

3.071 AC - 330 SF OF FRONTAGE ON PLEASANTON RD - C2 ZONING

144 Moursund Blvd | San Antonio, TX 78221



DESCRIPTION

Located between Moursund Blvd and Pleasanton Rd; between East Ansley St and Ashley Rd in south San Antonio. Adjacent to South Trust Bank.

LAND SIZE & FRONTAGE

3.071 AC / 133,772.76 SQ FT

- 330 FT of frontage on Pleasanton Rd
- **Ideal self storage location**

UTILITIES

All utilities are available

(Note: Prospective buyers should retain an independent engineer to verify the location, accessibility and available capacity of all utilities.)

ZONING

C-2NA, City of San Antonio

HIGHLIGHTS

- Adjacent to South Trust Bank on Moursund Blvd, and between Moursund Blvd and Pleasanton Rd
- Located in south San Antonio between SW Military Dr and Loop 410
- Lot has been cleared and has a small number of trees

FLOOD PLAIN

A very small part of the southern edge of the lot lies in the 100-year flood plain.

SALE PRICE

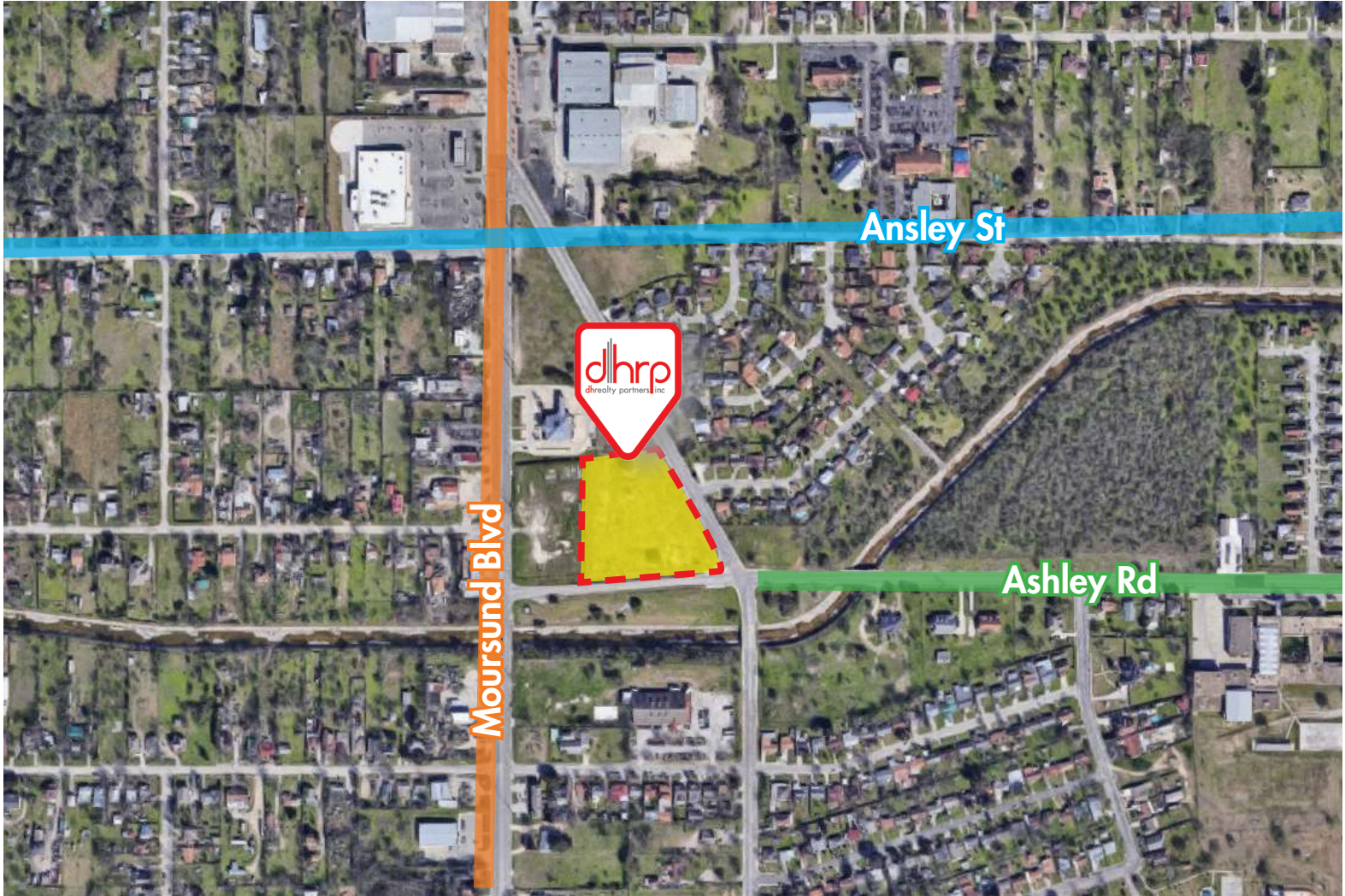
\$495,000.00

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AERIAL



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AERIAL, ZONING & BEXAR COUNTY MAP

