

6.47 Acres Commercial Land

HWY 281 For Sale



Acres : 6.47

Zoning: OCL

Traffic Counts: 21,846 VPD

Address: US HWY 281 & Longview, TX 78070

Summary: Prime Commercial Land with 6.47 Acres and 577' of Frontage on HWY 281. Great opportunity for redevelopment in growing area.

**Matthew Giang
Realtor**

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210.818.2945**



Property Summary:

Location: US HWY 281 & Longview Rd.

Property Details: 6.47 Acres

**Legal Description: GUADALUPE HILLS
(A-153 SUR- 75 S FREECHILD), TRACT
13**

Zoning : OCL

**Buyer to verify zoning and
permitting uses with
governing authorities**

**Road Frontage: 577 ' Linear
Feet on Hwy 281 & 572' Linear
feet on Longview**

**Utilities: Water (CLWSC) &
Electric (PEC)**

Opportunities

-Redevelopment Opportunity for any business

-Excellent visibility along US 281 (northbound/southbound)

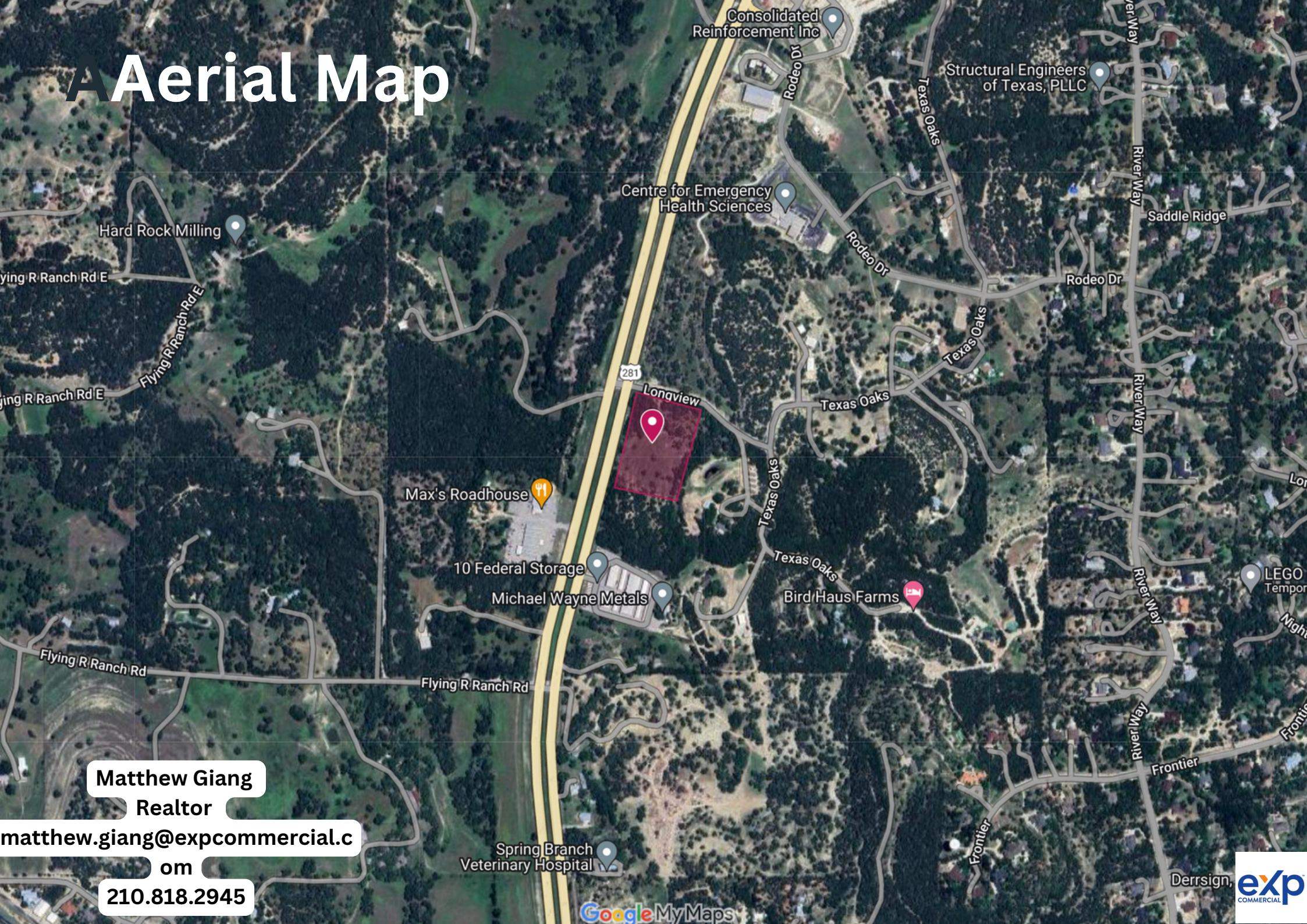
**-Nearby retailers at US 281 and Hwy 46 include Walmart, HEB
Plus, Home Depot, Tractor Supply, CVS, Walgreens, Starbucks
and a variety of quick-service restaurants**

