

FM-78/SEGUIN ROAD PAD SITES

San Antonio, Texas, 78244



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LOCATION

NWQ & SWQ of FM-78/Seguin Rd and Walzem Rd in San Antonio, Texas 78244

SIZE

Pad 2: 2.2 AC

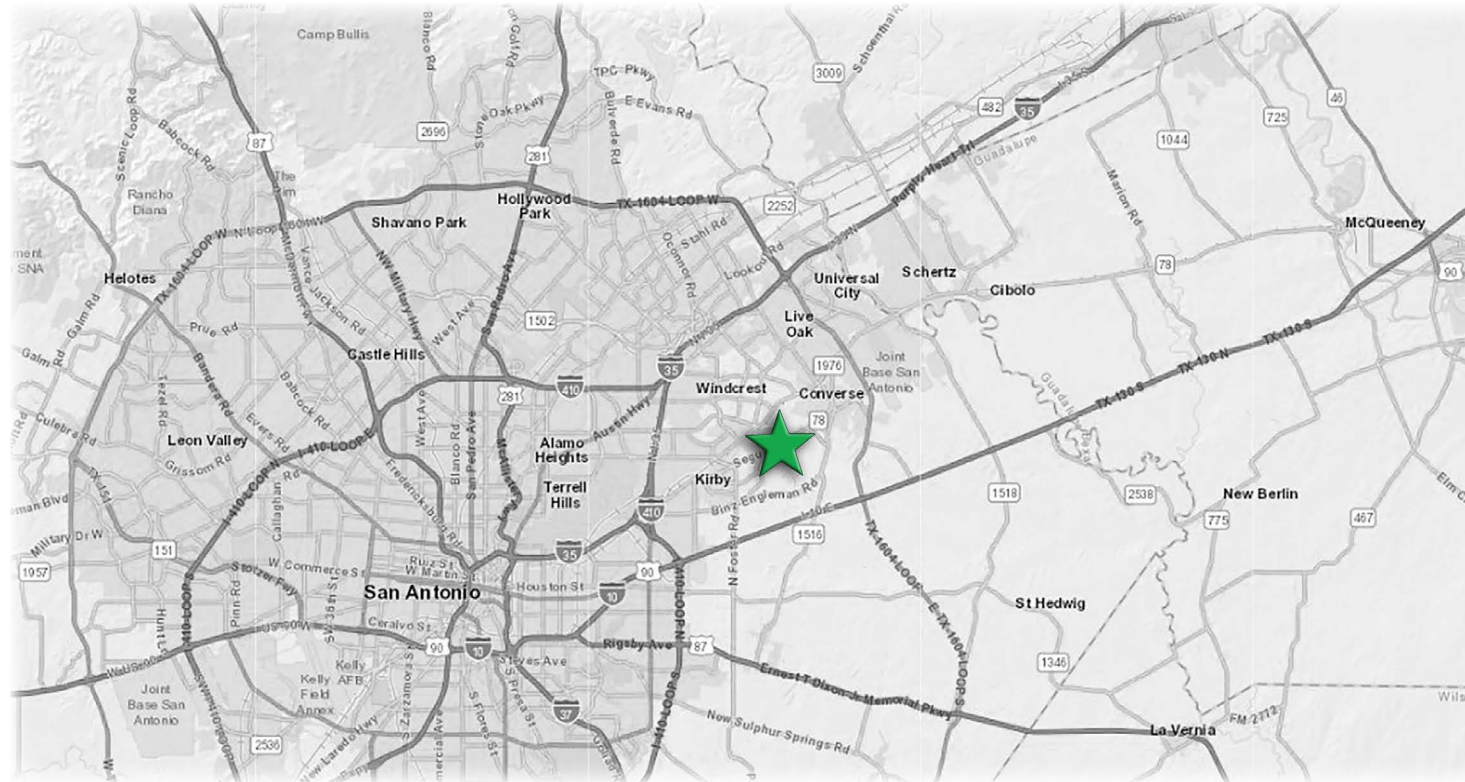
Pad 3: 3.3 AC

PRICE


Contact Broker


HIGHLIGHTS


- Pad sites available for sale or ground lease
- Excellent visibility from FM-78/Seguin Rd
- Adjacent to two new multi-family developments with a total of ±500 units
- Signalized Intersection
- National retailers at this intersection include Gold's Gym, Caliber Collision, Discount Tire, Take 5, Randolph Brooks Federal Credit Union, Whataburger, Jack in the Box and more
- Pad 3 has cross access to Walzem Rd



2021 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	11,778
	3 mile	113,884
	5 mile	198,386

Daytime Population	1 mile	10,290
	3 mile	89,843
	5 mile	186,330

Avg. HH Income	1 mile	\$80,541
	3 mile	\$72,259
	5 mile	\$71,408

FOR MORE INFORMATION:

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TRAFFIC COUNTS

FM-78 / Seguin Rd
29,556 VPD ('20)



Walzem Rd
13,490 VPD ('20)

