

PALOMA COMMERCIAL

SEQ IH-10 & LOOP 1604 | CONVERSE, TX 78109



LAND FOR SALE

- Up to +/- 40 acres of commercial frontage.
- Within the immediate area of the residential communities Paloma Subdivision, Millican Grove, Summerhill, Santa Clara, Knox Ridge, Ivy Mountain and many others.
- 2,025+' of frontage along IH-10.
- Dedicated off ramp and on ramp access from IH-10.
- Utilities on site.
- Zoning: C-2 – NP-10 – MXD

AREA RETAILERS & EMPLOYERS



The Paloma Commercial land is located on the south side of IH-10, just east and outside of Loop 1604 on the East side of San Antonio. This is a prime mixed-use development site with a close proximity to Randolph Airforce Base, in a high growth area with multiple subdivisions under construction.

2023 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Total Population	23,609	98,386	431,930
Avg HH Income	\$107,552	\$106,864	\$108,444
Total Households	7,462	31,894	157,196

TRAFFIC COUNTS

70,701 VPD on IH-10
30,247 VPD on Loop 1604

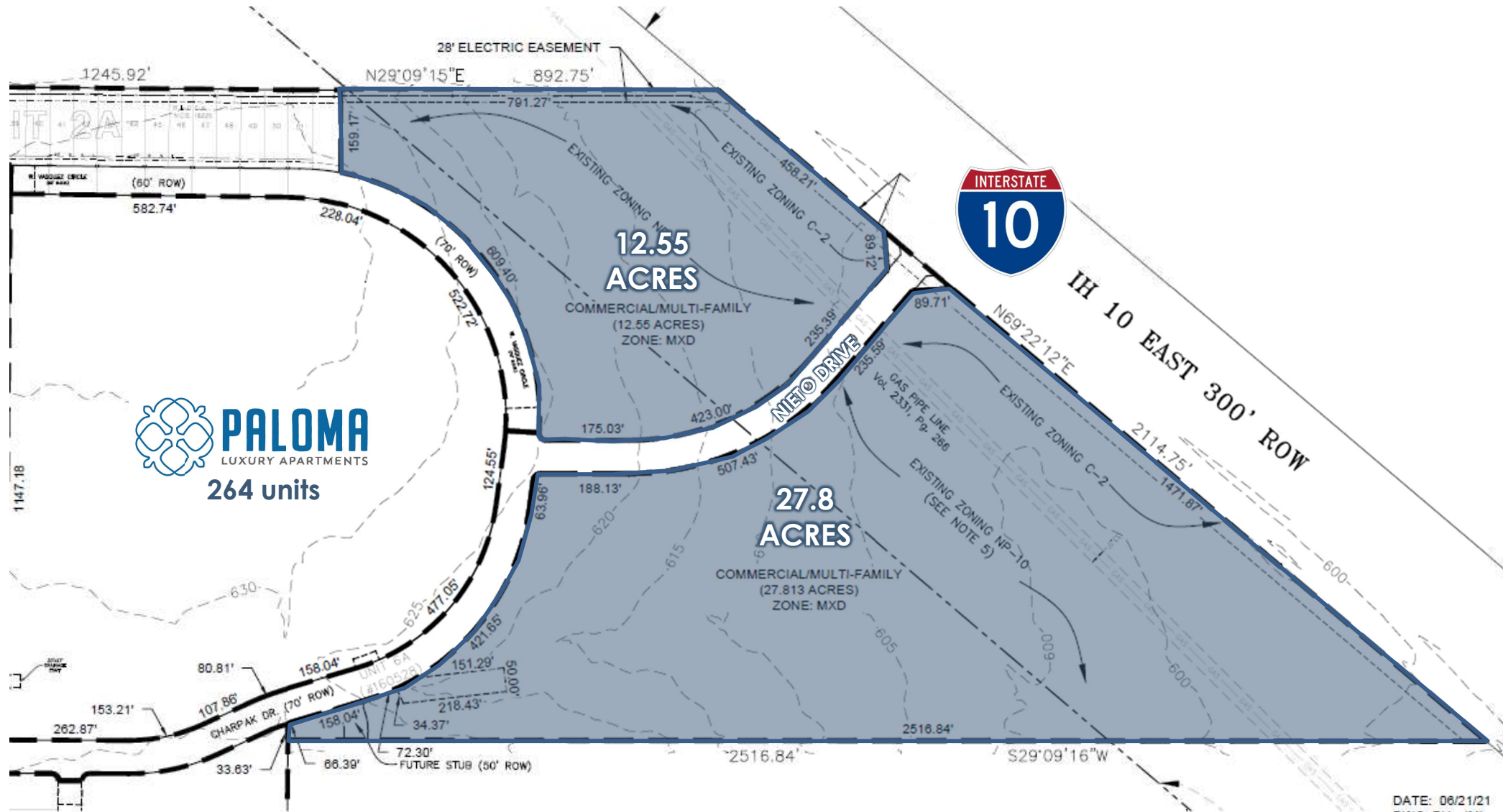
CONTACT FOR MORE INFORMATION

CASEY R. KOPECKY
Principal | Director of Brokerage
512.477.2221
ckopecky@ironwoodre.com

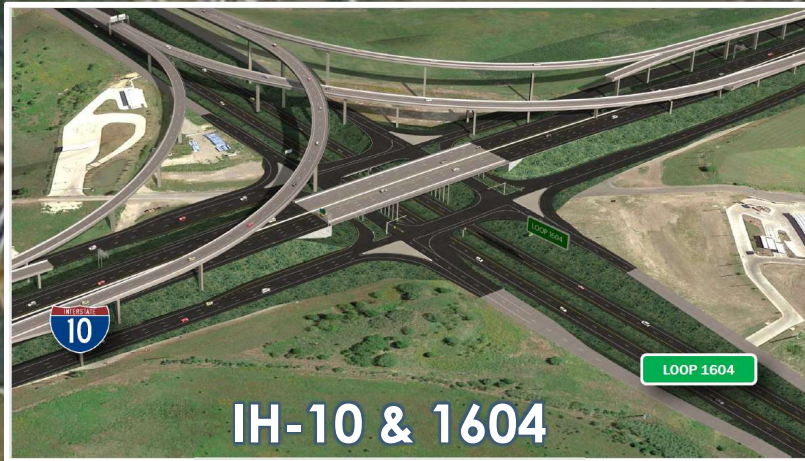
JEFF R. LEWIS
Principal
512.359.5857
jlewis@ironwoodre.com

