

# APPLEWOOD COMMERCIAL

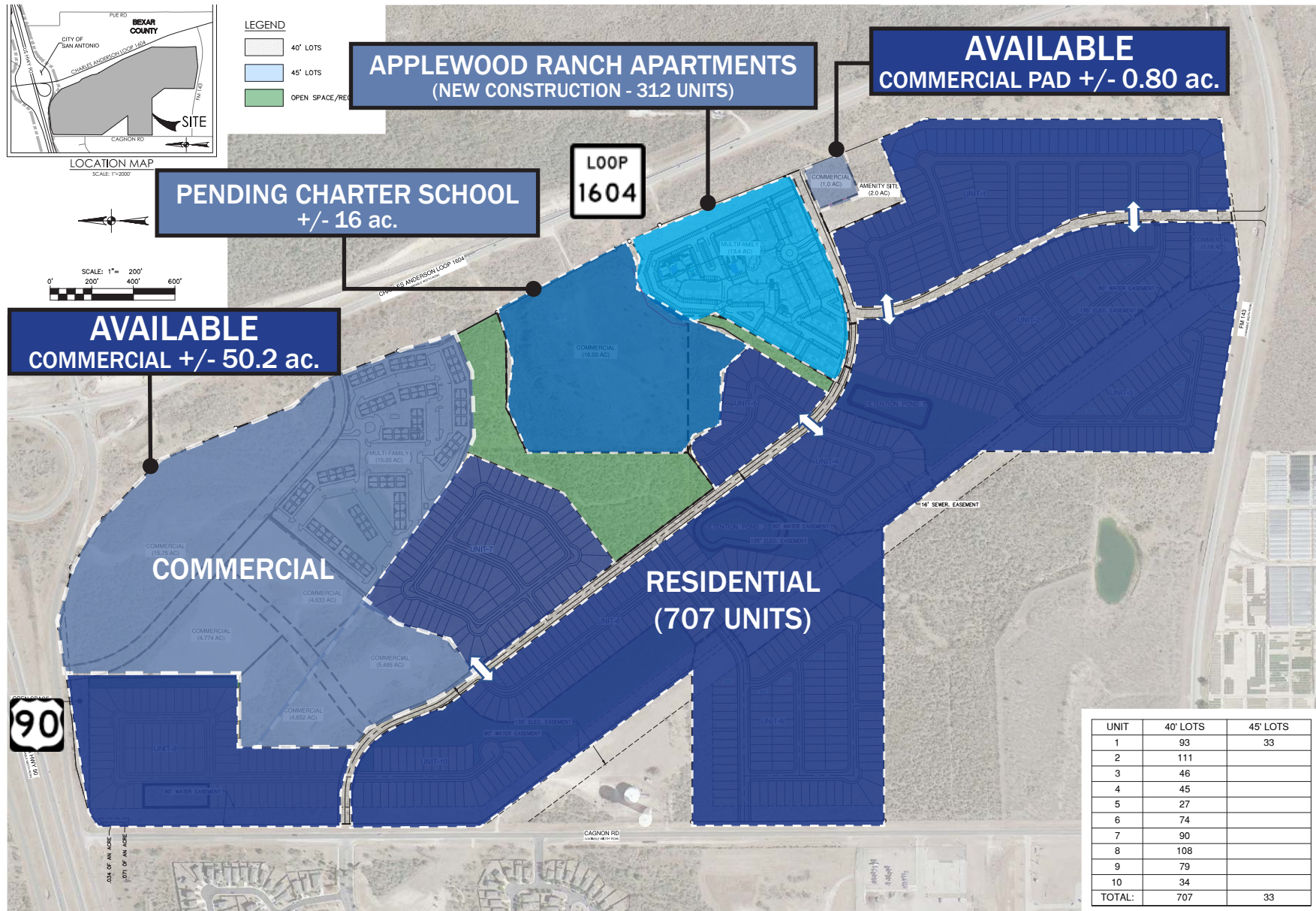
SWC OF LOOP 1604 AND HIGHWAY 90  
SAN ANTONIO, TX 78252