-Central location to San Antonio, Austin, New Braunfels

-High Population Growth

**-High Traffic Counts - 21,846 vpd (2019) Source:TxDOT
Statewide Planning Map**

Aerial Map

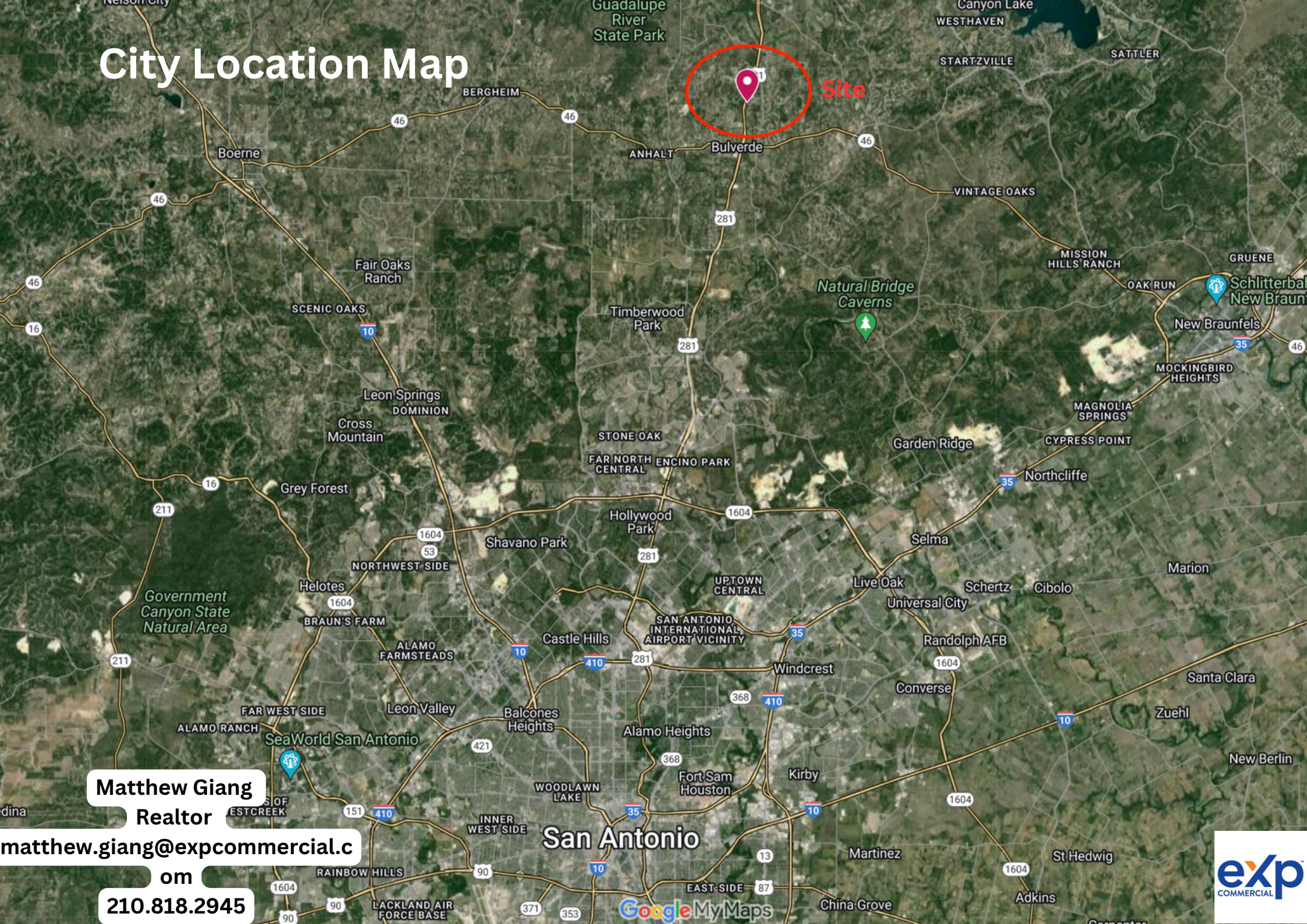


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City Location Map



Site

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San Antonio

Google My Maps



Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	11,024		14,191		16,654	
Households	3,913		5,074		5,959	
Families	3,266		4,198		4,906	
Average Household Size	2.82		2.80		2.79	
Owner Occupied Housing Units	3,564		4,686		5,548	
Renter Occupied Housing Units	349		388		411	
Median Age	43.3		46.9		47.9	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	3.25%		1.54%		0.71%	
Households	3.27%		1.53%		0.71%	
Families	3.17%		1.49%		0.64%	
Owner HHs	3.43%		1.79%		0.91%	
Median Household Income	1.18%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			234	4.6%	238	4.0%
\$15,000 - \$24,999			109	2.1%	112	1.9%
\$25,000 - \$34,999			277	5.5%	288	4.8%
\$35,000 - \$49,999			209	4.1%	228	3.8%
\$50,000 - \$74,999			603	11.9%	675	11.3%
\$75,000 - \$99,999			750	14.8%	836	14.0%
\$100,000 - \$149,999			993	19.6%	1,190	20.0%
\$150,000 - \$199,999			1,067	21.0%	1,385	23.2%
\$200,000+			833	16.4%	1,007	16.9%
Median Household Income			\$113,479		\$120,313	
Average Household Income			\$141,792		\$151,210	
Per Capita Income			\$51,088		\$54,667	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	571	5.2%	617	4.3%	725	4.4%
5 - 9	781	7.1%	775	5.5%	879	5.3%
10 - 14	935	8.5%	1,005	7.1%	1,040	6.2%
15 - 19	809	7.3%	961	6.8%	1,029	6.2%
20 - 24	418	3.8%	623	4.4%	642	3.9%
25 - 34	756	6.9%	1,266	8.9%	1,461	8.8%
35 - 44	1,547	14.0%	1,487	10.5%	1,957	11.8%
45 - 54	2,110	19.1%	2,061	14.5%	2,184	13.1%
55 - 64	1,755	15.9%	2,448	17.3%	2,703	16.2%
65 - 74	963	8.7%	1,936	13.6%	2,353	14.1%
75 - 84	304	2.8%	830	5.8%	1,377	8.3%
85+	76	0.7%	181	1.3%	305	1.8%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,166	92.2%	12,226	86.2%	13,981	83.9%
Black Alone	133	1.2%	389	2.7%	518	3.1%
American Indian Alone	49	0.4%	88	0.6%	113	0.7%
Asian Alone	74	0.7%	194	1.4%	248	1.5%
Pacific Islander Alone	7	0.1%	21	0.1%	28	0.2%
Some Other Race Alone	364	3.3%	763	5.4%	1,114	6.7%
Two or More Races	231	2.1%	510	3.6%	652	3.9%
