

A map of the San Antonio, Texas area. A red pin is placed on the map, indicating the location of Randolph Air Force Base. The pin is located east of the city of San Antonio, near the intersection of I-10 and I-35. The map shows various cities and towns, including San Antonio, New Braunfels, Selma, and Kingsbury. Major highways are labeled with their respective numbers and shields. The map also shows the location of Randolph AFB, which is the focus of the document.

76.7<sub>±</sub> acres available



# Property overview

**For sale: 76.7 acres available**

**Asking price: \$7,280,000 (\$2.18/SF)**

## Property highlights

- Zoned as agriculture; no restrictions
- Located only 12 minutes from Seguin and in close proximity to San Antonio
- Positioned for immediate development

## Drive-Times

**Austin**



1.5  
hours

**San Antonio CBD**



28  
minutes

**SA Airport**



31  
minutes

**Loop 410**



15  
minutes

**Interstate 35**



20  
minutes

**Interstate 1604**



16  
minutes





# JLL Demographic Summary (Esri 2022)

10617-11265 1-10 E, Marion, Texas, 78124

Rings: 1, 3, 5 mile radii

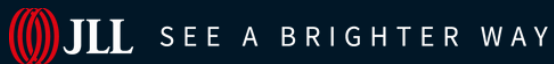
Prepared by Esri

Latitude: 29.51629

Longitude: -98.14378

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	122	1,791	5,830
2010 Total Population	133	1,959	6,229
2022 Total Population	166	2,346	7,917
2027 Total Population	197	2,911	9,420
2022-2027 Annual Rate	3.48%	4.41%	3.54%
Total Households	70	853	2,931
<b>Data for all businesses in area</b>			
Total Businesses:	22	59	207
Total Employees:	141	426	1,939
Total Residential Population:	166	2,346	7,917
Employee/Residential Population Ratio:	1:1	0:1	0:1
Labor Force By Occupation - White Collar	48.1%	49.7%	51.8%
Labor Force By Occupation - Blue Collar	35.1%	36.2%	34.6%
<b>Median Age</b>			
2022 Median Age	50.2	47.7	45.7
<b>Median Household Income</b>			
2022 Median Household Income	\$96,511	\$83,646	\$80,069
2027 Median Household Income	\$100,000	\$93,720	\$91,384
2022-2027 Annual Rate	0.71%	2.30%	2.68%
<b>Average Household Income</b>			
2022 Average Household Income	\$108,826	\$101,790	\$99,510
2027 Average Household Income	\$122,140	\$117,886	\$116,078
2022-2027 Annual Rate	2.34%	2.98%	3.13%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$40,564	\$37,399	\$36,456
2027 Per Capita Income	\$45,277	\$43,170	\$42,566
2022-2027 Annual Rate	2.22%	2.91%	3.15%
<b>2022 Population 25+ by Educational Attainment</b>			
Total	127	1,774	5,941
Less than 9th Grade	0.8%	2.5%	3.8%
9th - 12th Grade, No Diploma	1.6%	3.9%	4.9%
High School Graduate	40.2%	37.4%	33.7%
GED/Alternative Credential	6.3%	7.2%	6.3%
Some College, No Degree	23.6%	22.8%	21.2%
Associate Degree	7.9%	9.3%	10.3%
Bachelor's Degree	14.2%	11.6%	14.1%
Graduate/Professional Degree	5.5%	5.2%	5.8%
<b>2022 Population by Sex</b>			
Males			
Females	84	1,176	3,952
<b>2022 Population by Race/Ethnicity</b>			
Total	82	1,170	3,966
White Alone	166	2,344	7,918
Black Alone	80.7%	74.8%	70.9%
American Indian Alone	1.2%	1.7%	2.6%
Asian Alone	0.6%	0.8%	0.9%
Pacific Islander Alone	0.6%	0.6%	0.7%
Some Other Race Alone	0.0%	0.0%	0.1%
Two or More Races	6.6%	9.0%	9.2%
Hispanic Origin	10.2%	13.1%	15.5%
Diversity Index	21.1%	27.8%	30.7%
	55.5	65.0	69.1

Source:



## About JLL

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*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 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.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Roger Hill	530167	roger.hill@jll.com	210-293-6832
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date



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