

4 ACRE LAND FOR SALE



12405 APPLEWHITE RD, SAN ANTONIO.



LAND FOR SALE

KW COMMERCIAL HOUSTON-FRY ROAD
920 South Fry Road
Katy, TX 77450



Each Office Independently Owned and Operated

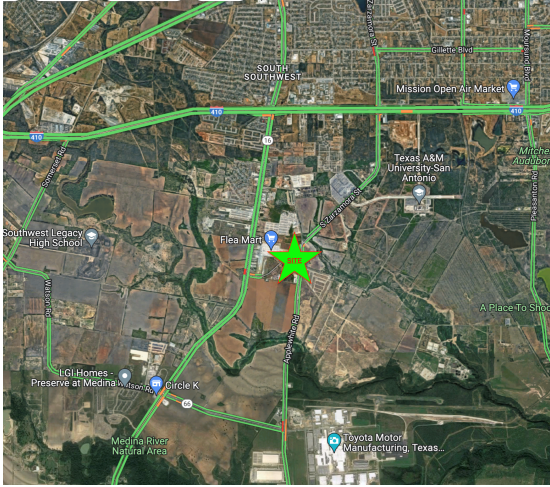
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should

LOCATION & HIGHLIGHTS

12405 APPLEWHITE ROAD



LOCATION INFORMATION

Street Address: 12405 Applewhite Road
City, State, Zip: San Antonio, TX 78224
Land Size: 4 Acres
Asking Price: \$925,000.00
Zoning: M1



LOCATION OVERVIEW

Perfect for a convenience store /gas station fast food/warehouses/light Industrial or other retail outlets.

Signalized SW corner of Applewhite and S.Zarzamora St.

In the booming south side of SA.

Across Applewhite from the site is a planned 64 ac mixed-use project



PROPERTY HIGHLIGHTS

- Toyota Mfg Complex is 1.9 miles down Applewhite.
- Hwy 16 is 1 mile down S. Zarzamora
- Lp 410 (proposed TX A&M site) and 2 miles north.
- utilities are available.

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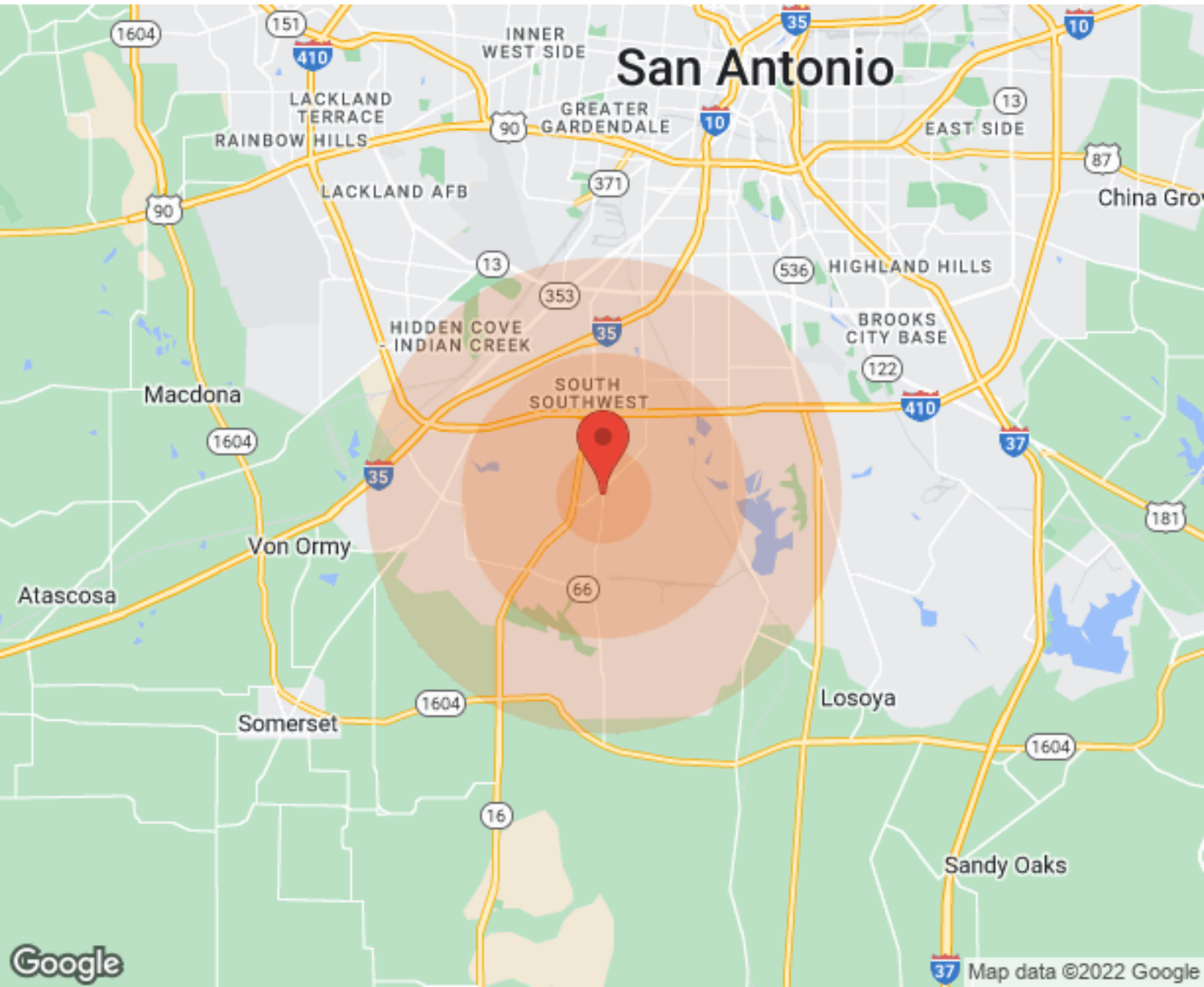
BUSINESS MAP