Hispanic Origin (Any Race)	2,066	18.7%	4,264	30.0%	5,752	34.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

Demographics : 10-Mile

Summary	Census 2010		2021		2026	
Population	36,828		56,643		72,175	
Households	13,948		21,470		27,347	
Families	10,908		16,701		21,218	
Average Household Size	2.64		2.64		2.64	
Owner Occupied Housing Units	12,371		19,530		25,305	
Renter Occupied Housing Units	1,577		1,941		2,042	
Median Age	45.4		48.4		48.8	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	4.97%		1.54%		0.71%	
Households	4.96%		1.53%		0.71%	
Families	4.90%		1.49%		0.64%	
Owner HHs	5.32%		1.79%		0.91%	
Median Household Income	1.06%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			1,306	6.1%	1,328	4.9%
\$15,000 - \$24,999			748	3.5%	771	2.8%
\$25,000 - \$34,999			1,225	5.7%	1,307	4.8%
\$35,000 - \$49,999			1,581	7.4%	1,852	6.8%
\$50,000 - \$74,999			2,580	12.0%	3,311	12.1%
\$75,000 - \$99,999			3,053	14.2%	3,922	14.3%
\$100,000 - \$149,999			4,302	20.0%	5,623	20.6%
\$150,000 - \$199,999			3,025	14.1%	4,294	15.7%
\$200,000+			3,650	17.0%	4,939	18.1%
Median Household Income			\$101,834		\$107,327	
Average Household Income			\$132,319		\$143,686	
Per Capita Income			\$50,091		\$54,371	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,764	4.8%	2,365	4.2%	3,059	4.2%
5 - 9	2,337	6.3%	2,943	5.2%	3,644	5.0%
10 - 14	2,748	7.5%	3,643	6.4%	4,367	6.1%
15 - 19	2,537	6.9%	3,472	6.1%	4,220	5.8%
20 - 24	1,383	3.8%	2,327	4.1%	2,677	3.7%
25 - 34	2,639	7.2%	5,171	9.1%	6,364	8.8%
35 - 44	4,733	12.9%	5,951	10.5%	8,397	11.6%
45 - 54	6,964	18.9%	7,843	13.8%	9,238	12.8%
55 - 64	6,280	17.1%	10,108	17.8%	11,618	16.1%
65 - 74	3,654	9.9%	8,300	14.7%	11,065	15.3%
75 - 84	1,413	3.8%	3,602	6.4%	6,058	8.4%
85+	377	1.0%	919	1.6%	1,470	2.0%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	33,808	91.8%	48,783	86.1%	60,719	84.1%
Black Alone	385	1.0%	1,225	2.2%	1,744	2.4%
American Indian Alone	197	0.5%	422	0.7%	584	0.8%
Asian Alone	260	0.7%	815	1.4%	1,171	1.6%
Pacific Islander Alone	20	0.1%	59	0.1%	85	0.1%
Some Other Race Alone	1,322	3.6%	3,176	5.6%	4,848	6.7%
Two or More Races	837	2.3%	2,163	3.8%	3,022	4.2%
Hispanic Origin (Any Race)	6,366	17.3%	15,185	26.8%	22,028	30.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

