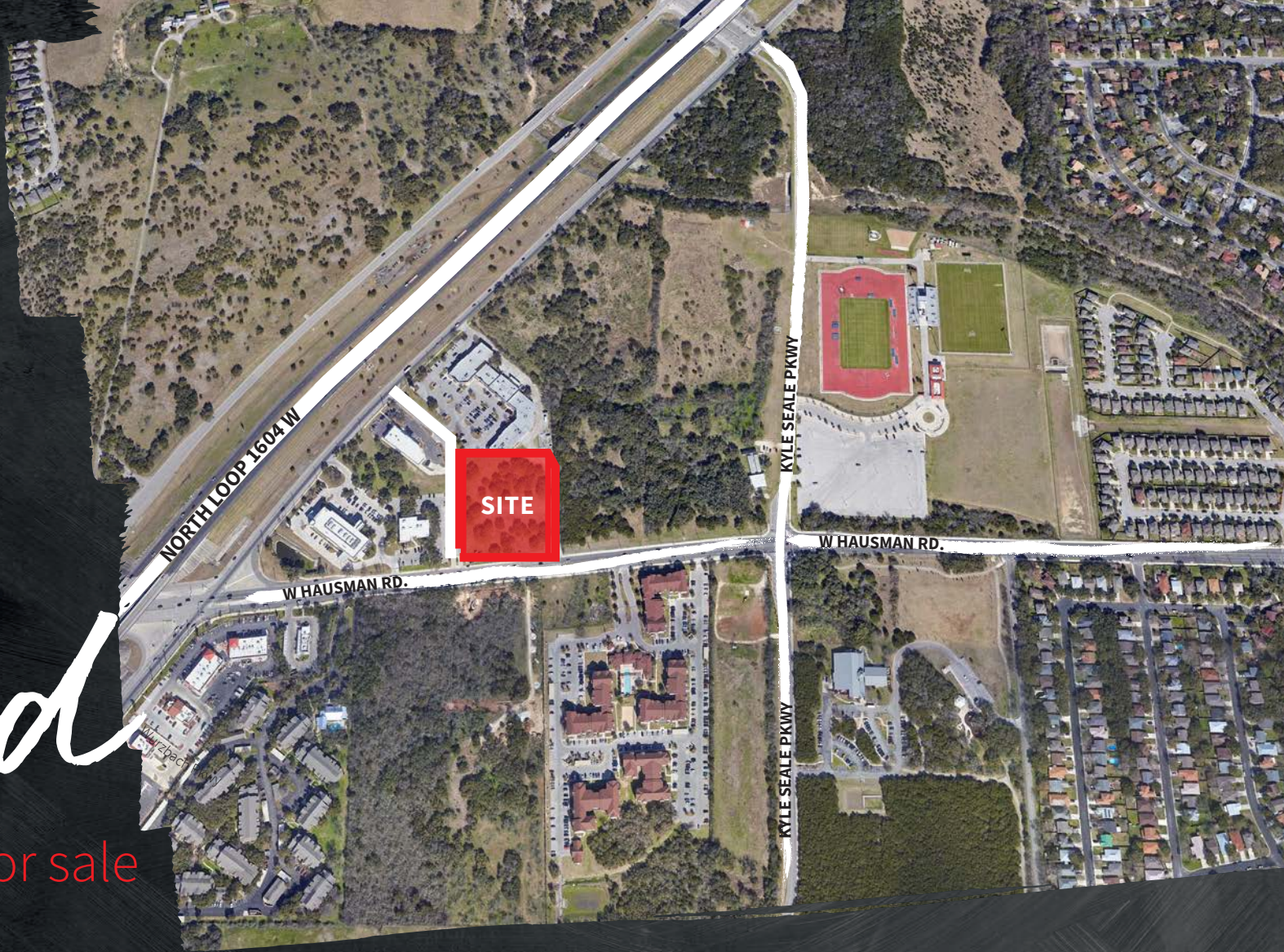




# Land

3.51 acres for sale



8123 W Hausman Road  
San Antonio, Texas

*For more information, please contact:*

Alcide Longoria  
+1 210 293 6868  
[alcide.longoria@am.jll.com](mailto:alcide.longoria@am.jll.com)