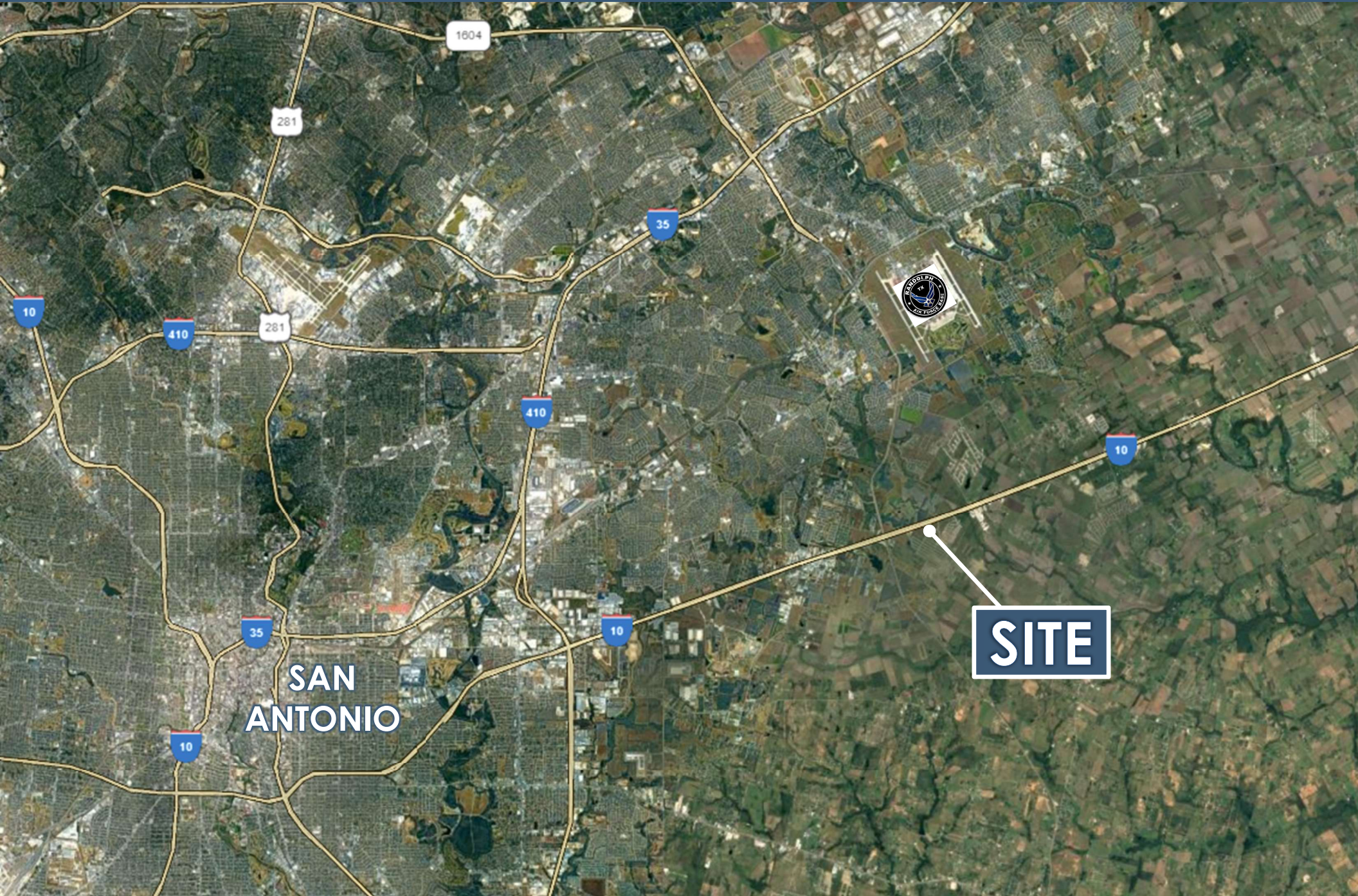
The information contained herein was obtained from sources believed reliable; however, Ironwood Commercial Brokerage, LP makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.













RESIDENTIAL DEVELOPMENTS

PROPERTY	UNITS
Catalina	309
Fischer Gardens	450
Flora Meadows	285
Lunemann Property	1450
Punta Verde	645
Rose Valley	820
White Wing	971
Paloma Park	480
Prairie Green	311
Ostry Ranch MF	144
Knox Ridge	754
Notting Hill	562
Parc at Escondido	450
Randolph Crossing (Apps)	492
Vista Real	959
Paloma	1324
Millican	387
Savannah	857
Katzer	366
Hunters Ridge	1025
Elizondo	638
Sage Meadows West	221
Hunters Place	361
Scott Hollow	106
Heathers Place	245
Graytown	308
Ashers Place	254
Summerhill	426
Willow View	356
Cobalt Canyon	222
Schertz Forest	77
Hallie's Cove	147
Hallie's Ranch	361
Abbott Place	406
Sage Meadows	221



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

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 on 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 listening 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.

Ironwood Commercial Brokerage, LP
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9006581
License No.

mhooks@ironwoodre.com
Email

512.477.4848
Phone

Matthew Hooks
Designated Broker of Firm

443482
License No.

mhooks@ironwoodre.com
Email

512.477.2225
Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Jeff Lewis
Sales Agent/ Associate's Name

610318
License No.

jlewis@ironwoodre.com
Email

512.820.6709
Phone

Buyer/Tenant/Seller/Landlord Initial

Date

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

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 on 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 listening 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.

Ironwood Commercial Brokerage, LP
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9006581
License No.

mhooks@ironwoodre.com
Email

512.477.4848
Phone

Matthew Hooks
Designated Broker of Firm

443482
License No.

mhooks@ironwoodre.com
Email

512.477.2225
Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Casey R. Kopecky
Sales Agent/ Associate's Name

602642
License No.

ckopecky@ironwoodre.com
Email

512.477.2221
Phone

Buyer/Tenant/Seller/Landlord Initial

Date