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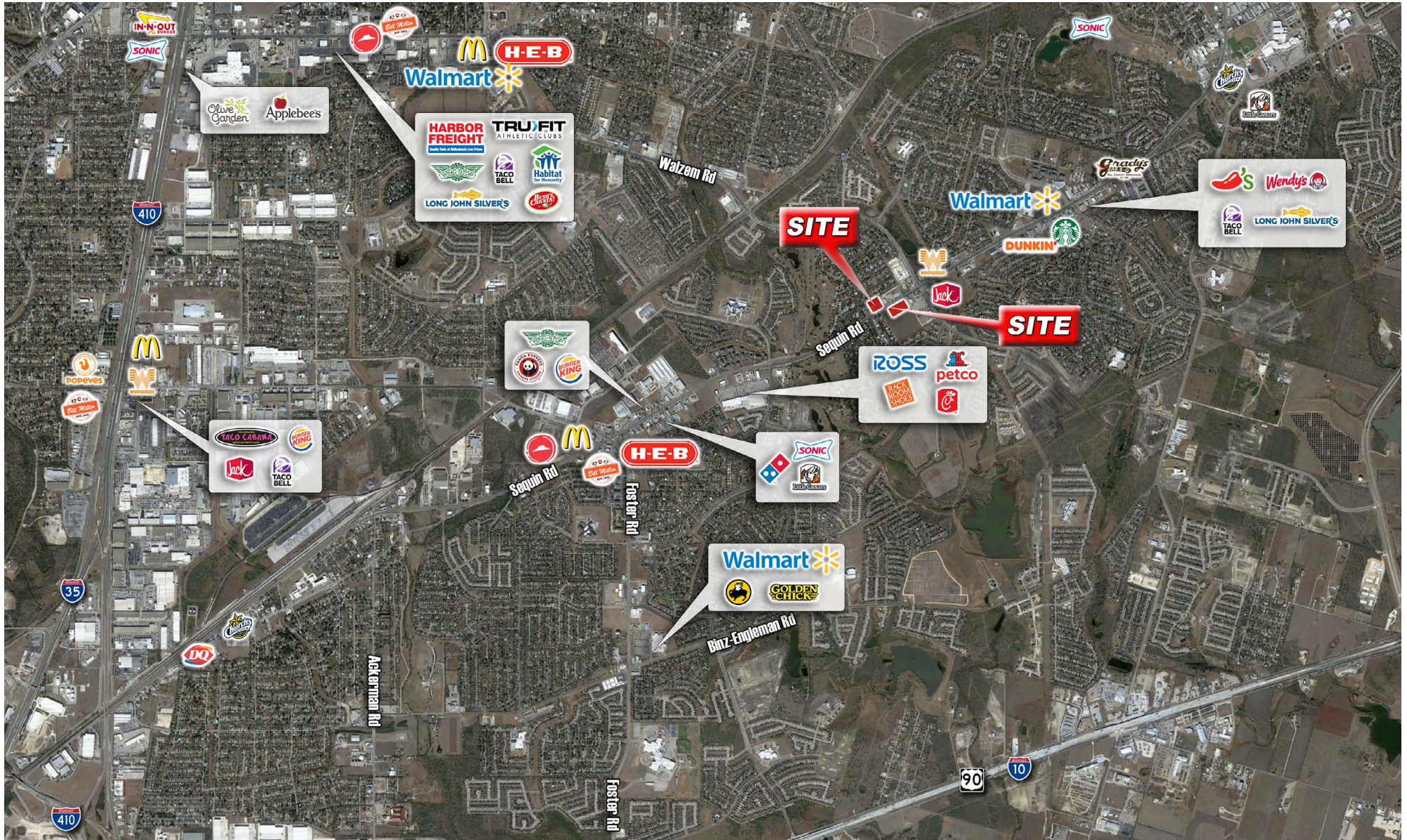
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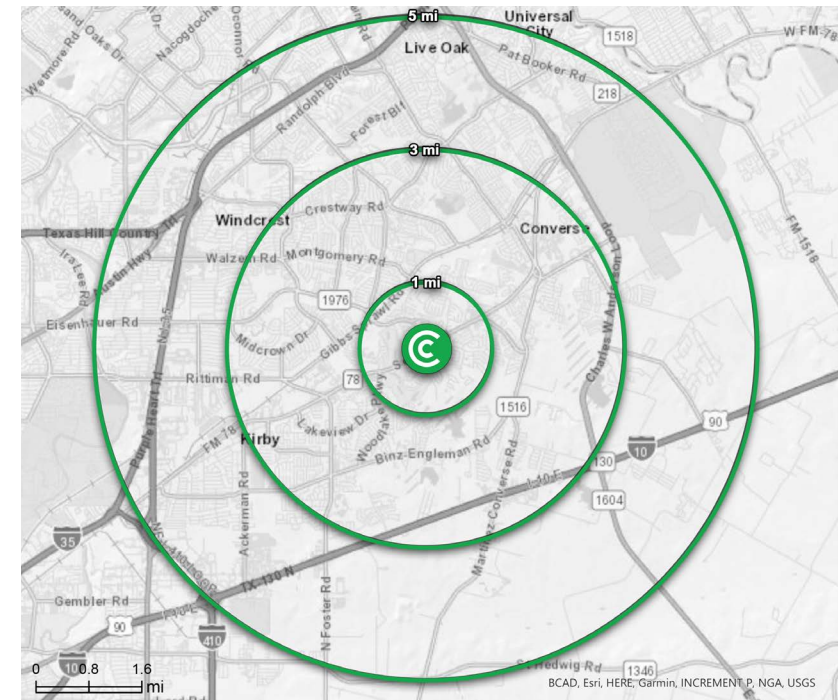
**Total
Population
(5 mi Radius)
198,386**