12405 APPLEWHITE ROAD



DEMOGRAPHICS

12405 APPLEWHITE ROAD



Population	1 Mile	3 Miles	5 Miles
Male	1,284	8,730	48,235
Female	1,114	8,598	47,230
Total Population	2,398	17,328	95,465

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	760	4,637	24,491
Ages 15-24	442	2,845	15,425
Ages 55-64	170	1,594	8,765
Ages 65+	186	1,793	10,016

Race	1 Mile	3 Miles	5 Miles
White	1,811	13,767	72,588
Black	34	111	709
Am In/AK Nat	20	66	296
Hawaiian	N/A	N/A	10
Hispanic	2,160	16,146	87,864
Multi-Racial	1,066	6,764	43,406

Income	1 Mile	3 Miles	5 Miles
Median	\$30,178	\$36,298	\$34,658
< \$15,000	143	705	4,942
\$15,000-\$24,999	156	803	4,773
\$25,000-\$34,999	63	942	4,801
\$35,000-\$49,999	159	693	5,097
\$50,000-\$74,999	66	933	5,004
\$75,000-\$99,999	60	480	1,954
\$10,000-\$149,999	5	243	1,187
\$150,000-\$199,999	15	15	183
> \$200,000	N/A	N/A	69

Housing	1 Mile	3 Miles	5 Miles
Total Units	729	5,162	30,590
Occupied	634	4,732	28,162
Owner Occupied	349	3,343	18,088
Renter Occupied	285	1,389	10,074
Vacant	95	430	2,428

BEXAR COUNTY, TEXAS

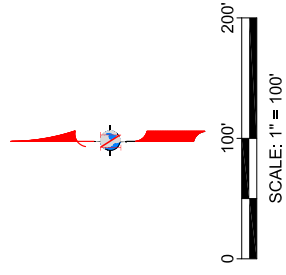
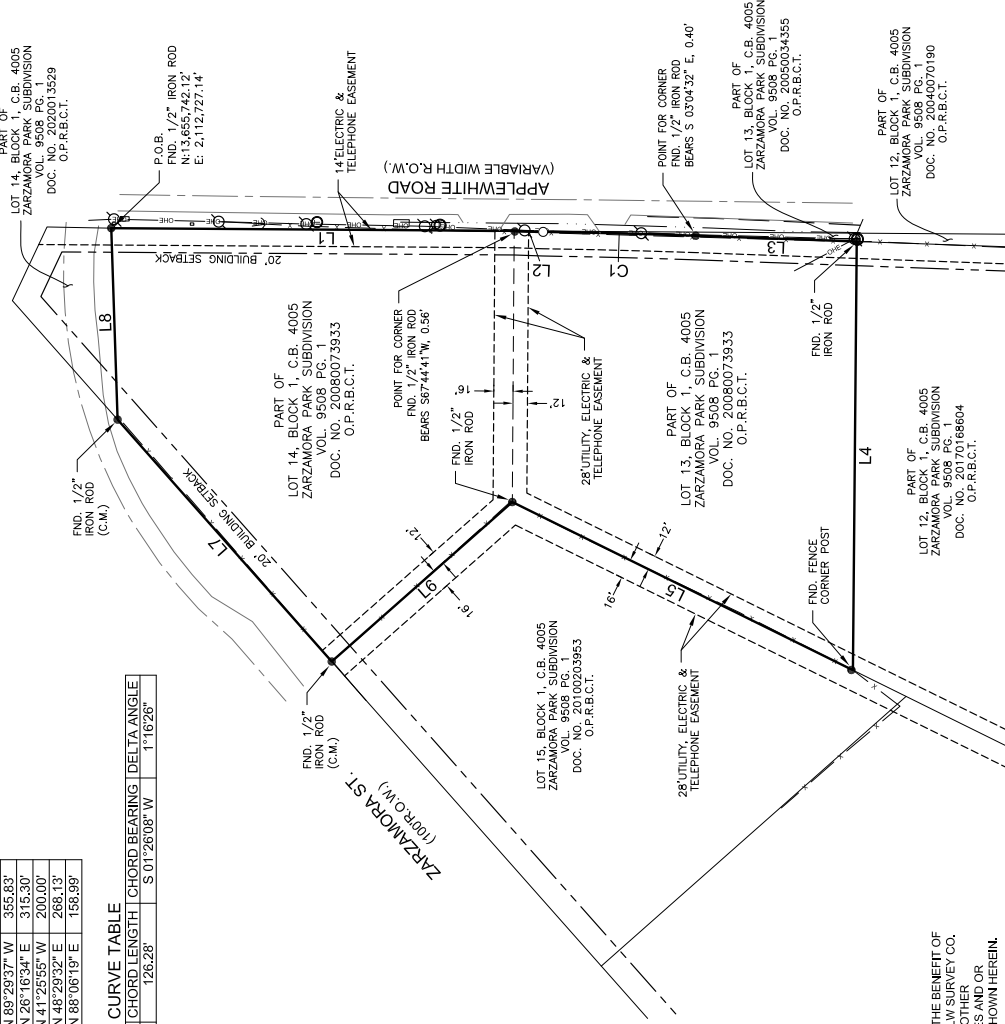
F. RODRIQUEZ SURVEY, A-15