# APPLEWOOD COMMERCIAL

## SITE PLAN





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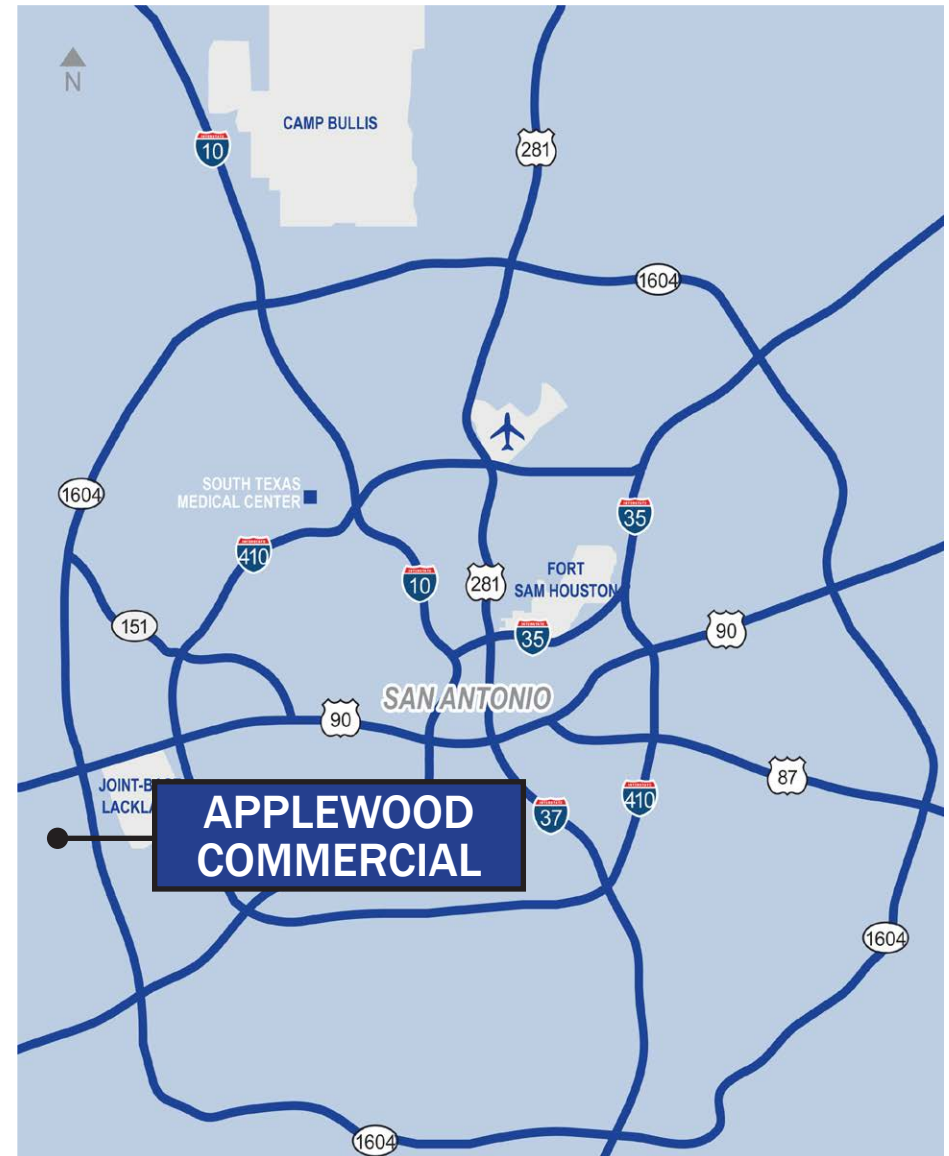
# APPLEWOOD COMMERCIAL

## OFFERING

Asking Price	Contact Broker
Cross Streets	SWC of Loop 1604 and Highway 90
Property Type	Investment / Development
Submarket	San Antonio - Far West
Total Acres	Commercial: +/- 50.2 ac. Multifamily Site: +/- 16 ac. Commercial Pad: +/- 0.80
Frontage	Loop 1604: +/- 5,450 ft. Highway 90: +/- 1,020 ft.
Zoning	ETJ / OCL
VPD	Loop 1604 - 17,895 VPD Highway 90 - 50,170 VPD (ESRI, 2023)

## SITE CHARACTERISTICS

- Applewood Crossing consists of approximately 67 acres of retail / commercial pad sites total fronting 1604 and Hwy 90 in the Far West submarket.
- Owner will sell as an investment or subdivide for potential users.
- Utilities such as gas / water and electric will be available along with enhanced access drives and ingress / egress points from TXDOT infrastructure improvements. TXDOT plans for ingress/egress from highways (see attached).
- Growing area positioned close to important San Antonio landmarks. Nearby Lackland AFB, Port SA, Westover Hills, Northwest Vista College, and Alamo Ranch.
- High density of residential on all sides. Upper-middle class homes and Class B multifamily to north, military housing to east and south, first-time homeowners to west.
- Best Uses: Multifamily, Residential Development, Industrial, Medical Office



