

FOR SALE



17197 NACOGDOCHES RD.

LAND FOR SALE

17197 NACOGDOCHES RD, SAN ANTONIO, TX 78266

PROPERTY SUMMARY

Sales Price: \$1,500,000
Lot Size: 11.06 AC
Condition: Vacant
Zoning: C-3

PROPERTY DESCRIPTION

Position your next development along one of Northeast San Antonio's established commercial corridors. 17197 Nacogdoches Road offers approximately 11.06 acres of vacant C-3 Commercial land, providing a rare opportunity for developers, investors, and owner-users seeking a large, contiguous site with strong visibility and long-term development potential.

LOCATION DESCRIPTION

Located along Nacogdoches Road near Loop 1604, the property offers excellent connectivity to the I-35 and Loop 1604 corridors and surrounding areas throughout Northeast San Antonio.

The property is directly across from Meadows Elementary School and near major destinations including Costco, Retama Park, and Dutch Bros Coffee, contributing to strong visibility and consistent activity in the immediate trade area. Convenient access to Loop 1604 and I-35 further enhances regional accessibility, positioning the property to benefit from continued residential and commercial growth throughout Northeast San Antonio.

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CROSSED SABERS COMMERCIAL REAL ESTATE

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PROPERTY PHOTOS

17197 NACOGDOCHES RD, SAN ANTONIO, TX 78266

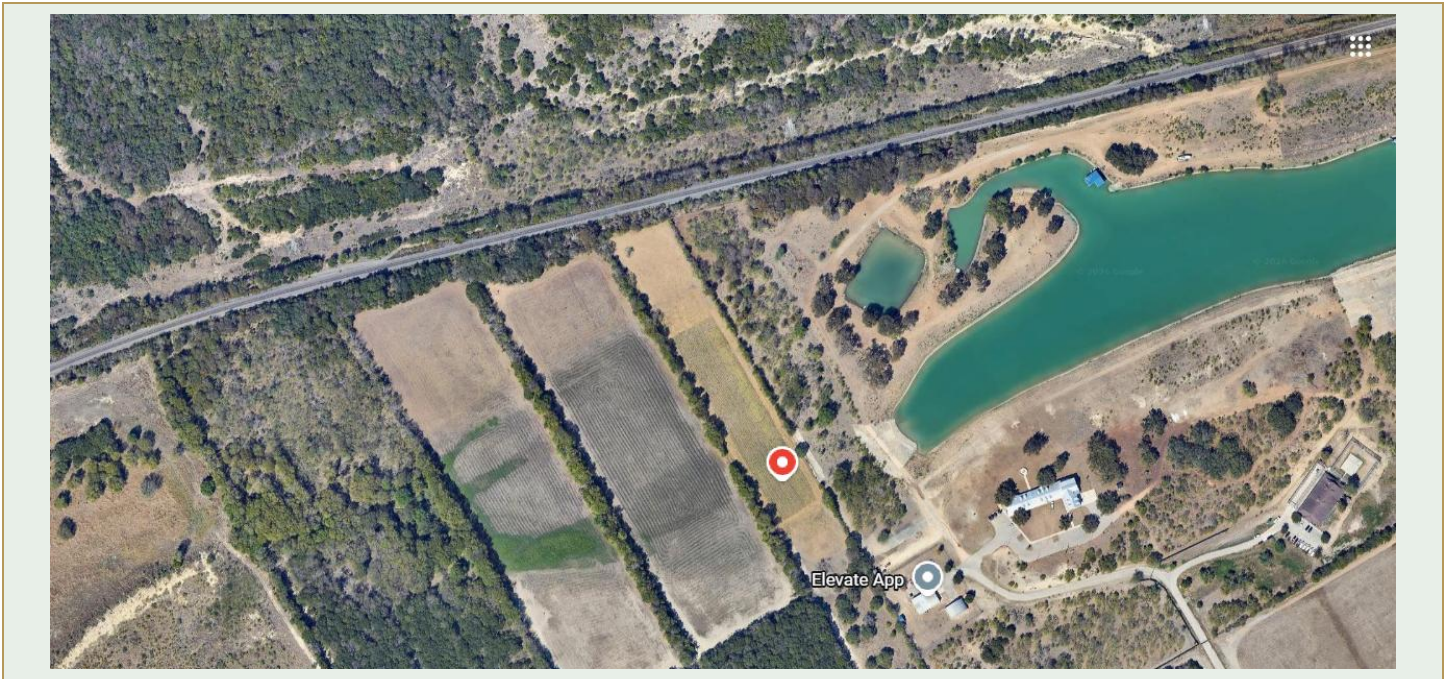




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LOCATION MAPS

17197 NACOGDOCHES RD, SAN ANTONIO, TX 78266





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BUSINESS MAP

17197 NACOGDOCHES RD, SAN ANTONIO, TX 78266





DEMOGRAPHICS

17197 NACOGDOCHES RD, SAN ANTONIO, TX 78266

17197 Nacogdoches Rd, San Antonio, TX 78266 is located in a growing suburban area on the northeast side of San Antonio. Within a 5-minute drive, the population is 1,307 with a median household income of \$105,749 and average household size of 3.52. The diversity index is 83.3 with a median home value of \$289,831. The area expands to 174,978 population and \$87,922 median household income at the 15-minute radius.

DEMOGRAPHICS BY DRIVE TIME

15-MINUTE	10-MINUTE	5-MINUTE
Population: 174,978	Population: 51,630	Population: 1,307
Daytime Pop: 198,766	Daytime Pop: 43,155	Daytime Pop: 1,795
Diversity Idx: 83.9	Diversity Idx: 84.4	Diversity Idx: 83.3
Households: 68,772	Households: 19,820	Households: 367
Avg HH Size: 2.53	Avg HH Size: 2.59	Avg HH Size: 3.52
Med HH Income: \$87,922	Med HH Income: \$85,866	Med HH Income: \$105,749
Avg HH Income: \$111,086	Avg HH Income: \$103,409	Avg HH Income: \$115,159
Per Capita: \$43,643	Per Capita: \$39,967	Per Capita: \$43,620
Owner Occ: 44,424	Owner Occ: 11,825	Owner Occ: 159
Renter Occ: 24,348	Renter Occ: 7,995	Renter Occ: 208
Med Home Val: \$305,434	Med Home Val: \$285,289	Med Home Val: \$289,831

HOUSING BY DRIVE TIME

15-MIN	10-MIN	5-MIN
Owner Occ: 44,424	Owner Occ: 11,825	Owner Occ: 159
Renter Occ: 24,348	Renter Occ: 7,995	Renter Occ: 208
Med Home Val: \$305,434	Med Home Val: \$285,289	Med Home Val: \$289,831



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DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Crossed Sabers Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Crossed Sabers Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Crossed Sabers Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Erik Hernandez	760176-SA	Erik@Crossedsaberscre.com	(210)792-3992
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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