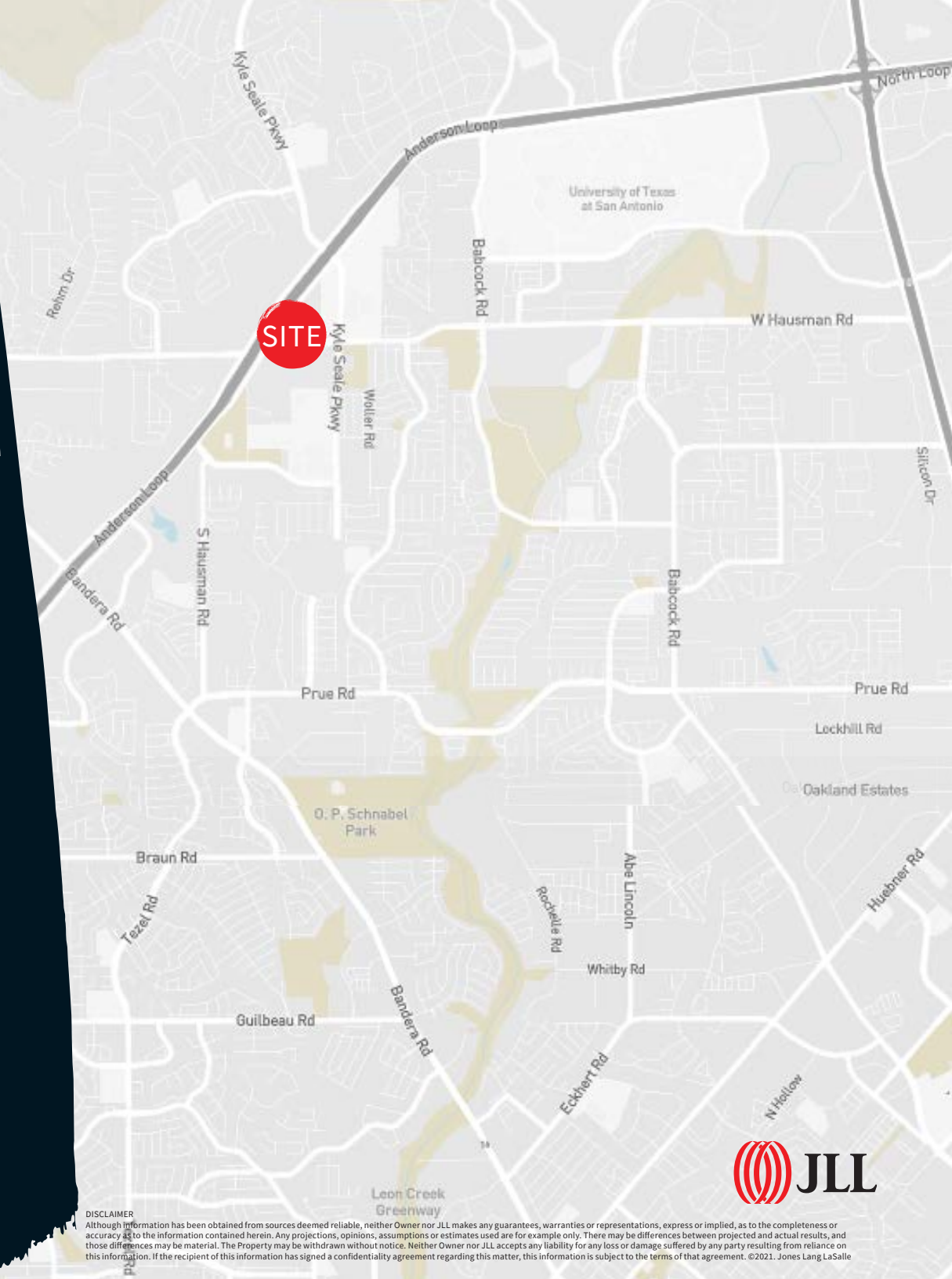
## Property Description:

*Located at the corner of Hausman Rd. and Hausman Pass in close proximity to Loop 1604.*

Property is currently zoned C-3, which allows for various uses, including retail, office and hospitality. The property is accessible by both east and westbound traffic traveling on Hausman Road. Hausman Pass allows for secondary access with circulation to Loop 1604. There is an existing regional water quality pond serving the site.

*For more information, please contact:*

Alcide Longoria  
+1 210 293 6868  
alcide.longoria@am.jll.com



DISCLAIMER  
Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy of the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle



