

LEVERAGE REALTY

C O N S U L T I N G G R O U P

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OFFERING MEMORANDUM

AVAILABLE FOR GROUND LEASE

377 5th St E, Lakehills, TX 78063



EXCLUSIVELY REPRESENTED BY

Thomas Marino Martinez, MBA

Brokerage Owner, Managing Principal, REALTOR®

Leverage Realty Consulting Group

800.401.0199 x 2 | Thomas@HireLeverageGroup.com



SITE SPECIFICATIONS

377 5th St E, Lakehills, TX 78063

DESCRIPTION

This Lakehills, Texas parcel is directly accessible from Park Road 37, a main thoroughfare to Helotes and Medina Lake, and is 1.2 miles from the FM 1283 intersection, a major intersection leading to Bandera, Alamo Ranch, Mico, and Castroville. The location offers a mix of land sizes ranging from ±10,000 square feet to ±32,670 square feet. Within a 10-mile radius, the population grew 25% since 2010, and vehicles per day is ~6,000. The area continues to grow and has nearby markets with an existing mix of retail, restaurant, industrial and more, drawing diverse consumer types.

County	Bandera
Price	Call for information
Lot Size	±0.75 acres (32,670sqft)
Zoning	Commercial
Uses	Industrial, Multi-Family, Self-Storage
Plat	14 separately platted lots
Utilities	Electricity upon service upgrade Private well water upon install
Fence Perimeter	3 of 4 sides fenced



SITE SURVEY & IMAGES

377 5th St E, Lakehills, TX 78063



SITE LOCATION

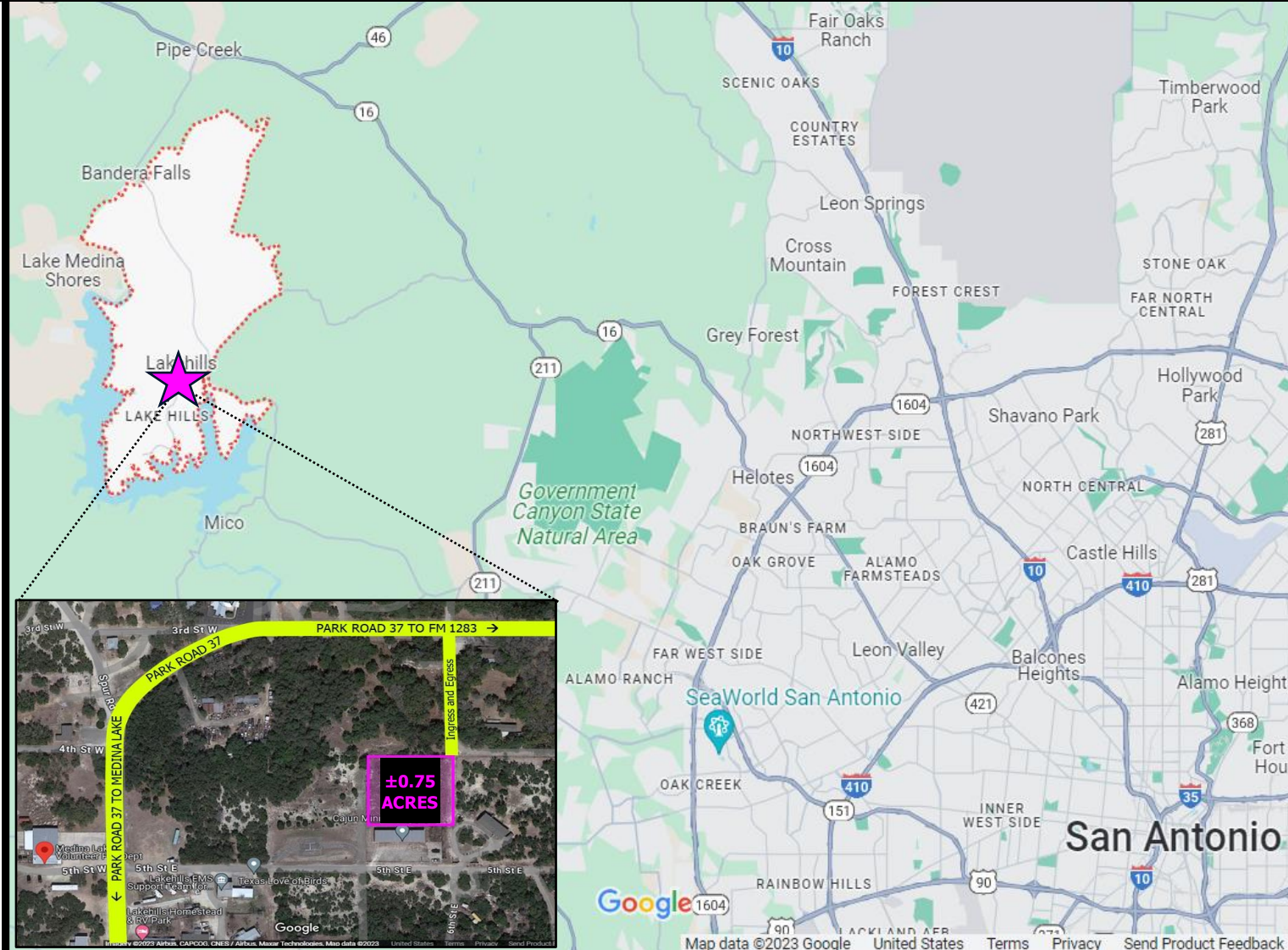
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SITE HIGHLIGHTS

- Located on the northwest perimeter of San Antonio, the 3rd fastest growing MSA in the United States
- The market in and around Lakehills is developing at a rapid rate with numerous residential and commercial projects underway
- Direct access to major thoroughfares, Park Road 37 and FM 1283, while offering a private-like ingress and egress
- Within a 15 minute commute to FM 471 that leads to dozens of national retail, restaurants, industrial tenants, and more

LAKEHILLS DEMOGRAPHICS*

2020 Population	5,295
2022 Households (HHs)	2,274
2021 Median HH Income	\$72,833
2022 Average Daily Vehicles	Park Road 37 2,676
2022 Average Daily Vehicles	FM 1283 3,600



*Sources: U.S. Census Bureau and TxDOT



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:
 - 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.

<u>Leverage Realty Consulting Group, LLC</u>	<u>9014101</u>	<u>info@HireLeverageGroup.com</u>	<u>(800)401-0199</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>John McNair</u>	<u>658162</u>	<u>John@HireLeverageGroup.com</u>	<u>(800)401-0199</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Thomas M. Martinez</u>	<u>811495</u>	<u>Thomas@HireLeverageGroup.com</u>	<u>(800)401-0199</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Thomas M. Martinez</u>	<u>811495</u>	<u>Thomas@HireLeverageGroup.com</u>	<u>(800)401-0199</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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

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