

FOR SALE

4685 West Timco
Leon Valley, TX 78238



SUMMARY

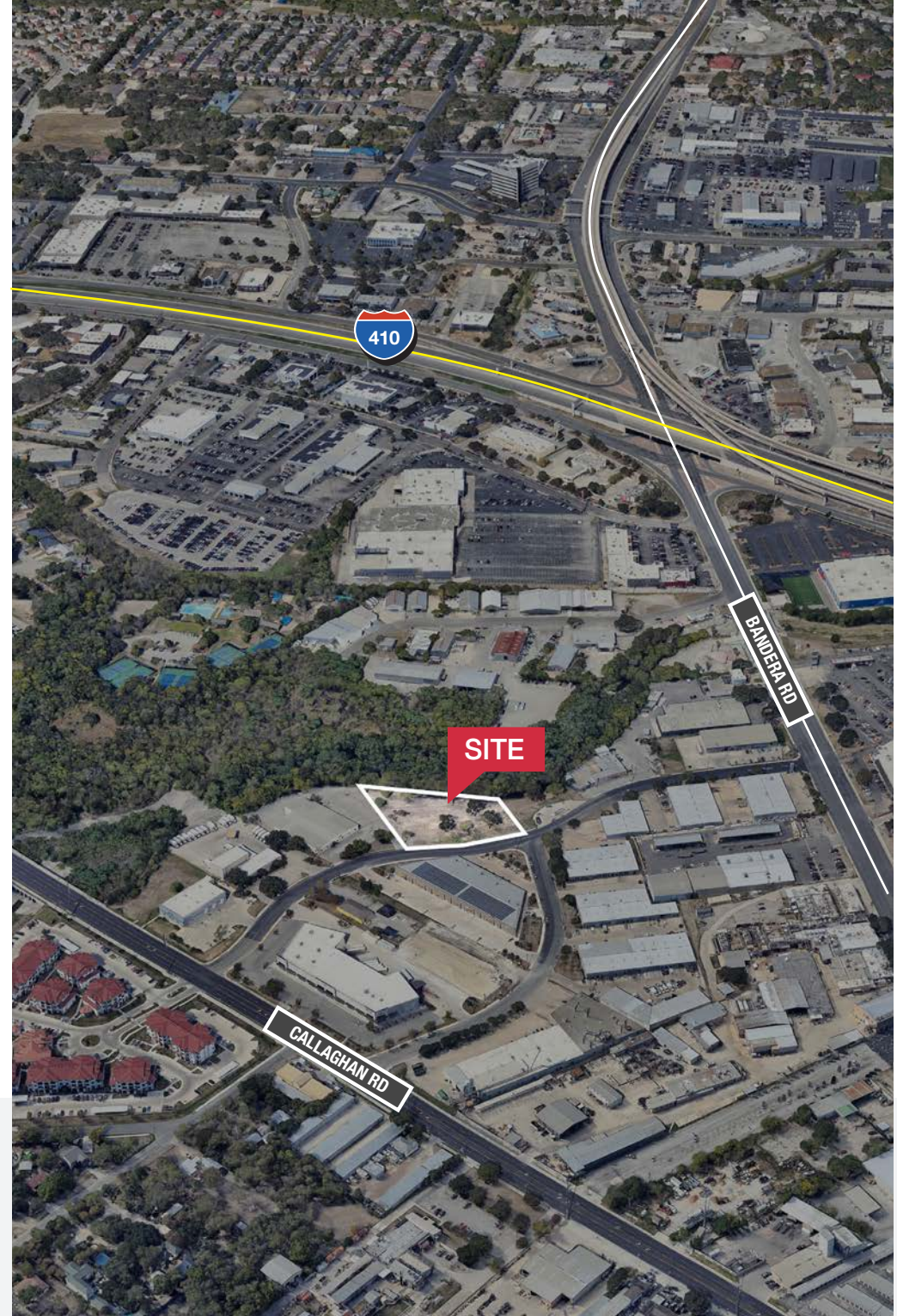
Property Specs

SALE PRICE	\$8.50 PSF
TOTAL ACREAGE	±1.64 AC

- ±1 Mile to Loop 410
- 1.64 AC Raw Industrial Land
- Dual Access Callaghan & Bandera Rd
- Zoned I-1 Industrial (Leon Valley)
- Build-Ready Blank Slate for Development; Utilities Available to Site