# Demographics:

3-mile radius



86,564

Population



75,016

Average household income



37,683

Employees

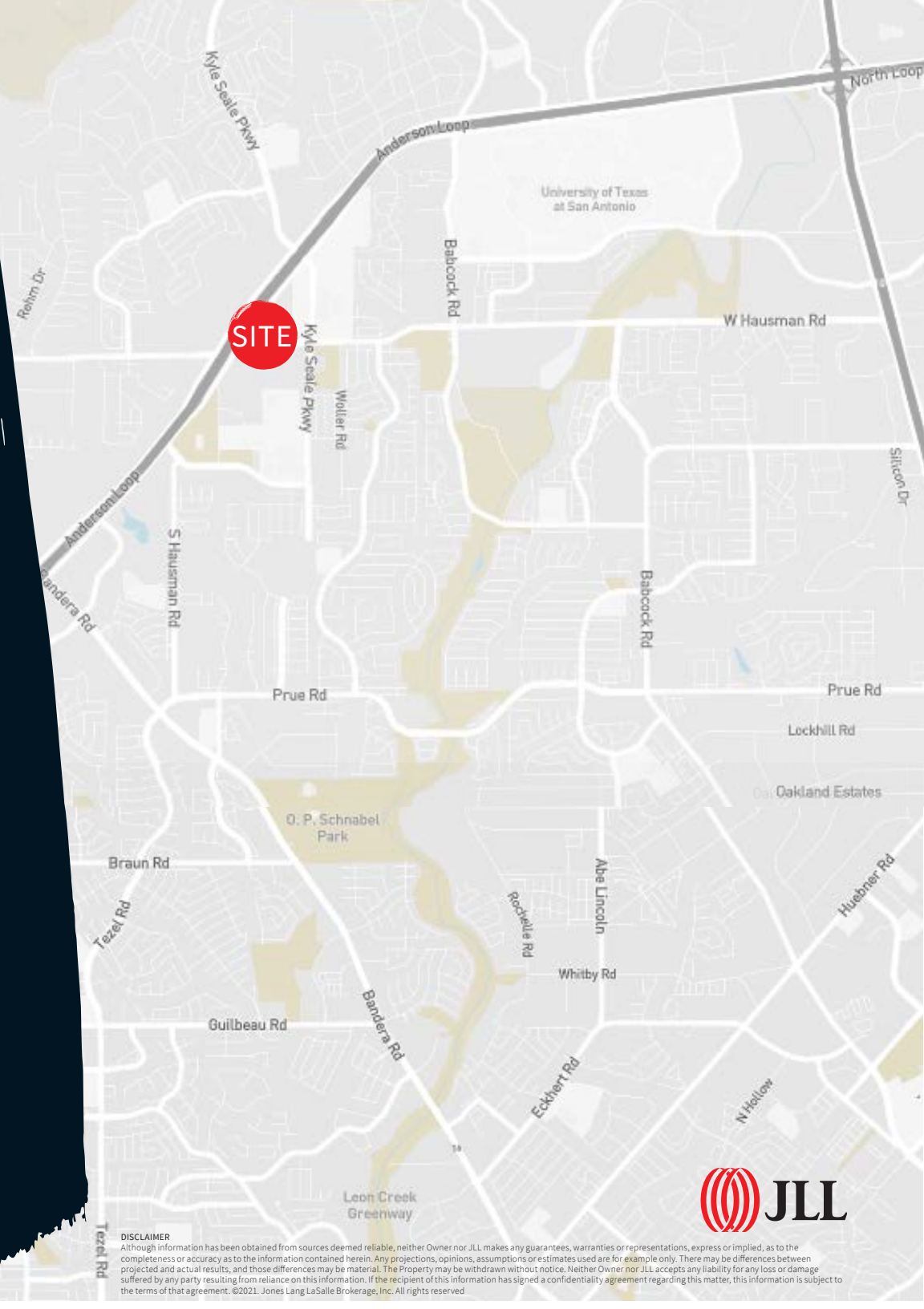
\* ESRI 2021

# Property Features:

The property is located in one of the fastest growing areas of San Antonio. The property is surrounded by existing retail, office and medical uses and is in close proximity to key economic drivers in the sub-market; such as UTSA, Valero corporate headquarters, Security Service Federal Credit Union corporate headquarters, La Cantera, The Rim and Six Flags Fiesta Texas.