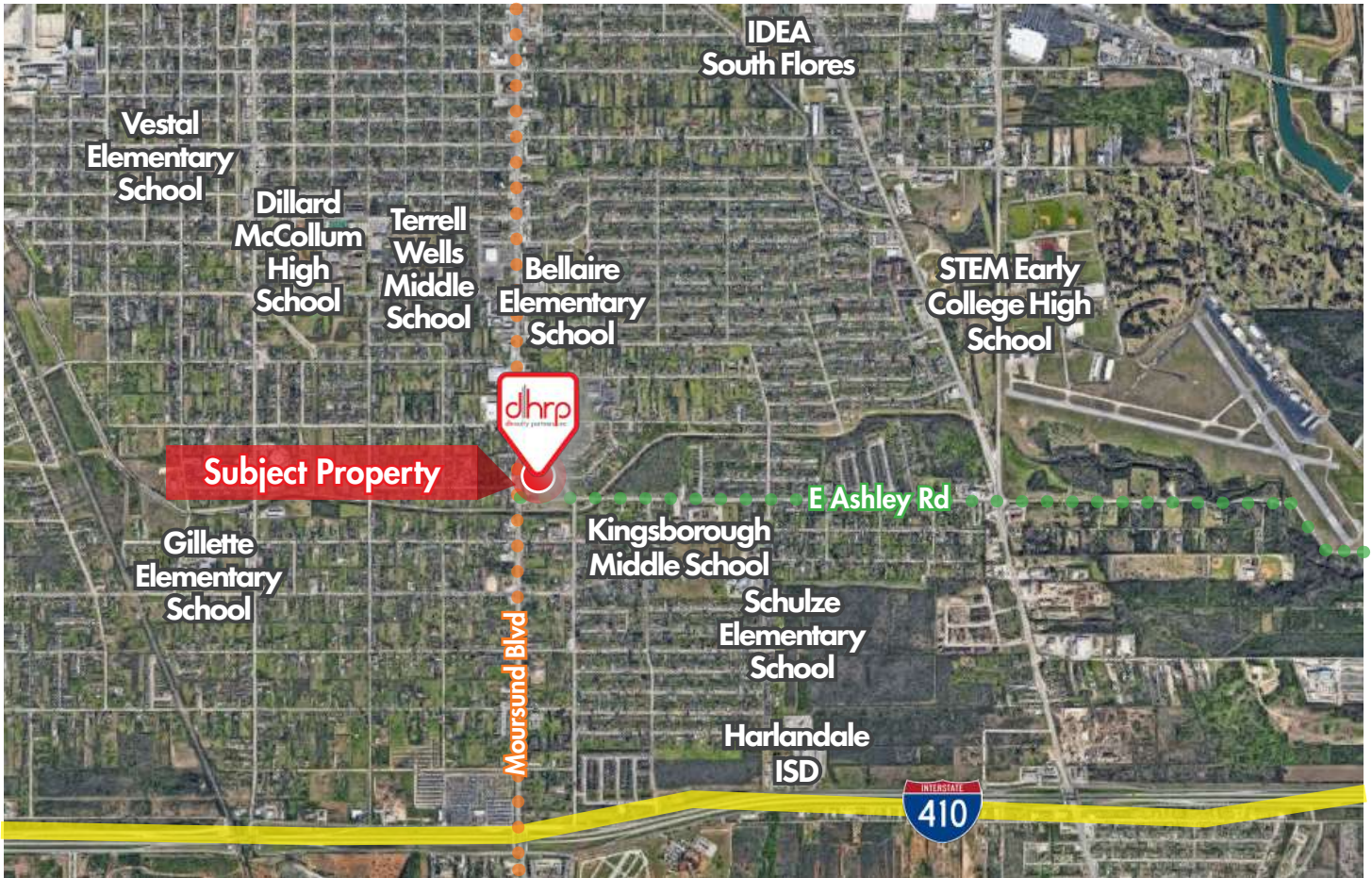


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SCHOOL MAP & HOUSING PROFILE



1-MILE HOUSING PROFILE

Housing Units by Occupancy Status	Number	Percent
Total Housing Units	4,171	100.0%
Owner	2,759	66.1%
Renter	1,141	27.4%
Vacant	271	6.5%