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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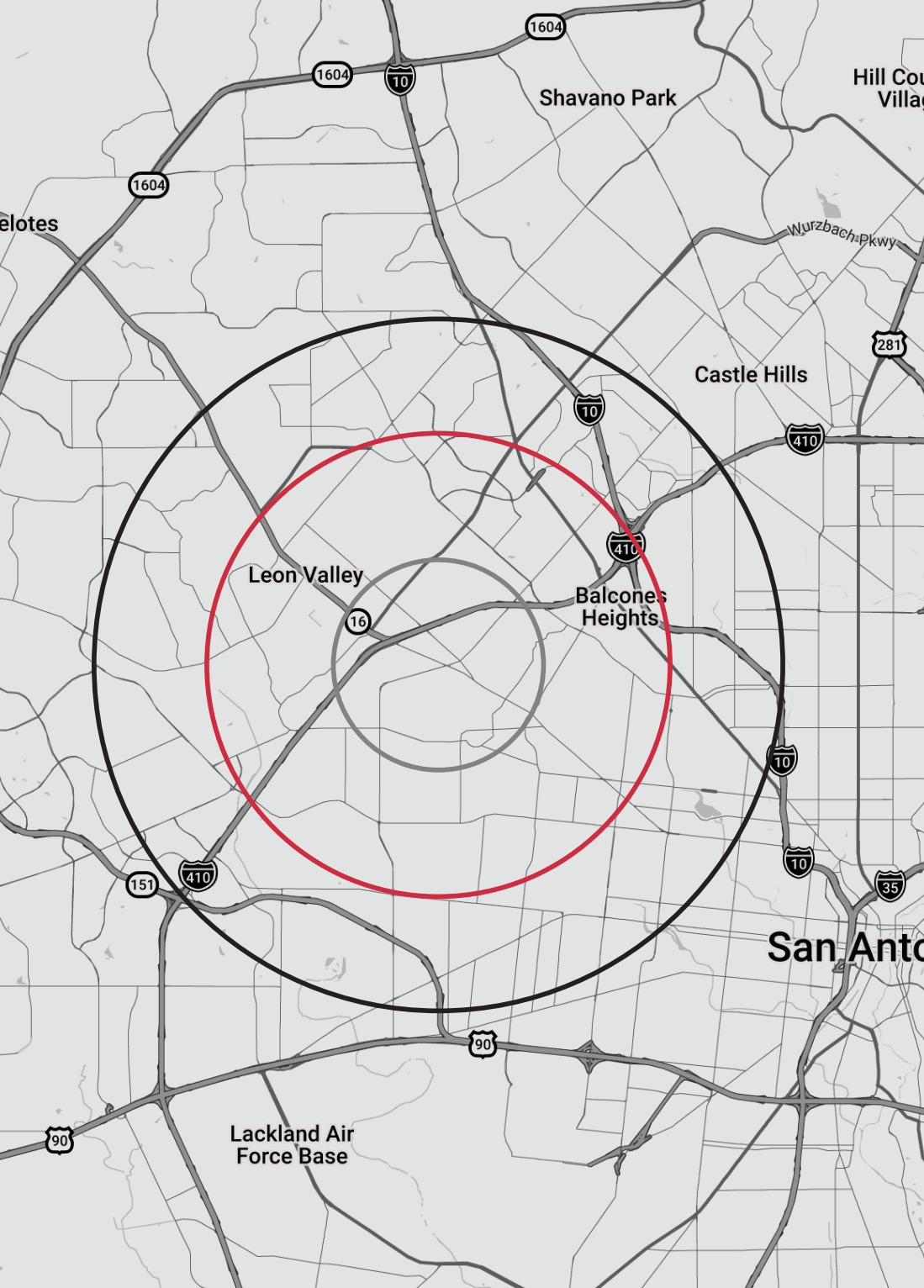




AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	15,173	113,697	336,126
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	5,162	42,931	129,333
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$68,505	\$67,703	\$73,952