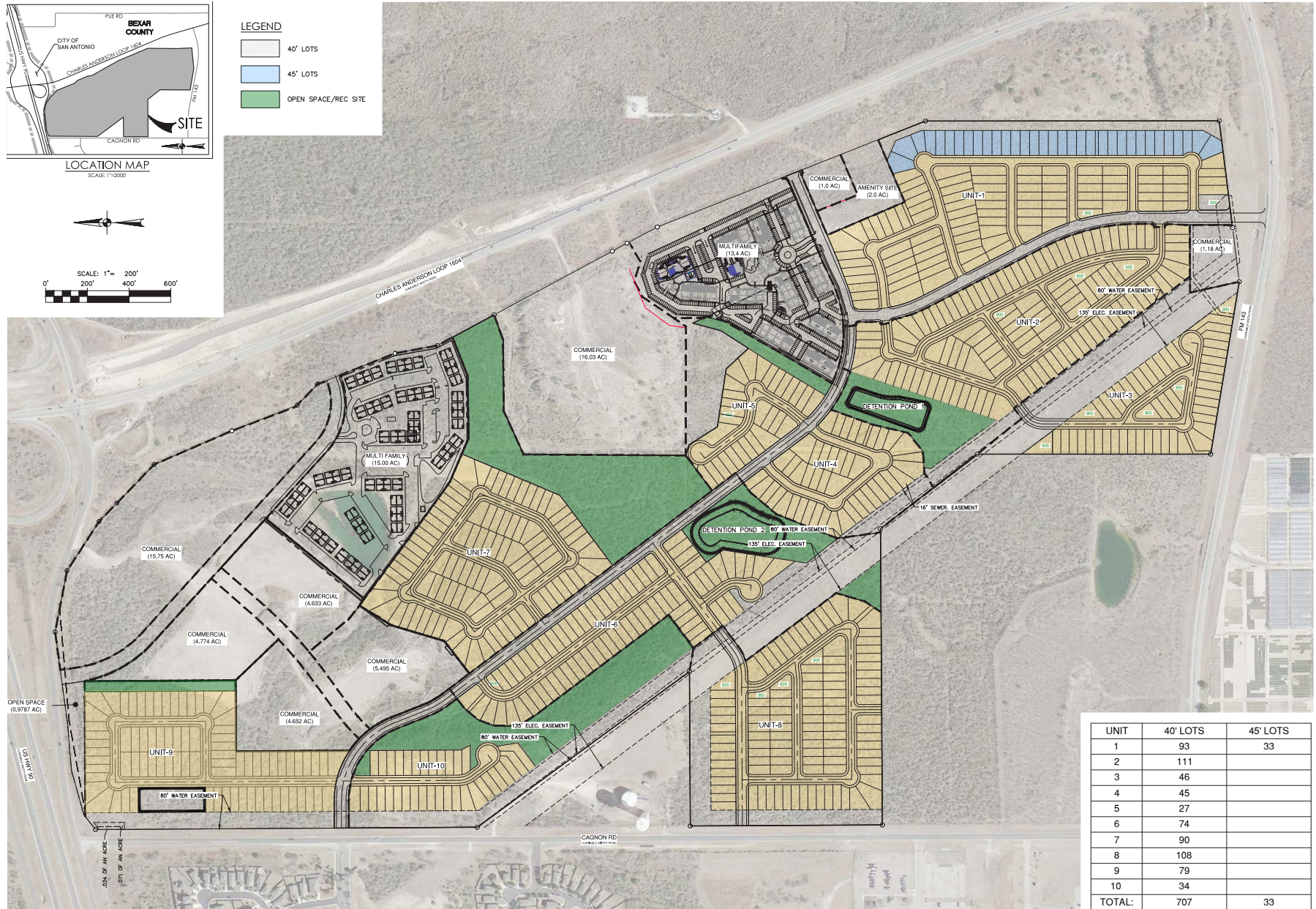
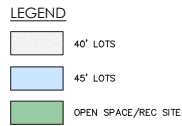
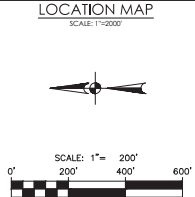


## TxDOT EXHIBIT



5





UNIT	40' LOTS	45' LOTS
1	93	33
2	111	
3	46	
4	45	
5	27	
6	74	
7	90	
8	108	
9	79	
10	34	
TOTAL:	707	33

## DEMOGRAPHICS

### 2022 DATA:



#### POPULATION

1-mile: 7,420  
3-mile: 24,833  
5-mile: 88,771



#### HOUSEHOLDS

1-mile: 2,170  
3-mile: 7,059  
5-mile: 26,082



#### MEDIAN HOME VALUE

1-mile: \$174,165  
3-mile: \$202,145  
5-mile: \$215,034



#### AVERAGE HOUSEHOLD INCOME

1-mile: \$70,140  
3-mile: \$83,104  
5-mile: \$92,219



#### MEDIAN AGE

1-mile: 32.5  
3-mile: 34.0  
5-mile: 33.6

Population	1 Mile	3 Mile	5 Mile
2022 Total Population	7,420	24,833	88,771
2027 Total Population	10,496	32,748	106,636
2022-2027 Annual Rate	7.18%	5.69%	3.74%
2022 Median Age	32.5	34.0	33.6
2027 Median Age	31.4	33.0	33.2

Households	1 Mile	3 Mile	5 Mile
2022 Total Households	2,170	7,059	26,082
2027 Total Households	3,179	9,564	31,525
2022-2027 Annual Rate	7.94%	6.26%	3.86%
2022 Average Household Income	\$70,140	\$83,104	\$92,219
2027 Average Household Income	\$85,024	\$95,515	\$106,773

Home Value	1 Mile	3 Mile	5 Mile
2022 Median Home Value	\$174,165	\$202,145	\$215,034
2027 Median Home Value	\$313,172	\$287,322	\$261,797





## 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.*

11-2-2015



### 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.

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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date