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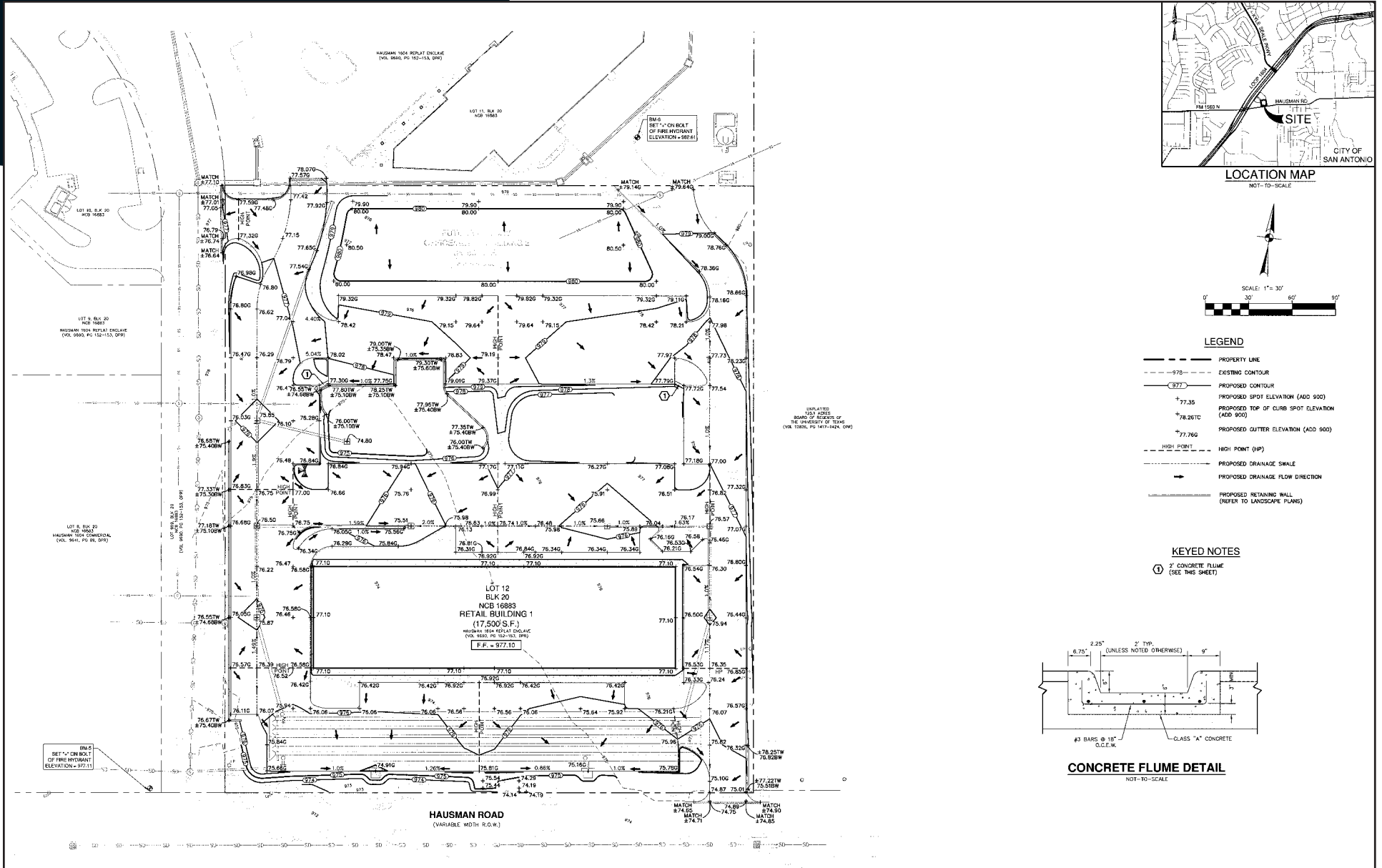
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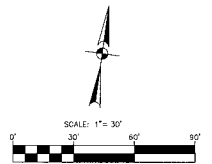
# Area Map



# Site Plan



LOCATION MAP  
NOT-TO-SCALE

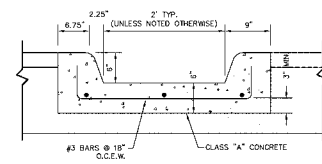


**LEGEND**

- PROPERTY LINE
- - - - - EXISTING CONTOUR
- 97.70 --- PROPOSED CONTOUR
- + 77.35 --- PROPOSED SPOT ELEVATION (ADD 900)
- + 78.26TC --- PROPOSED TOP OF CURB SPOT ELEVATION (ADD 900)
- + 77.76G --- PROPOSED OUTER ELEVATION (ADD 900)
- HIGH POINT --- HIGH POINT (HP)
- PROPOSED DRAINAGE SWALE
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED RETAINING WALL (REFER TO LANDSCAPE PLANS)

**KEYED NOTES**

- ① CONCRETE FLUME (SEE THIS SHEET)



CONCRETE FLUME DETAIL  
NOT-TO-SCALE

BM 5  
SET "A" ON BOLT  
OF FIRE HYDRANT  
ELEVATION = 982.61

CREATED  
BOULEVARD ADDRESS  
BY THE UNIVERSITY OF TEXAS  
ON 08/02/10 (NO MATCHBACK CRE)

LOT 12  
BLK 20  
NCB 16883  
RETAIL BUILDING 1  
(17,500 S.F.)  
HAUSMAN TECH RETAIL DEVELOPMENT  
(VOL. 4682, PG. 102-103, 090)  
F.F. = 977.10

HAUSMAN ROAD  
(VARIABLE WIDTH R.O.W.)

*\* Conceptual layout, please verify information with an engineer.*

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**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.

Jones Lang LaSalle Brokerage, Inc.	<b>591725</b>	<b>jan.lighty@am.jll.com</b>	<b>214-438-6100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	<b>399206</b>	<b>brad.selner@am.jll.com</b>	<b>214-438-6169</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
<b>Alcide Longoria</b>	<b>524315</b>	<b>alcide.longoria@am.jll.com</b>	<b>210-293-6868</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		