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°23'10" W	334.70'
L2	S 02°02'47" W	23.81'
L3	S 02°04'21" W	134.13'
L4	N 89°29'37" W	355.83'
L5	N 26°16'34" E	315.30'
L6	N 41°25'55" W	200.00'
L7	N 48°29'32" E	266.13'
L8	N 88°06'19" E	156.99'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5,660.00'	126.29'	126.26'	S 01°28'08" W	1°16'28"



LEGEND

- P.O.B. POINT OF BEGINNING
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR CO. TX.
- D.R.B.C.T. DEED RECORDS BEXAR CO. TX.
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- OVERHEAD POWER LINE
- FENCE
- CENTERLINE OF ROAD
- EDGE OF ROAD
- UTILITY VAULT
- FOUND MONUMENT AS NOTED
- POINT FOR CORNER
- POWER UTILITY POLE
- FIRE HYDRANT
- WATER METER
- TELEPHONE MANHOLE



Andrew Jimenez

SURVEYOR'S STATEMENT:

I, ANDREW JIMENEZ, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2021, AND THAT THE INFORMATION SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A 3.970 ACRE TRACT SURVEY		BEXAR COUNTY, TEXAS	
SCALE: 1" = 100'	DRAWN BY: DPS	CHECKED BY: CRG	APPROVED BY: AJ
LW SURVEY CO. 8000 S. GARDNER SAN ANTONIO, TX 78248 FIRM NO. 10193785		DRAWING NUMBER 53687-TX-BE-0001 (1 OF 2)	
			REV. 0

NOTES:

- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THEREFORE LW SURVEY CO. AND I HEREBY DISCLAIM ANY LIABILITY FOR ENCUMBRANCES, EASEMENTS, RIGHTS, CLAIMS, OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREIN.
- THE BEARINGS SHOWN HEREIN WERE ESTABLISHED BY NAD 83, TEXAS STATE PLANE-SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREIN ARE GRID DISTANCES AND ARE IN U.S. SURVEY FEET.

PROFESSIONAL BIO

12405 APPLEWHITE ROAD



IMTIAZ ALI

Commercial Associate

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Direct: (281) 599-7600 | Cell: (281) 599-7600

TX

Imtiaz Ali is licensed in the state of Texas and focuses on the commercial market in Southeast and Central Texas. He collaborates with individuals, private entities, and groups of investors across the country and internationally.

Imtiaz Ali also excels at representing investors, developers, and commercial users in the acquisition of modest to large tracts of property/retail by locating highly profitable sites in the best locations in accordance with the needs of the customers

With his extensive background in commercial real estate, he has executed multi-million dollar land, and retail transactions and assisted numerous clients with their investment portfolios.

The goal is to offer knowledge and assistance to clients looking to buy, sell, invest, or develop commercial real estate.



Information About Brokerage Services

11-2-2015

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.

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:
 - 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.

Keller Williams Signature Realty	9004054	klrw17@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Jana Hayes	645162	janahayes@kw.com	(281) 599-7600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Imtiaz Ali	0728721	ialy@kwcommercial.com	(281) 599-7600
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0
TAR 2501