

FOR SALE

**20202 N US HWY 281
SAN ANTONIO, TX 78258**

**SHOVEL-READY
COMMERCIAL TRACT - C3**

**BUILD-TO-SUIT
OPPORTUNITY
(OFFICE/ FLEX/ HOTEL)**

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 **TRANSWESTERN** REAL ESTATE SERVICES



SITE OVERVIEW

Address: 20202 N US Hwy 281
San Antonio TX 78258

Lot Size: ± 2.03 Acres

Asking Price: Contact Brokers

Zoning: C-3 ERZD

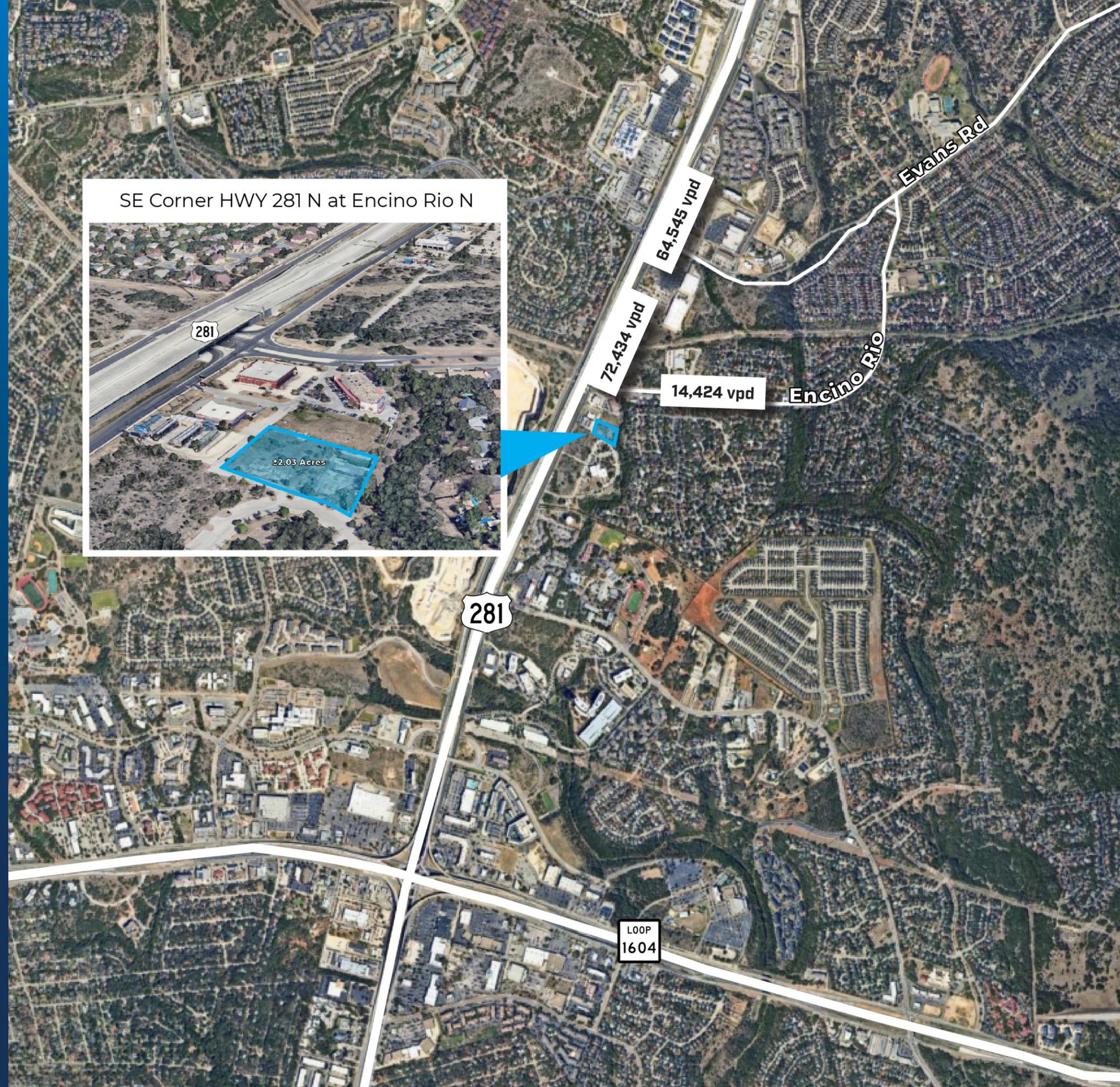
Utilities: Water, electricity, and
telecom in place

Located just off US Hwy 281, one of San Antonio's
highest traffic corridors.