Demographics: 15-Mile

Summary	Census 2010		2021		2026	
Population	114,109		169,360		199,296	
Households	41,023		61,366		72,434	
Families	32,487		48,033		56,518	
Average Household Size	2.78		2.76		2.75	
Owner Occupied Housing Units	34,350		51,748		61,908	
Renter Occupied Housing Units	6,673		9,619		10,526	
Median Age	39.5		41.6		41.9	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	3.31%		1.54%		0.71%	
Households	3.37%		1.53%		0.71%	
Families	3.31%		1.49%		0.64%	
Owner HHs	3.65%		1.79%		0.91%	
Median Household Income	1.15%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,812	4.6%	2,770	3.8%		
\$15,000 - \$24,999	1,804	2.9%	1,759	2.4%		
\$25,000 - \$34,999	3,031	4.9%	3,004	4.1%		
\$35,000 - \$49,999	4,518	7.4%	4,794	6.6%		
\$50,000 - \$74,999	8,899	14.5%	10,037	13.9%		
\$75,000 - \$99,999	8,540	13.9%	10,011	13.8%		
\$100,000 - \$149,999	12,980	21.2%	15,452	21.3%		
\$150,000 - \$199,999	8,847	14.4%	11,711	16.2%		
\$200,000+	9,935	16.2%	12,896	17.8%		
Median Household Income	\$102,703		\$108,751			
Average Household Income	\$131,230		\$143,991			
Per Capita Income	\$47,657		\$52,453			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,265	6.4%	9,526	5.6%	11,281	5.7%
5 - 9	8,885	7.8%	11,180	6.6%	12,781	6.4%
10 - 14	9,486	8.3%	12,582	7.4%	13,748	6.9%
15 - 19	7,760	6.8%	11,046	6.5%	12,288	6.2%
20 - 24	4,295	3.8%	7,758	4.6%	7,857	3.9%
25 - 34	11,562	10.1%	17,804	10.5%	22,187	11.1%
35 - 44	18,045	15.8%	22,816	13.5%	27,882	14.0%
45 - 54	19,236	16.9%	24,059	14.2%	26,211	13.2%
55 - 64	15,364	13.5%	24,531	14.5%	26,784	13.4%
65 - 74	8,204	7.2%	18,499	10.9%	23,191	11.6%
75 - 84	3,163	2.8%	7,642	4.5%	12,196	6.1%
85+	844	0.7%	1,918	1.1%	2,890	1.5%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	98,597	86.4%	138,305	81.7%	159,830	80.2%
Black Alone	3,473	3.0%	6,856	4.0%	8,400	4.2%
American Indian Alone	555	0.5%	1,021	0.6%	1,294	0.6%
Asian Alone	3,599	3.2%	6,890	4.1%	8,774	4.4%
Pacific Islander Alone	125	0.1%	297	0.2%	384	0.2%
Some Other Race Alone	4,495	3.9%	9,169	5.4%	11,922	6.0%
Two or More Races	3,266	2.9%	6,821	4.0%	8,694	4.4%
Hispanic Origin (Any Race)	26,358	23.1%	51,250	30.3%	65,353	32.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials

Date