3-MILE HOUSING PROFILE

Housing Units by Occupancy Status	Number	Percent
Total Housing Units	25,162	100.0%
Owner	14,556	57.8%
Renter	8,519	33.9%
Vacant	2,087	8.3%

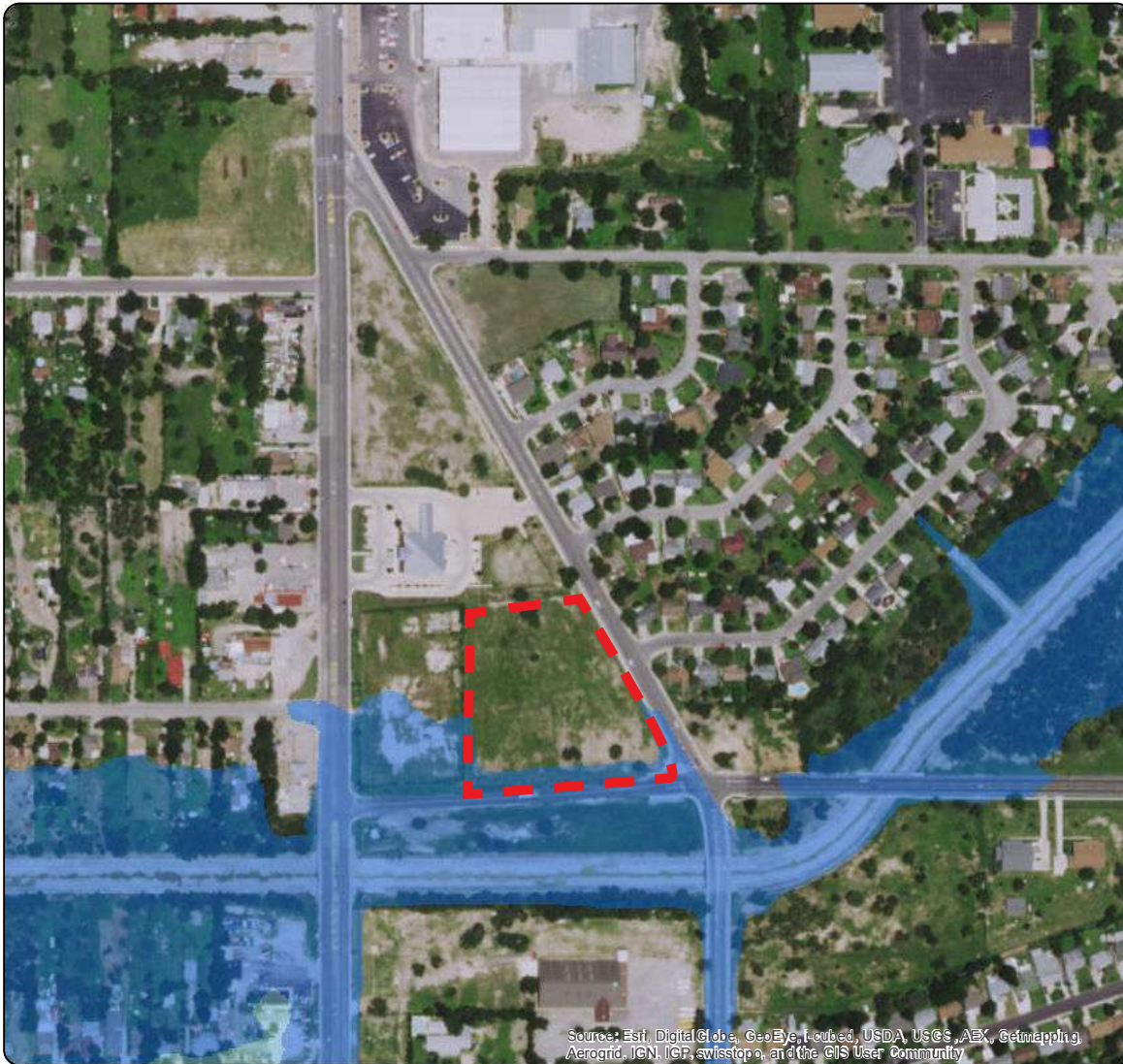
Source: ESRI, 2021

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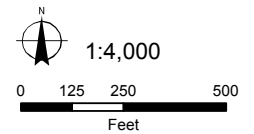
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FLOOD MAP



144 Moursund Blvd

Legend



NOTE: This information is based on the Digital Flood Insurance Rate Map (DFIRM) for the communities within Bexar, Wilson, Karnes, and Gelada Counties. This map does not imply that the area depicted in the map will or will not be free from flooding or damage. An area not in a Special Flood Hazard Area may be damaged by a flood greater than that produced by the DFIRM or from a local drainage problem not shown on the map. This map does not create liability on the part of the San Antonio River Authority, or any officer or employee thereof, for any damage that results from reliance on this information. This map does not serve as official FEMA documentation for use in flood determination.