SITE HIGHLIGHTS:

- Site development cost savings due to existing improvements.
- Fully platted commercial site with utilities in place*.
- Detention & water quality infrastructure already constructed.
- Flexible C-3 ERZD zoning: hotel, restaurant, medical, office, retail.

*Check with your engineer.



AREA RETAILERS



281

Encino Rio



Tu Asador



Property Site

LOCATION MAP



Stone Ridge Market



Villages @ Stone Oak



The Vineyard



SE Corner HWY 281 N at Encino Rio N



Distance Key

Stone Oak	4 Miles
San Antonio Airport	8.5 Miles
The Shops at La Cantera	11 Miles
UTSA	11.5 Miles
Seaworld	24 Miles

Distance Key

New Braunfels	30 Miles
Austin	78 Miles

DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

Encino Park, San Antonio, Texas

Ring of 3 miles

KEY FACTS

83,483

Population



33,602

Households

38.8

Median Age

\$83,838

Median Disposable Income

EDUCATION

3.7%

No High School Diploma



11.6%

High School Graduate



28.6%

Some College/
Associate's Degree



56.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$101,389
Median Household Income

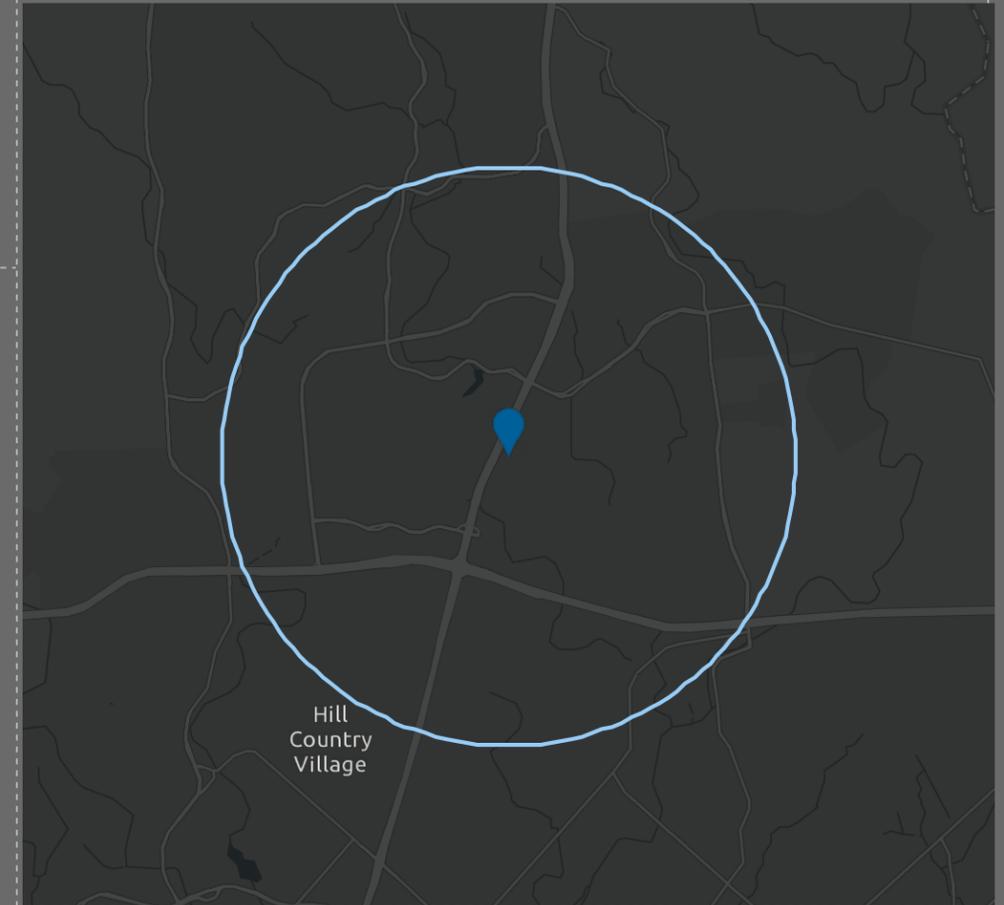


\$54,793
Per Capita Income



\$273,373
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

78.2%

White Collar

10.8%

Blue Collar

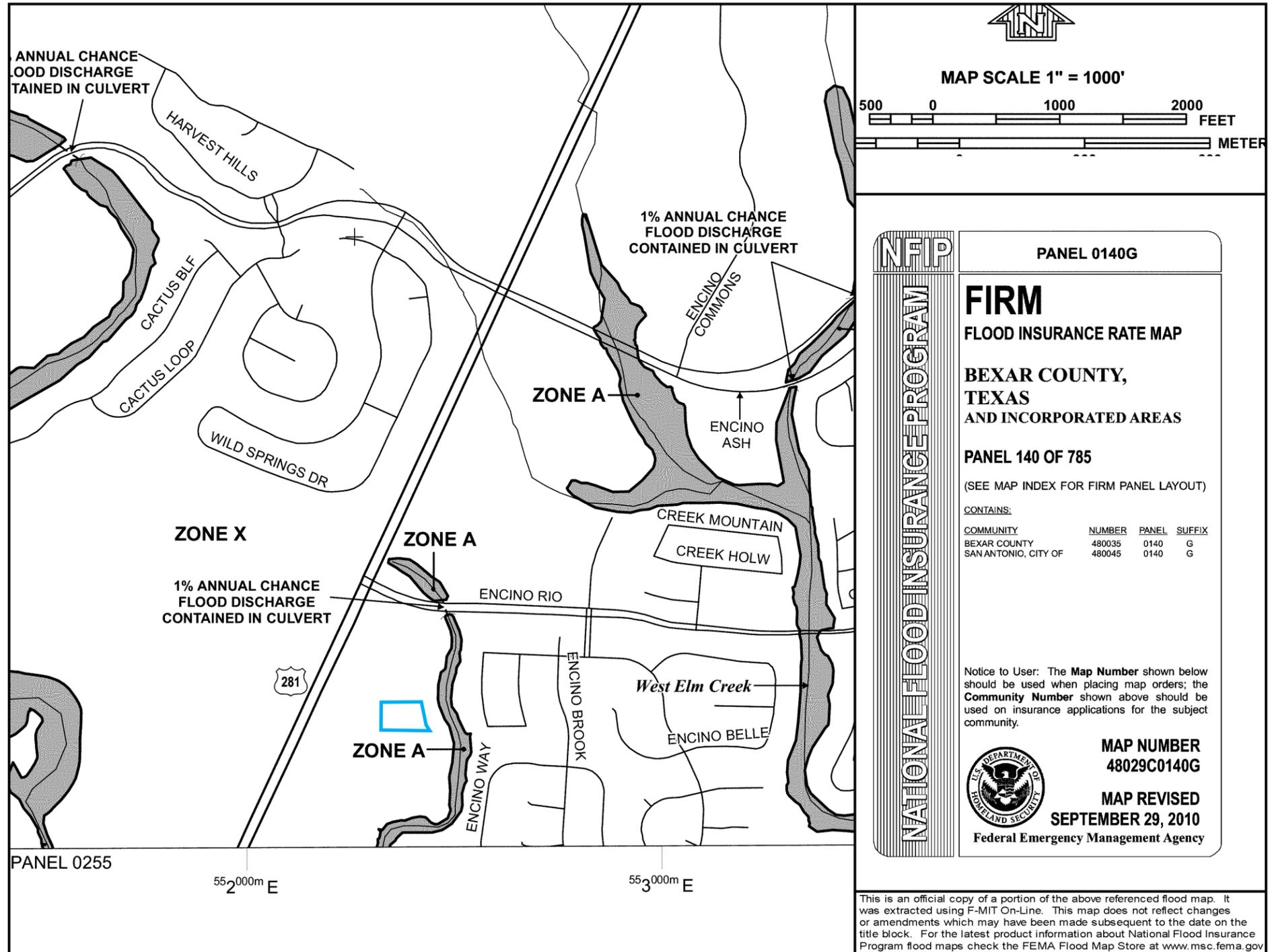
12.5%

Services

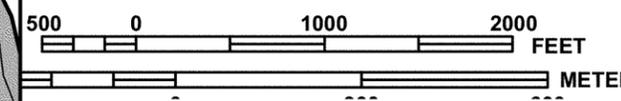
3.0%

Unemployment Rate

FEMA FLOOD MAP



MAP SCALE 1" = 1000'