Traffic Counts

STREET	AADT
Callaghan Road	22,933
Bandera Road	29,566
Interstate 410	174,000

Distance to

San Antonio Airport	8.9 miles
Lackland AFB	10 miles
Downtown San Antonio	11.4 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

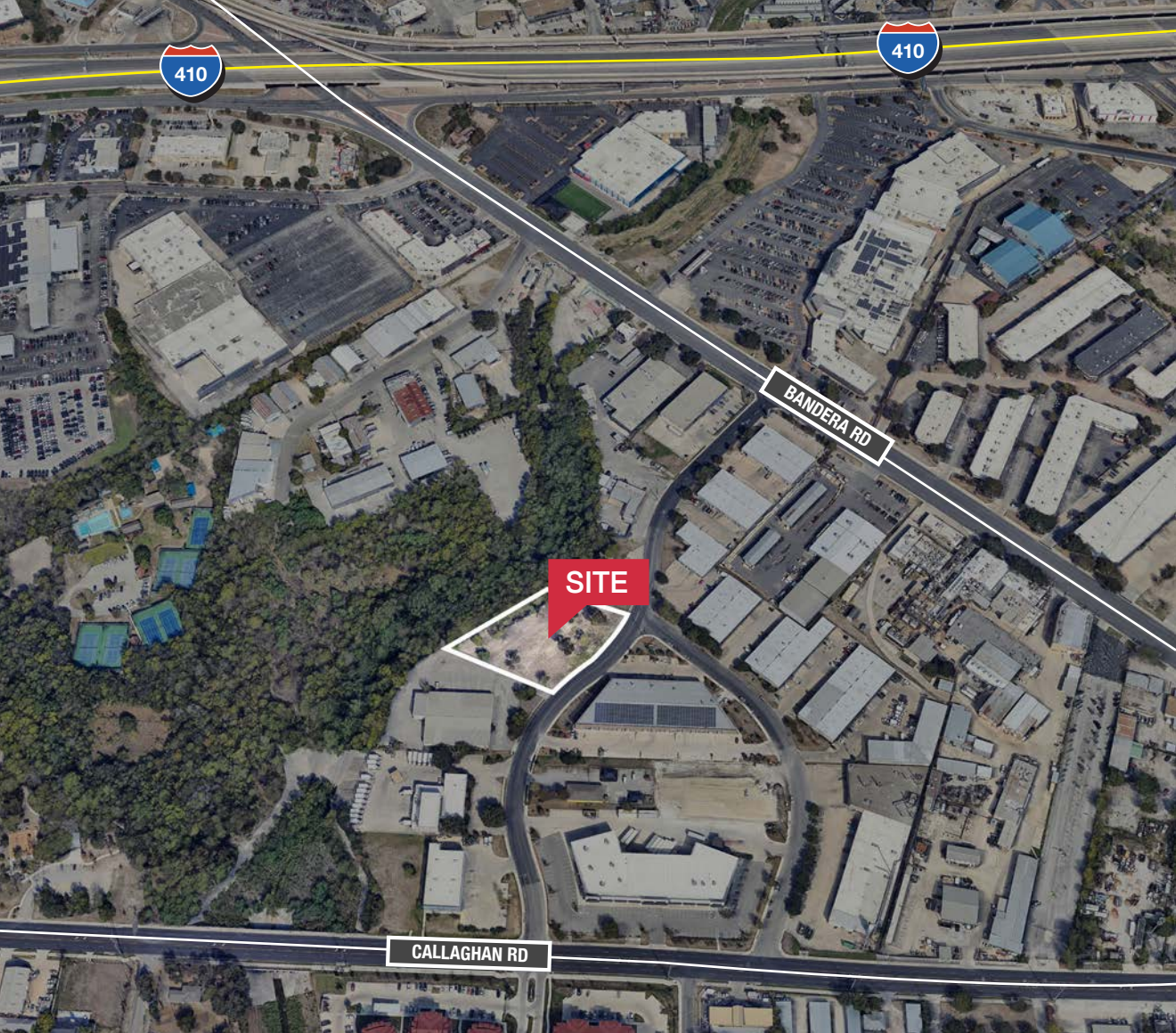
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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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