

LAND FOR SALE

FULL ENTITLEMENT AND PERMITTED CONSTRUCTION PLANS

Now Available

FM 78 / WALZEM SAN ANTONIO TX, 78244



- SOLD TOGETHER OR SEPARATELY
- 14,560 SF AVAILABLE FOR SALE
- 1.27 AC PAD SITE AVAILABLE FOR SALE

CONTACT US

Amanda Concha

 210-201-0061 Ext. 1

 amanda.concha@corecommercialsa.com
www.corecommercialsa.com

 **CORE COMMERCIAL**
Leroy Sanchez

 210-391-1099

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PROPERTY HIGHLIGHTS

FULL ENTITLEMENT AND PERMITTED CONSTRUCTION PLANS

- 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 BROOKSFEDERAL CREDIT UNION, WHATABURGER, JACK IN THE BOX AND MORE

SCHOOLS NEARBY:

- Woodlake Hills Middle School
- Elof Elementary School

MAJOR STREETS AND HIGHWAYS:

- WALZEM RD.
- FM-78/SEGUIN RD.
- 1604 LOOP
- INTERSTATE 10
- INTERSTATE 410 LOOP
- INTERSTATE 35

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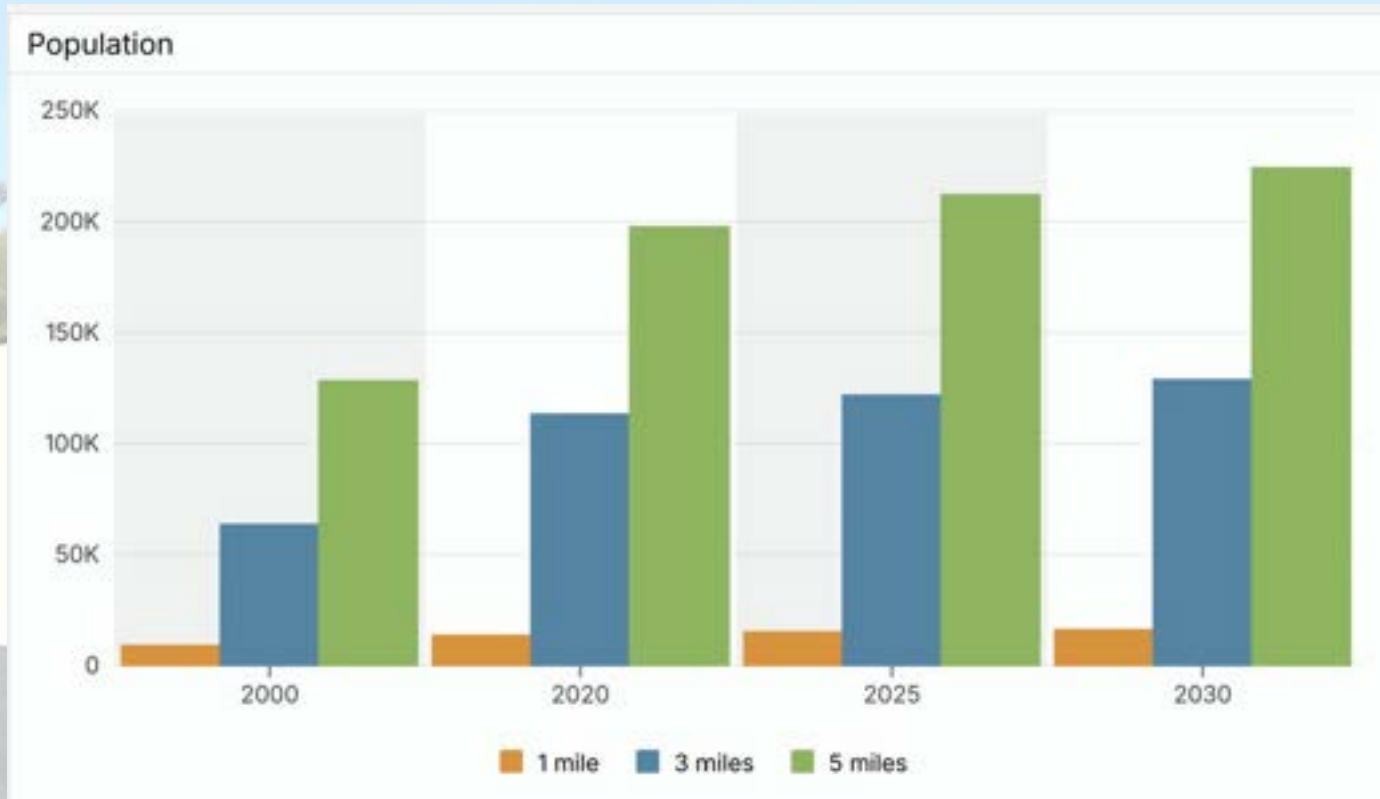
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POPULATION DEMOGRAPHICS

