



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



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# ±88 AC (3 LOTS) NEXT TO ROLLING OAKS MALL

17097, 17103, and 17195 Nacogdoches Rd | San Antonio, TX 78266



360° PANORAMIC VIEW:  
<https://kuula.co/post/Nz1xf>

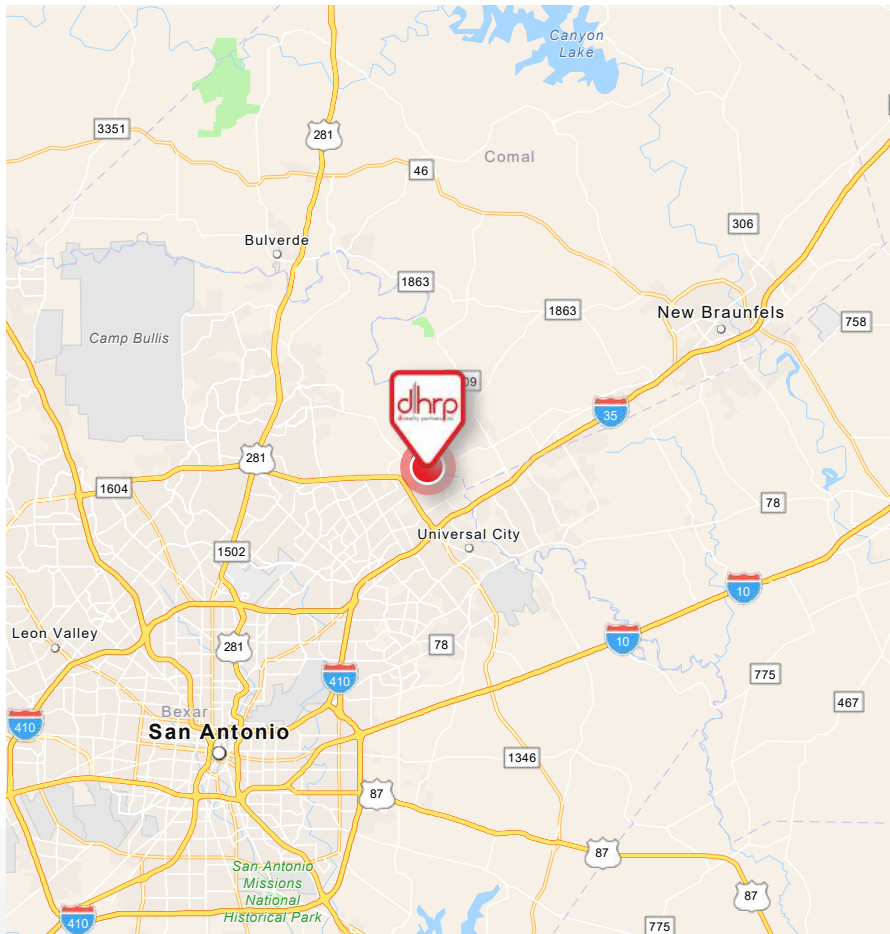
# FOR SALE





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### HIGHLIGHTS

- Approximately ±88 Acres total (will subdivide)
- Easy access to Loop 1604 and I-35
- Located in rapidly developing area
- Close proximity to Walmart, Rolling Oaks Mall, The Forum, Bracken, Garden Ridge, Selma, Schertz, Universal City, and Live Oak
- All utilities at or the site near site

### PROVIDED DURING DUE DILIGENCE

- Boundary/topo survey by an RPLS - PDF / CAD
- Engineered traffic signal/intersection improvement plans
- Recorded SAWS Utility Service Agreement
- Approved floodplain report
- TXDOT driveway permit
- TIA Report

### DESCRIPTION

**Three Industrial- and Commercial-Zoned lots of ±88 Acres total (under separate ownership. Parcels may be purchased individually).** Located in Northeast San Antonio directly beside Rolling Oaks Mall and with property frontage on Nacogdoches. This area is rapidly developing; currently with large construction projects underway. Located with convenient access to the Forum Shopping Center, Walmart Superstore, and an array of popular national dining and retail establishments. All utilities are readily available at or near the site.