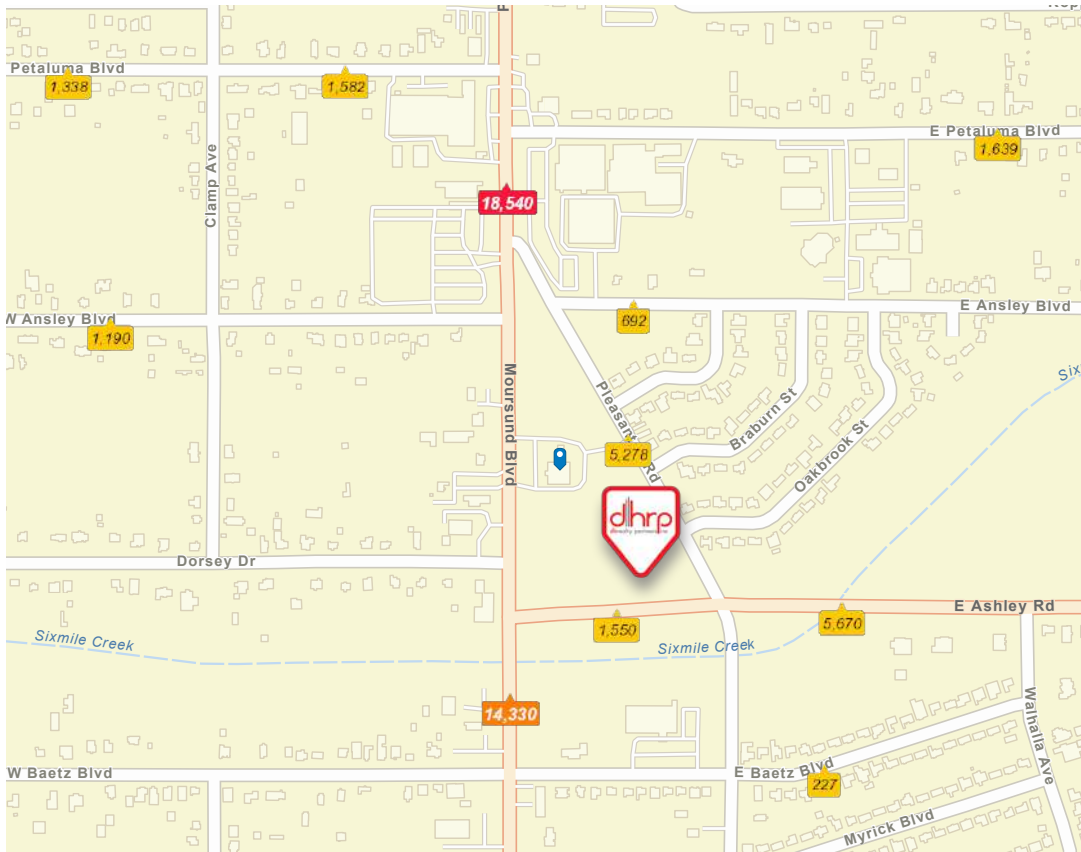
Disclaimer:
The GIS material included with this transmittal is made available as a public service. The maps and/or data are to be used for reference and/or informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The data herein shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the San Antonio River Authority, its officials and employees from any liability arising out of the use of the data or information provided. If there are any questions about the appropriateness of this data, please email sarainfo@sanra.tx.gov.

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TRAFFIC COUNTS & DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population	12,830	79,126	197,192
Median Age	35.8	34.0	34.0
Avg Household Size	3.1	3.0	2.9
Median Household Income	\$56,613	\$52,775	\$50,758

Source: ESRI, 2023

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DISCLOSURE INFORMATION

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

INFORMATION ABOUT BROKERAGE SERVICES

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>DH Realty Partners, Inc.</u>	<u>147342</u>	<u>www.dhrp.us</u>	<u>(210)222-2424</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>John Cannon, CCIM</u>	<u>618616</u>	<u>cannon@dhrp.us</u>	<u>(210)222-2424</u>
Designated Broker of Firm	License No.	Email	Phone
<u>John Cannon, CCIM</u>	<u>618616</u>	<u>cannon@dhrp.us</u>	<u>(210)222-2424</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John Cannon, CCIM</u>	<u>618616</u>	<u>cannon@dhrp.us</u>	<u>(210)222-2424</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205
 John Cannon CCIM

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (210)222-2424 Fax: (210)271-0183

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