FULL ENTITLEMENT AND PERMITTED CONSTRUCTION PLANS



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INCOME DEMOGRAPHICS

FULL ENTITLEMENT AND PERMITTED CONSTRUCTION PLANS

	1 mile	3 miles	5 miles
Avg Household Income	\$85,926	\$89,268	\$89,147
Median Household Income	\$74,410	\$72,585	\$72,152
< \$25,000	314	4,112	8,028
\$25,000 - 50,000	1,120	8,362	14,994
\$50,000 - 75,000	1,128	8,537	15,981
\$75,000 - 100,000	844	5,522	10,810
\$100,000 - 125,000	673	5,418	9,310
\$125,000 - 150,000	581	3,506	6,118
\$150,000 - 200,000	281	2,845	5,146
\$200,000+	129	1,968	3,889

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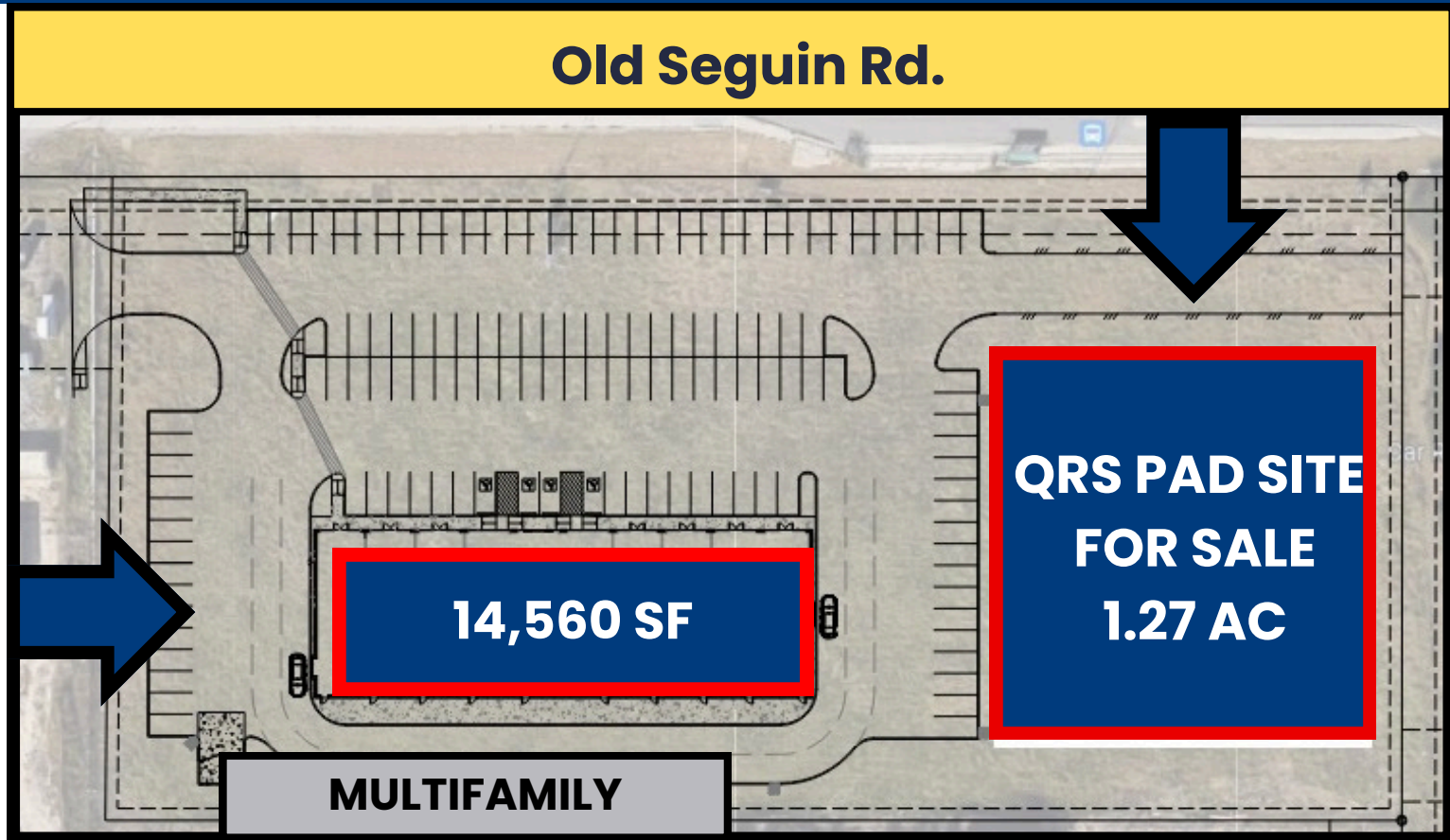
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7588 FM. 78 CONVERSE, TX 78109

