

FOR SALE OR LEASE

7902 SE LOOP 410, SAN ANTONIO, TX 78223



36.06-ACRE PRIME DEVELOPMENT LAND SALE

ABOUT THE PROPERTY:

7902 SE Loop 410 is an ideal land development site located in South San Antonio. Covering 36.06 acres and featuring 1,500 feet of frontage, this property offers excellent visibility with direct access from SE Loop 410. The site is strategically positioned near major highways, Brooks City Base, and significant residential developments. With its flat topography and status as a zero flood zone, this site is well-suited for major development.

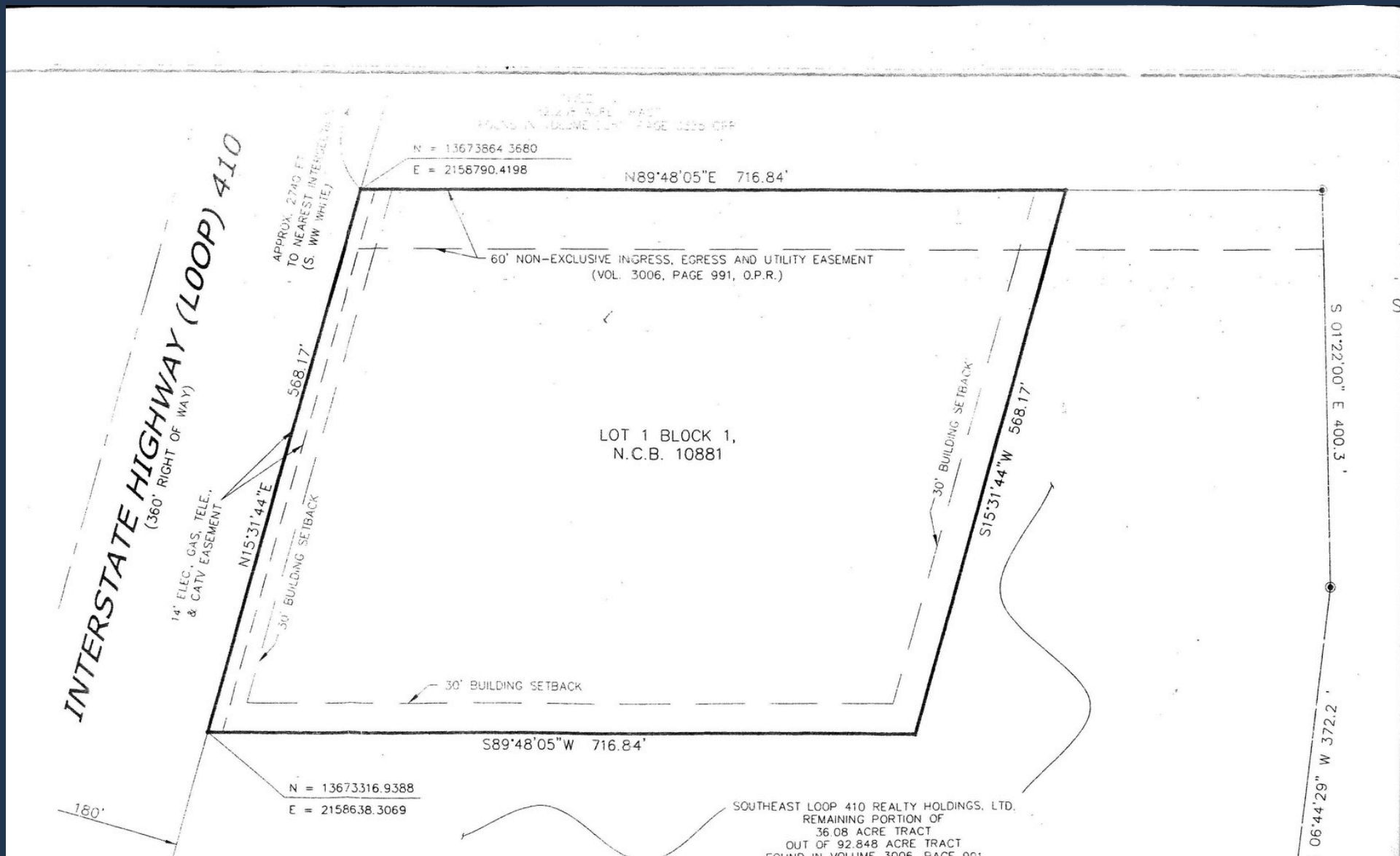
FEATURES:

- 36.06-acre site
- Land ready for development
- I-1 zoning
- Located in high-demand corridor
- Direct visibility Loop 410 (VPD = 69,320)
- 1,500 ft of frontage to Loop 410
- Flat topography - no flood zone
- Utilities available to site

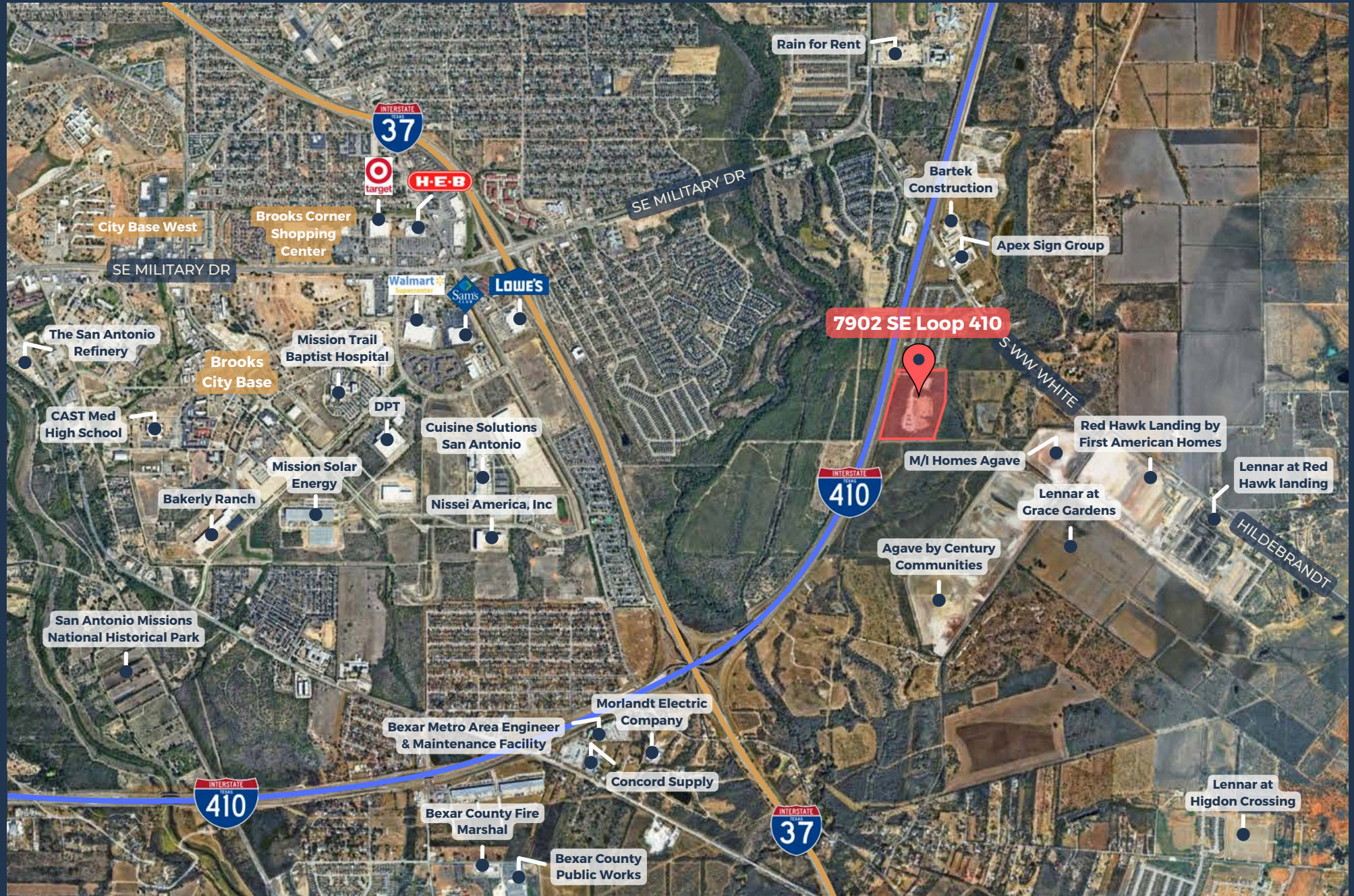
PROPERTY HIGHLIGHTS



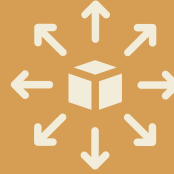
PLAT MAP



AREA OVERVIEW



DEMOGRAPHICS



Situated along SE Loop 410 providing high traffic and high visibility.