PANEL 0140G

FIRM FLOOD INSURANCE RATE MAP

**BEXAR COUNTY,
TEXAS
AND INCORPORATED AREAS**

PANEL 140 OF 785

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BEXAR COUNTY	480035	0140	G
SAN ANTONIO, CITY OF	480045	0140	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



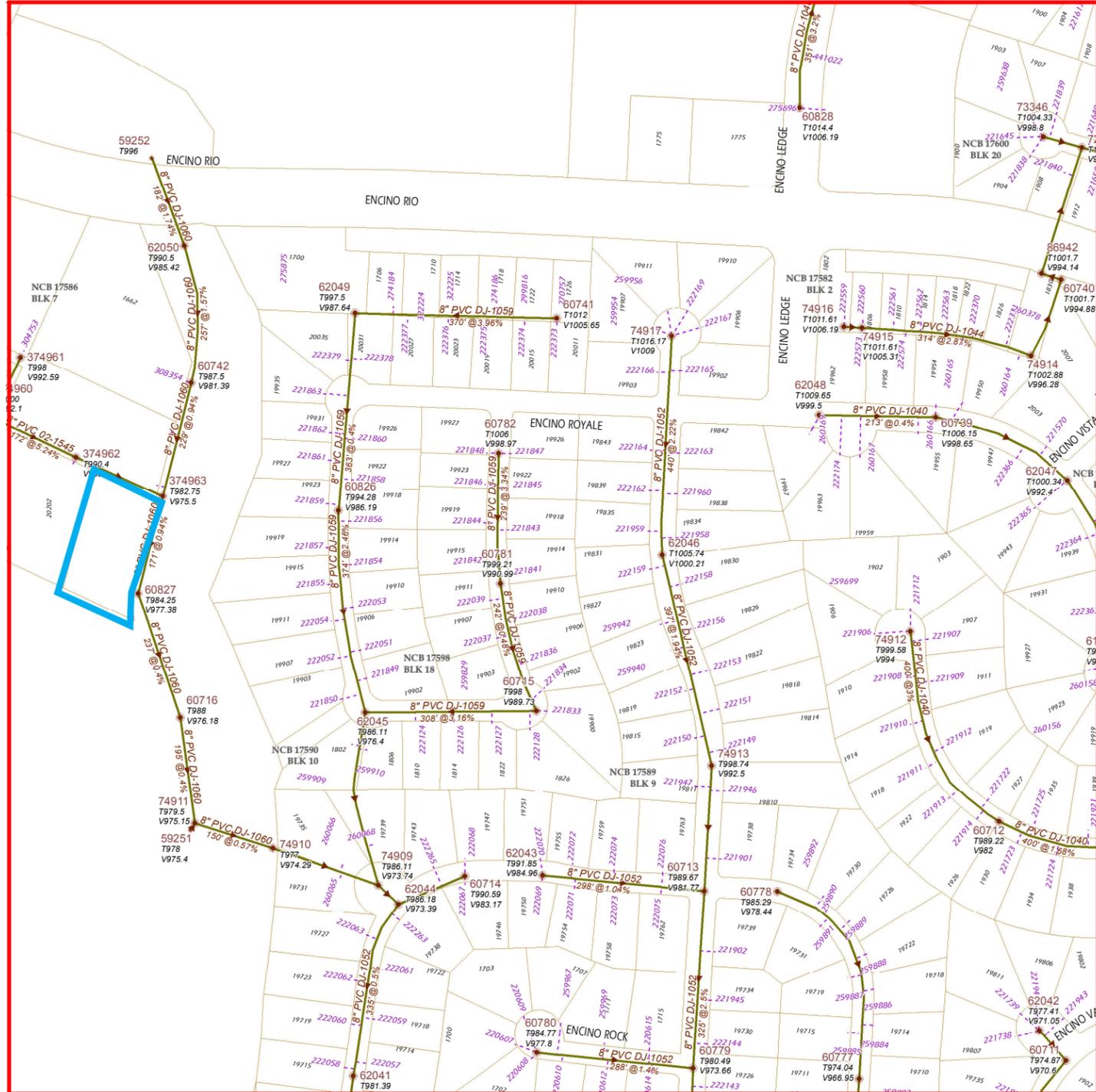
**MAP NUMBER
48029C0140G**

**MAP REVISED
SEPTEMBER 29, 2010**

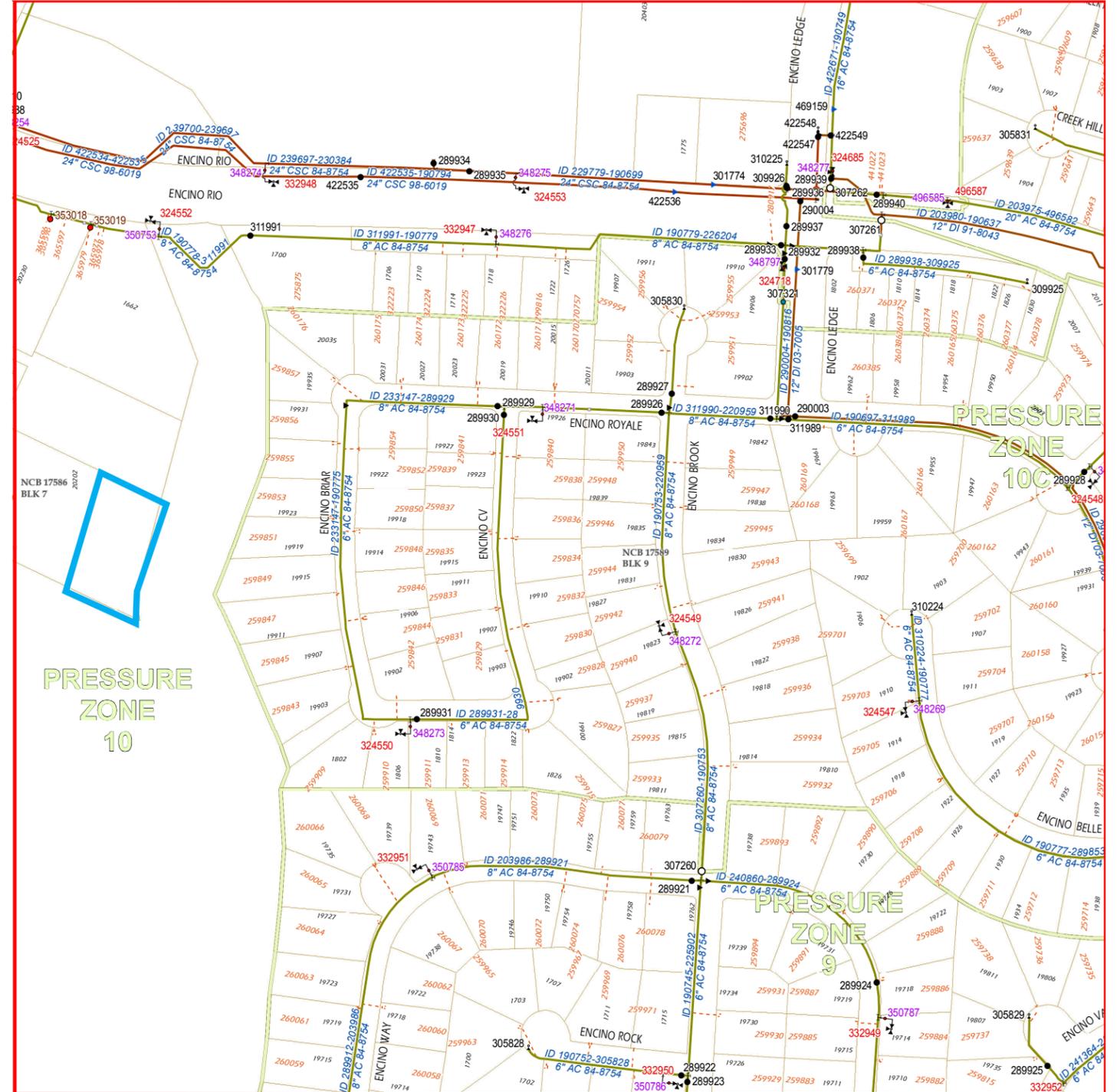
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

