.2%
\$35,000 - \$49,999	12.6%	13.8%	13.9%
\$50,000 - \$74,999	24.7%	24.6%	23.0%
\$75,000 - \$99,999	12.9%	15.0%	14.6%
\$100,000 - \$149,999	14.0%	13.9%	15.0%
\$150,000 - \$199,999	3.2%	3.6%	5.1%
\$200,000+	1.7%	2.5%	3.1%
Average Household Income	\$65,471	\$69,971	\$74,238
<b>2021 Population 25+ by Educational Attainment</b>			
Total	6,520	74,087	179,247
Less than 9th Grade	4.3%	5.0%	4.5%
9th - 12th Grade, No Diploma	6.0%	5.3%	5.3%
High School Graduate	25.6%	25.9%	23.7%
GED/Alternative Credential	4.4%	4.8%	4.4%
Some College, No Degree	29.6%	24.4%	24.4%
Associate Degree	9.7%	11.4%	10.5%
Bachelor's Degree	13.6%	14.7%	17.6%
Graduate/Professional Degree	6.7%	8.5%	9.7%

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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.

#### Carduner Commercial

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**Richard Carduner**

Designated Broker of Firm

**Richard Carduner**

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

**498582**

License No.

**349911**

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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