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FOR SALE

MONTAGE SQUARE PAD 1.08 AC AND SHOPPING CENTER

Now Available

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NEW
DEVELOPMENT
14,560 SF



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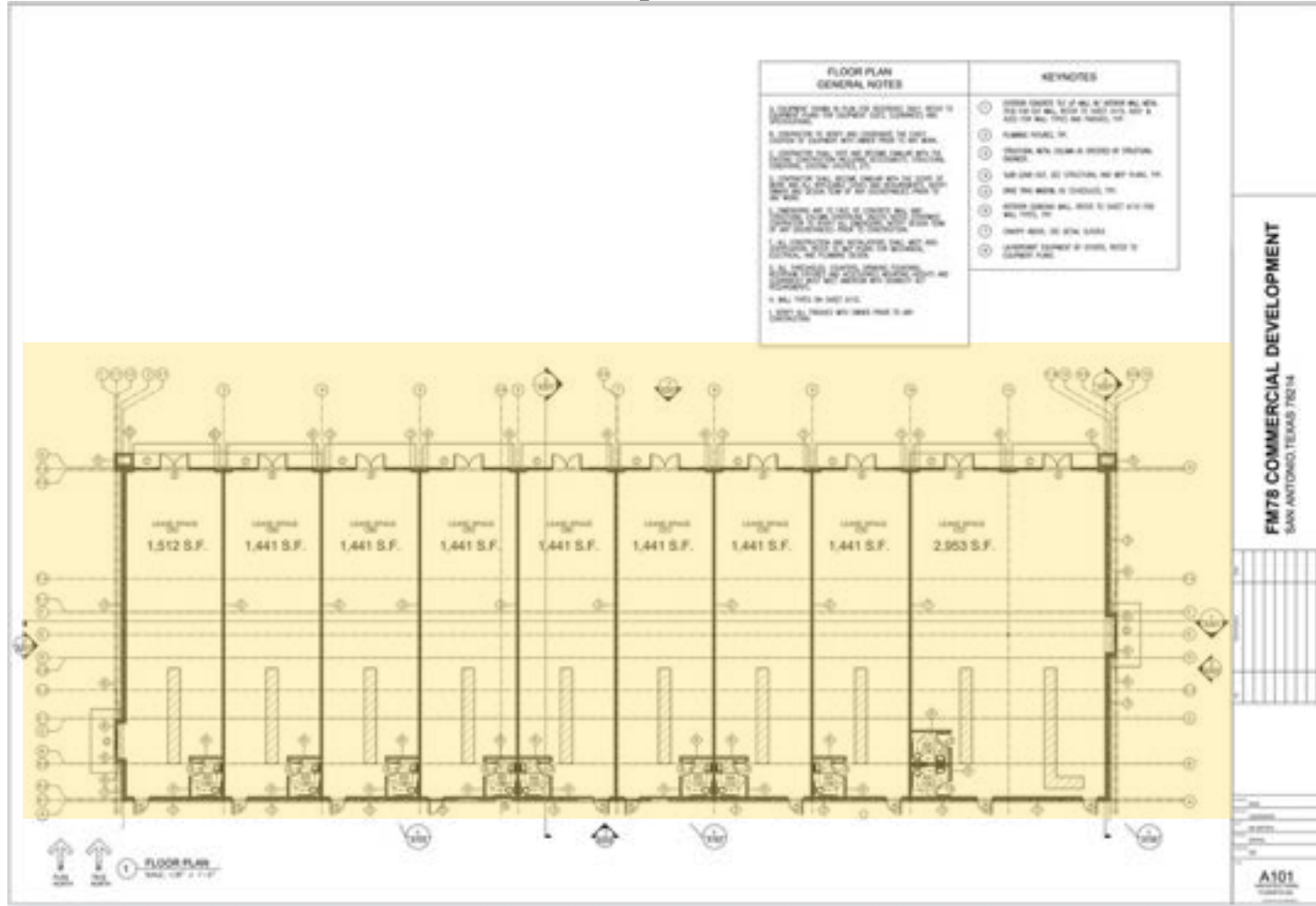
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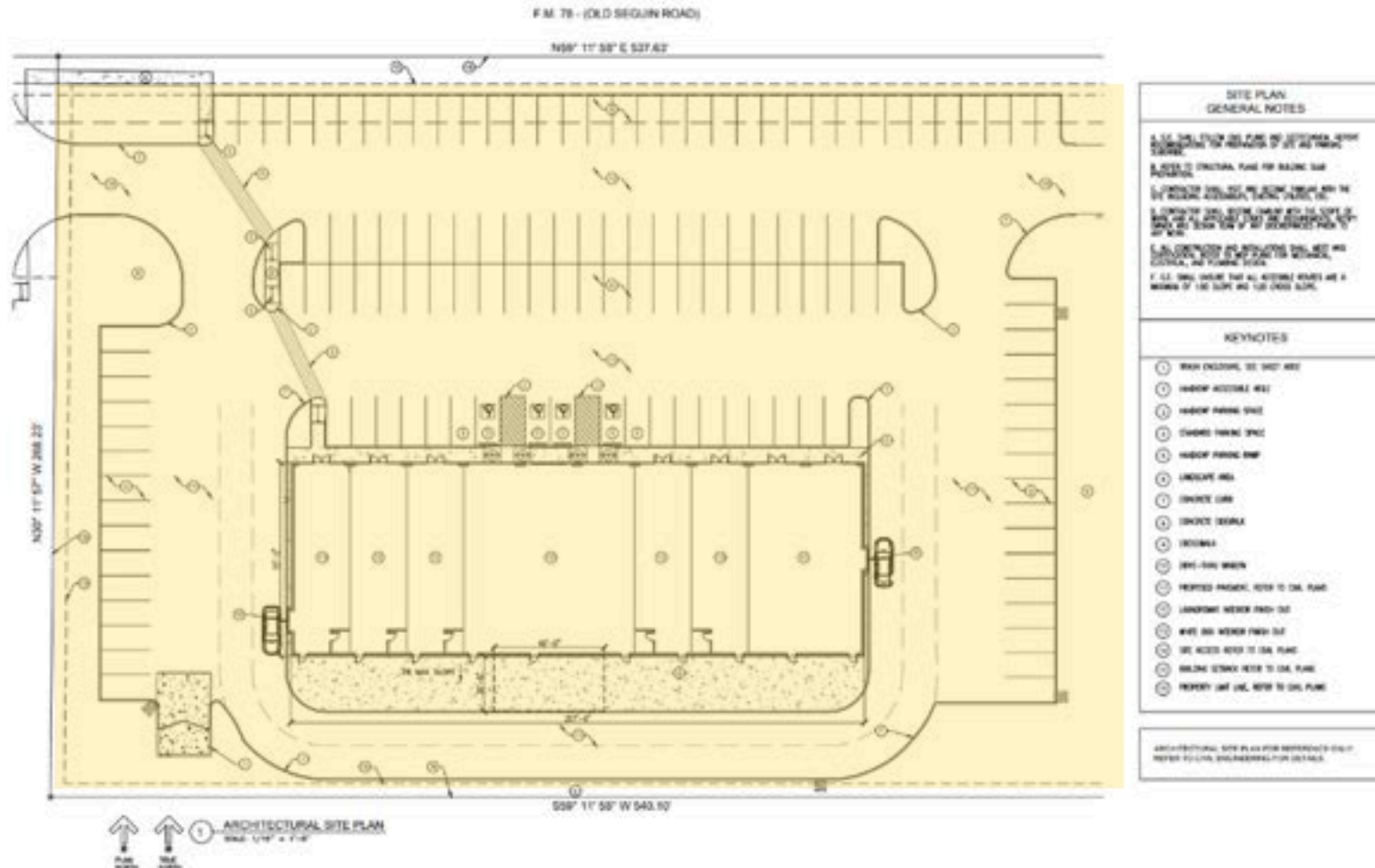