	Acres	Drone Footage	Zoning
Lot 1	± 38.078 AC	<a href="https://youtu.be/9eB_6YEK88">https://youtu.be/9eB_6YEK88</a>	L
Lot 2	± 25.381 AC	<a href="https://youtu.be/T8hcnpEy3XY">https://youtu.be/T8hcnpEy3XY</a>	L
Lot 3	± 25.529 AC	<a href="https://youtu.be/uUZx-cqC4Nc">https://youtu.be/uUZx-cqC4Nc</a>	C-3

### FLOOD PLAIN

A portion of this property does lie in the 100-year flood area.

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### AERIAL PHOTOGRAPHY



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**360° PANORAMIC VIEW**  
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# SALE

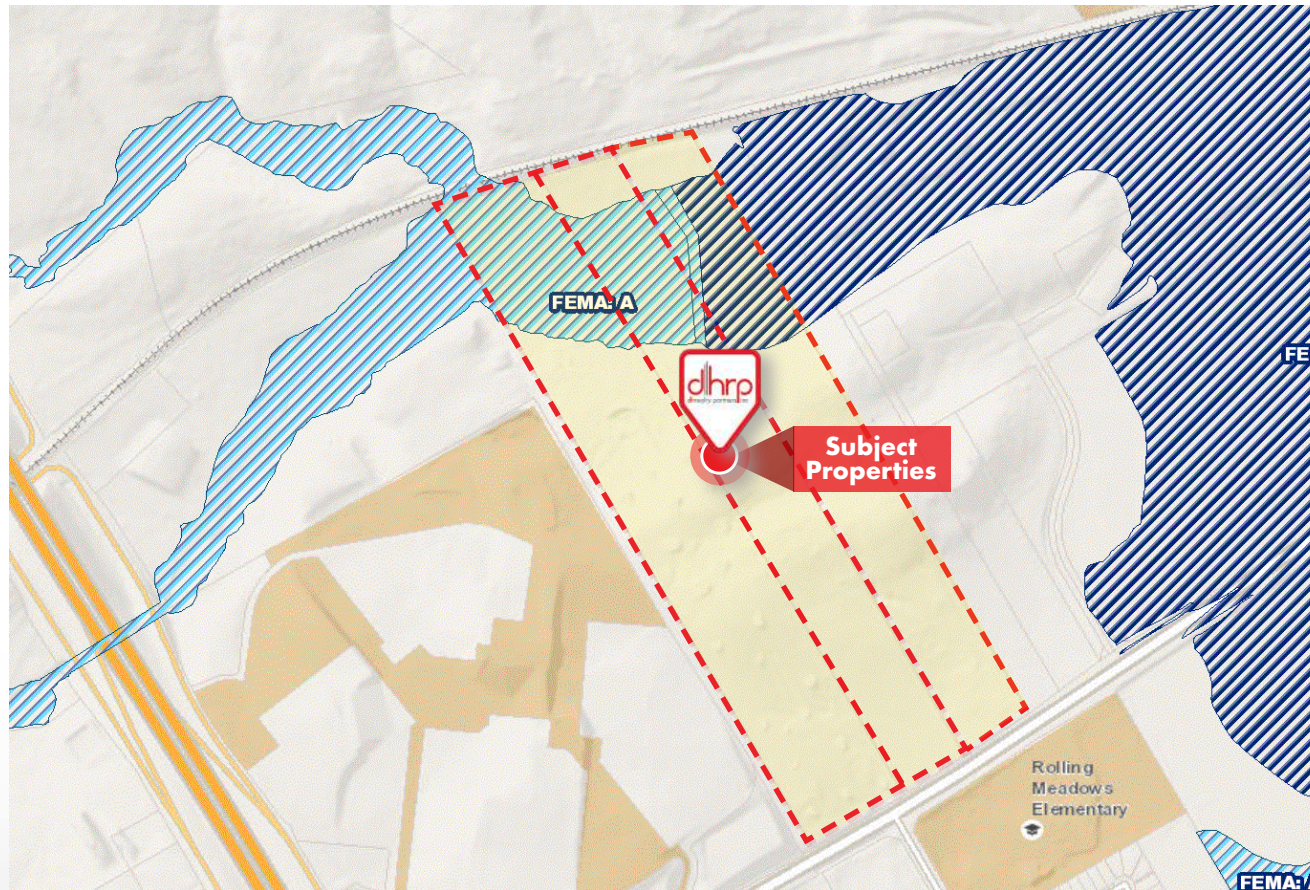
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### FLOOD MAP