**Total
Households
(5 mi Radius)
68,644**

**Daytime
Population
(5 mi Radius)
186,330**

**Average
HH Income
(5 mi Radius)
\$71,408**

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	8,369	63,825	129,272
2010 Total Population	10,095	90,821	163,753
2021 Total Population	11,778	113,884	198,386
2021 Group Quarters	6	1,212	1,679
2026 Total Population	12,628	126,347	218,030
2021-2026 Annual Rate	1.40%	2.10%	1.91%
2021 Total Daytime Population	10,190	89,843	186,330
Workers	4,180	27,669	78,958
Residents	6,010	62,174	107,372
Household Summary			
2000 Households	2,648	20,865	45,591
2000 Average Household Size	3.16	3.04	2.81
2010 Households	3,366	29,656	57,393
2010 Average Household Size	3.00	3.02	2.82
2021 Households	3,953	36,863	68,644
2021 Average Household Size	2.98	3.06	2.87
2026 Households	4,245	40,779	75,142
2026 Average Household Size	2.97	3.07	2.88
2021-2026 Annual Rate	1.44%	2.04%	1.83%
2010 Families	2,713	22,847	41,405
2010 Average Family Size	3.31	3.43	3.32
2021 Families	3,107	28,054	49,153
2021 Average Family Size	3.33	3.48	3.38
2026 Families	3,325	30,991	53,824
2026 Average Family Size	3.33	3.50	3.40
2021-2026 Annual Rate	1.37%	2.01%	1.83%
Housing Unit Summary			
2000 Housing Units	2,747	21,768	47,946
Owner Occupied Housing Units	79.2%	68.2%	62.7%
Renter Occupied Housing Units	17.2%	27.7%	32.4%
Vacant Housing Units	3.6%	4.1%	4.9%
2010 Housing Units	3,566	32,070	62,271
Owner Occupied Housing Units	71.4%	63.7%	59.8%
Renter Occupied Housing Units	23.0%	28.8%	32.4%
Vacant Housing Units	5.6%	7.5%	7.8%
2021 Housing Units	4,070	38,345	72,471
Owner Occupied Housing Units	71.4%	68.4%	63.3%
Renter Occupied Housing Units	25.7%	27.8%	31.4%
Vacant Housing Units	2.9%	3.9%	5.3%
2026 Housing Units	4,356	42,207	78,881
Owner Occupied Housing Units	73.1%	70.8%	65.9%
Renter Occupied Housing Units	24.3%	25.8%	29.3%
Vacant Housing Units	2.5%	3.4%	4.7%
Median Household Income			
2021	\$67,448	\$60,367	\$57,888
2026	\$72,822	\$65,664	\$62,975
Median Home Value			
2021	\$184,277	\$176,921	\$177,318
2026	\$238,344	\$234,551	\$234,224
Per Capita Income			
2021	\$26,637	\$23,422	\$24,737
2026	\$29,277	\$25,953	\$27,500
Median Age			
2010	33.1	31.5	33.0
2021	35.1	33.4	34.6
2026	35.7	33.5	34.6



	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	3,953	36,863	68,644
<\$15,000	4.8%	6.7%	7.8%
\$15,000 - \$24,999	5.2%	7.4%	8.5%
\$25,000 - \$34,999	8.1%	9.4%	9.9%
\$35,000 - \$49,999	11.0%	13.7%	14.2%
\$50,000 - \$74,999	26.8%	24.2%	23.0%
\$75,000 - \$99,999	19.9%	17.5%	15.5%
\$100,000 - \$149,999	16.0%	14.9%	14.5%
\$150,000 - \$199,999	4.7%	3.8%	3.9%
\$200,000+	3.5%	2.3%	2.7%
Average Household Income	\$80,541	\$72,259	\$71,408
2021 Population 25+ by Educational Attainment			
Total	7,941	72,884	129,271
Less than 9th Grade	4.7%	5.3%	5.4%
9th - 12th Grade, No Diploma	6.7%	7.8%	7.0%
High School Graduate	22.3%	23.2%	23.7%
GED/Alternative Credential	3.2%	4.5%	4.6%
Some College, No Degree	23.6%	26.2%	26.0%
Associate Degree	12.4%	10.7%	10.4%
Bachelor's Degree	19.0%	14.3%	14.4%
Graduate/Professional Degree	8.1%	8.0%	8.4%

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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

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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

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