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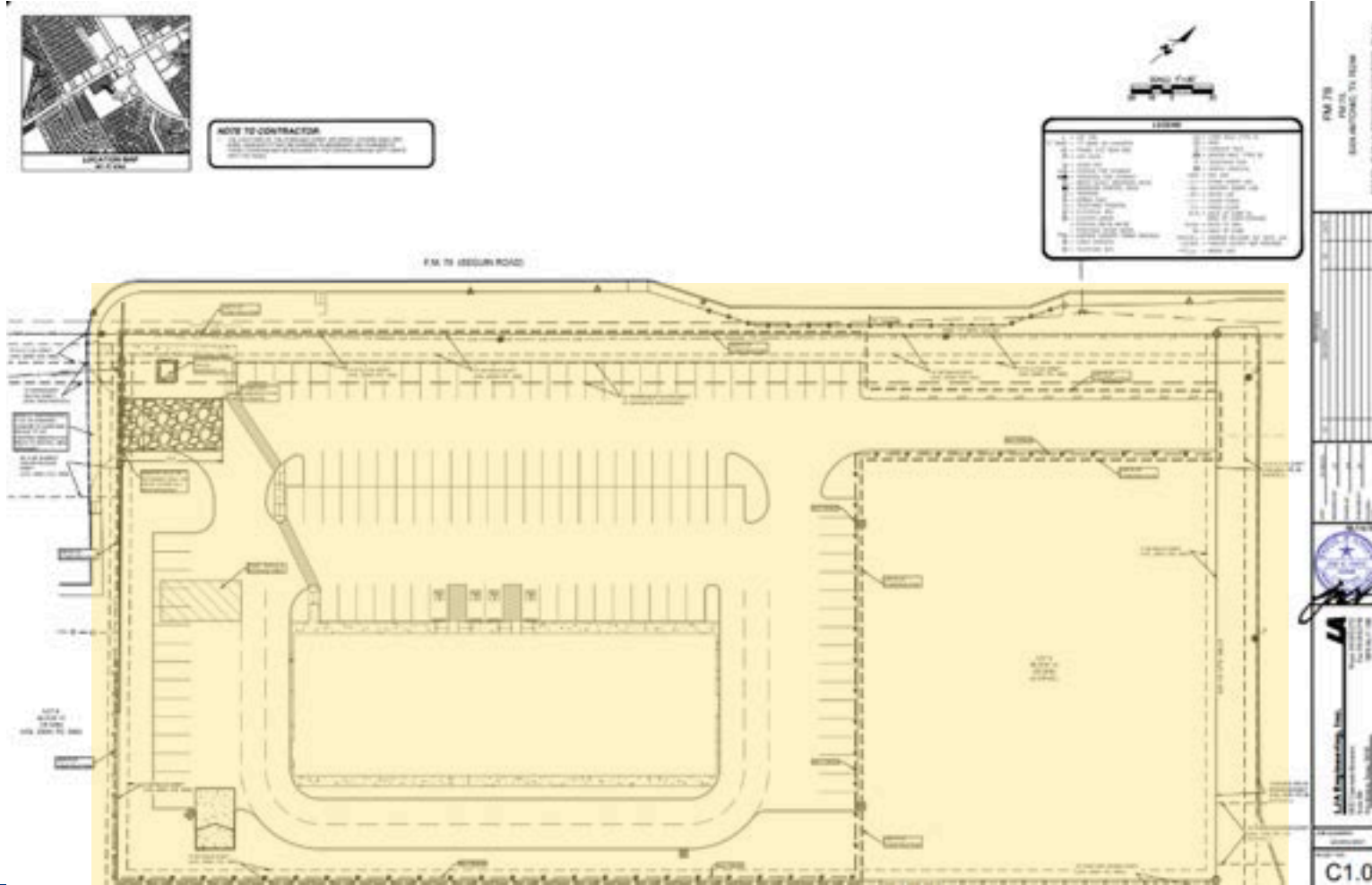
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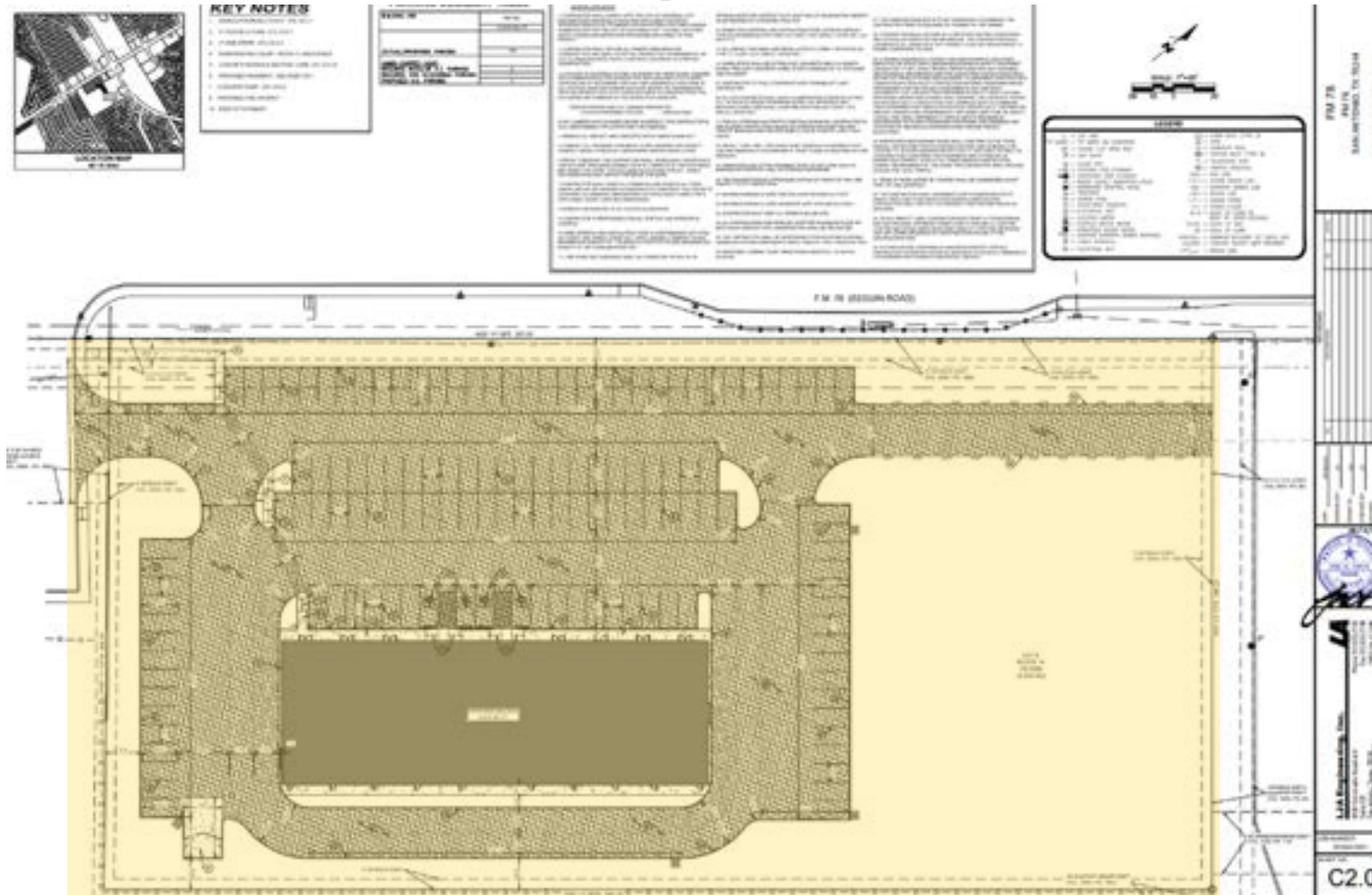
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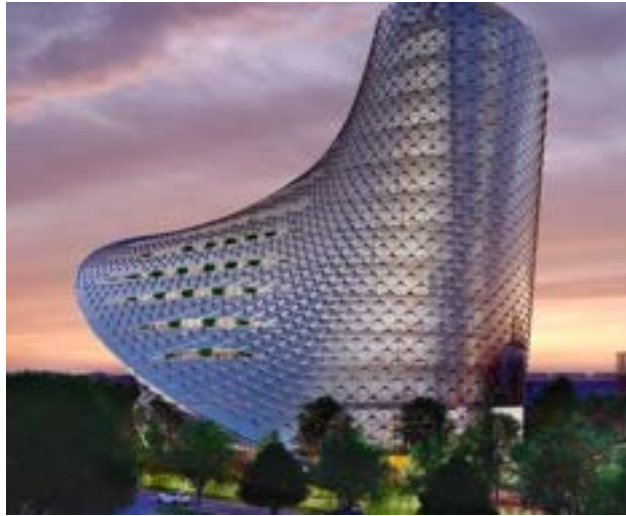
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SAN ANTONIO OVERVIEW