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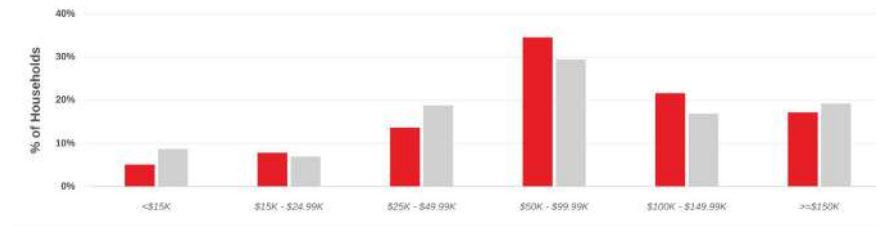
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### PLACER AI DEMOGRAPHICS

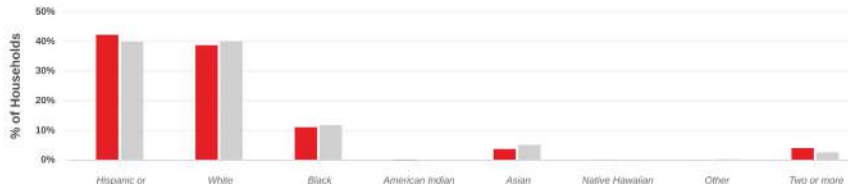
#### Audience Overview

Median Household Income	Bachelor's Degree or Higher	Most Common Ethnicity	Persons per Household
\$81.1K	37.6%	Hispanic or Latino (42.2%)	2.60

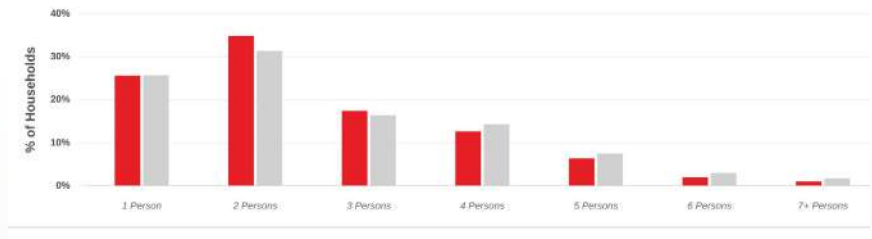
#### Household Income



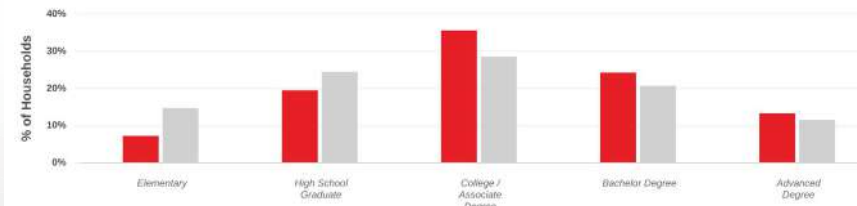
#### Ethnicity



#### Household Size



#### Education



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### PLACER AI TRAFFIC MAP



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### LOCATION INFORMATION

#### TRAFFIC COUNTS



#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,130	60,943	180,371
Median Age	35.1	36.4	37.8
Avg Household Size	2.7	2.6	2.7
Median Household Income	\$100,916	\$79,346	\$81,979
Avg Household Income	\$113,481	\$101,638	\$108,560

Source: ESRI, 2023



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### **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.

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