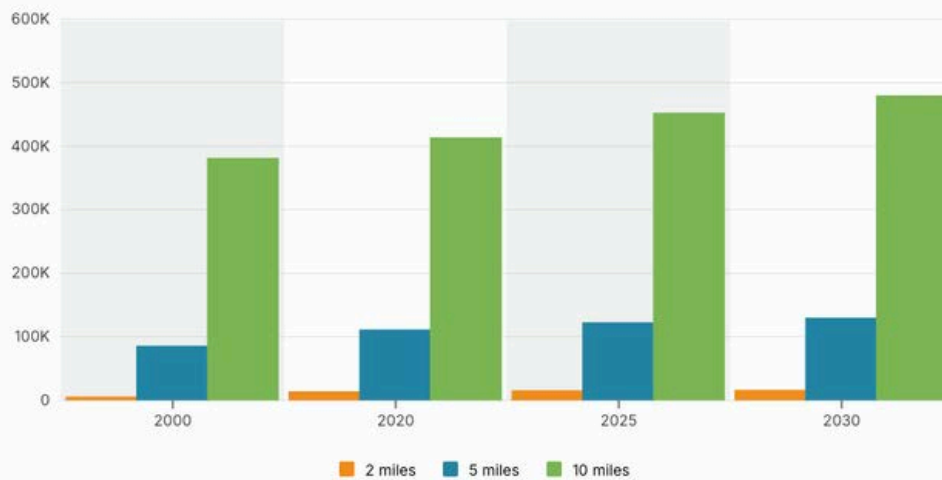
Consistent year-over-year population growth.

Attractive location for development and connectivity.

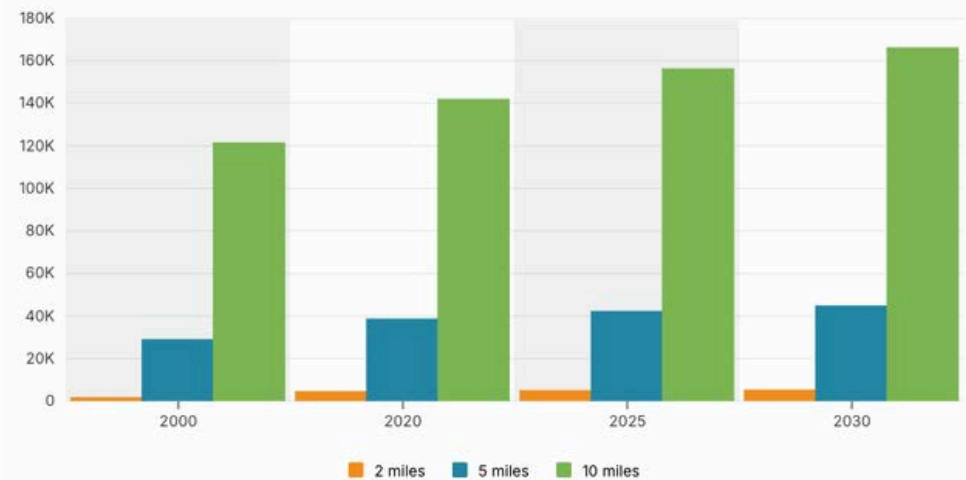
64,458 vehicles-per-day along Loop 410.

155,983 households within a 10-mile radius in 2025.

Population



Households



LLANO REALTY PARTNERS

LRP

CONTACT OUR TEAM



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.

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.

LLANO REALTY PARTNERS, LLC	9009032	general@llanorealty.com	(210)664-3105
Licensed Broker (Broker Firm Name or Primary Assumed Business Name)	License No.	Email	Phone
CULLEN S. MILLS	662023	cmills@llanorealty.com	(210)414-2988
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
CARLTON A. CATALANI	813171	ccatalani@llanorealty.com	(210)501-5400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____

Date _____

Regulated by the Texas Real Estate Commission

TXR-2501

LLano Realty Partners, LLC, PO Box 790452 San Antonio, TX 78179

Carolina Caudal

Information available at www.trec.texas.gov

IAB 1-0 Date

J10 W.

Phone (210)664-3105 Fax (210)664-3105

Produced with Love! All Transactions (dpf Form Edition) 717 N. Harwood St., Suite 2200, Dallas, TX 75201 www.llano.com