Now Available



TECH PORT CENTER & ARENA



SAN ANTONIO RIVERWALK



SAN ANTONIO SPURS



SIX FLAGS OVER TEXAS FIESTA TEXAS

Population San Antonio is the 6th most popular city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow. **Industry** San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism.

San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city.

City Attractions The home of the 5 time champion NBA team, San Antonio Spurs. The Spurs bring an average of \$1.1 billion to the city yearly by way of games, merchandise, and tourism. San Antonio is also one of the most historic cities in Texas. The Alamo attracts over 1 million visitors every year and brings in hundreds of thousands of visitors to other attractions such as Six Flags Fiesta Texas and Sea World.

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Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



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.

An owner's agent fees are not set by law and are fully negotiable.

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker Broker Firm Name or Primary Assumed Name	License No.	Email Address	PhoneNo.
Core Commercial Brokerage SA, LLC	578245	info@corecommercialsa.com	210-201-0061
Amanda Concha Designated Broker of Firm	578245	Amanda@corecommercialsa.com	210-201-0061
Moises Hernandez Senior Associate	783405	Moises@corecommercialsa.com	210-324-2684
Guadalupe "Gabby" Tintori Associate	805001	Gabby@corecommercialsa.com	210-396-0587
Buddy Fisher Associate	824535	Buddy@corecommercialsa.com	210-454-7424
Elaina Brown Property Manager	619252	Elaina@corecommercialsa.com	210-201-0061
Fernando Agurcia Associate	719215	Fernando@corecommercialsa.com	305-799-4592
Leroy Sanchez Associate	804346	Leroy@corecommercialsa.com	210-391-1099

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
Regulated by the Texas Real Estate Commission			Information available at www.trec.texas.gov	