SAWS SEWER AND WATER MAPS



Sewer Map



Water Map

CPS ELECTRICITY MAP

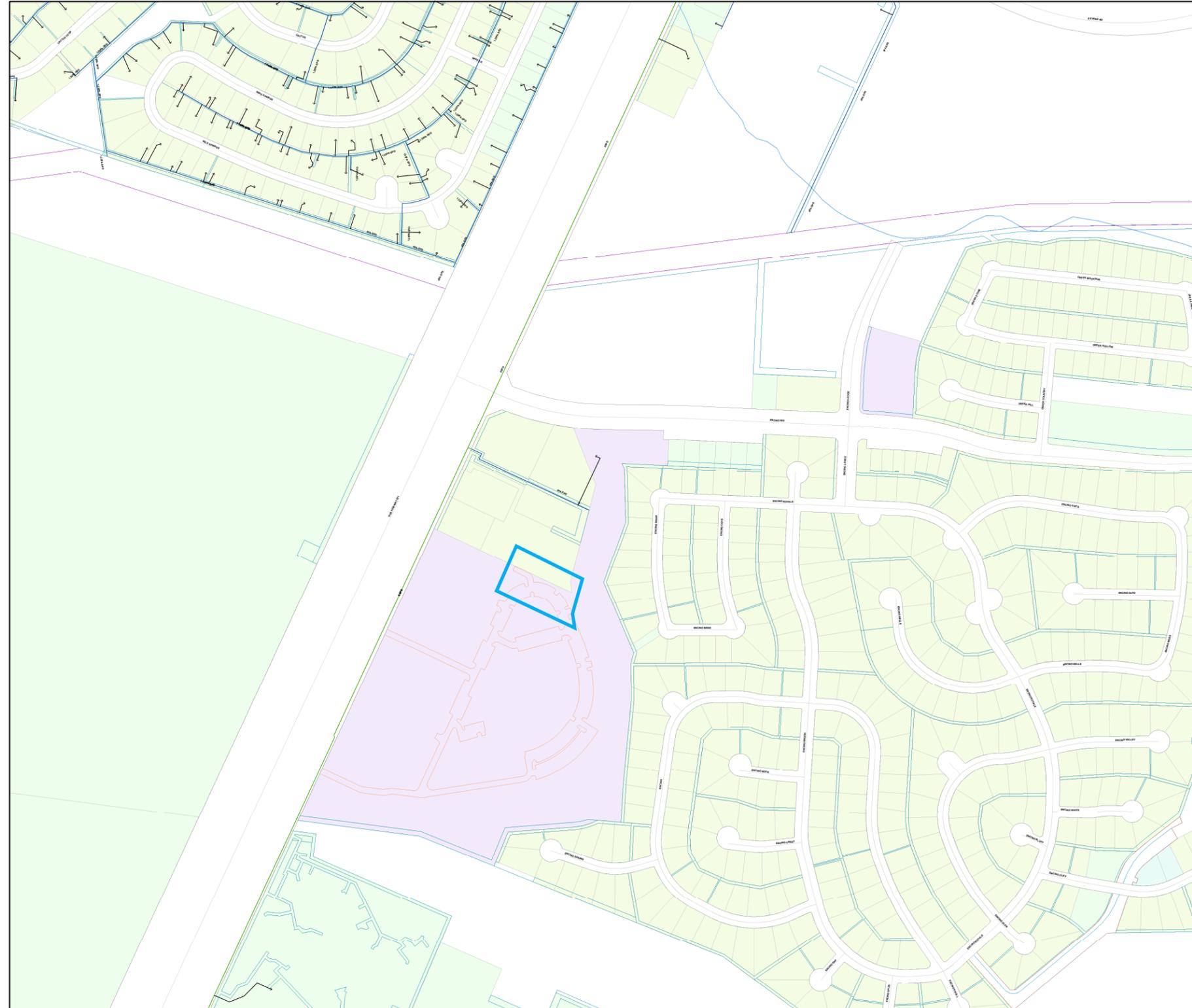


Legend

- > PLASTIC SERVICE
- STEEL SERVICE
- PLASTIC MAIN
- STEEL MAIN
- SUPPLY MAIN
- TRANSMISSION MAIN

NOTES:
4PA - 4" PLASTIC ANODELESS
4P-SPD - 4" PLASTIC SUPPLY PRESSURE
DISTRIBUTION
4 - 4" STEEL MAIN

MAP PRODUCED BY GIS SERVICES
10/30/2013



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 **TRANSWESTERN** REAL ESTATE SERVICES





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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Mason Pollard	672364	mason.pollard@transwestern.com	210-341-1344
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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