HEIGHTS AT ALAMO

SWQ OF FM 495 & N ALAMO RD

ALAMO, TEXAS 78516

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,125	68,284	176,834
Daytime Population	6,634	59,816	157,339
Average HH Income	$61,746	$59,716	$59,686

PAD SITES FOR SALE

1AC - 6AC

$17.00 - $22.00 PSF

PROPERTY HIGHLIGHTS

- Commercial Pads
- Multi-Family Lots
- Easy Access from FM 495 & Alamo Rd.
- Fast Growing Area
- High Traffic Volume
- 1 Block from IH-2

TRAFFIC COUNTS

Alamo Rd.: 19,318 VPD
FM 495: 11,608 VPD
(TXDOT)

AREA RETAILERS

Walmart Save money. Live better. · H-E-B · Denny's · IDEA Public Schools · El Tigre Food Stores · Whataburger · Texas Inn · Alamo Country Club

Listing Agent: Sergio A. Adame, CCIM
Broker/Owner
sergio@apirealtor.com
956.412.1412

API REAL ESTATE
Commercial • Residential • Industrial • Property Management

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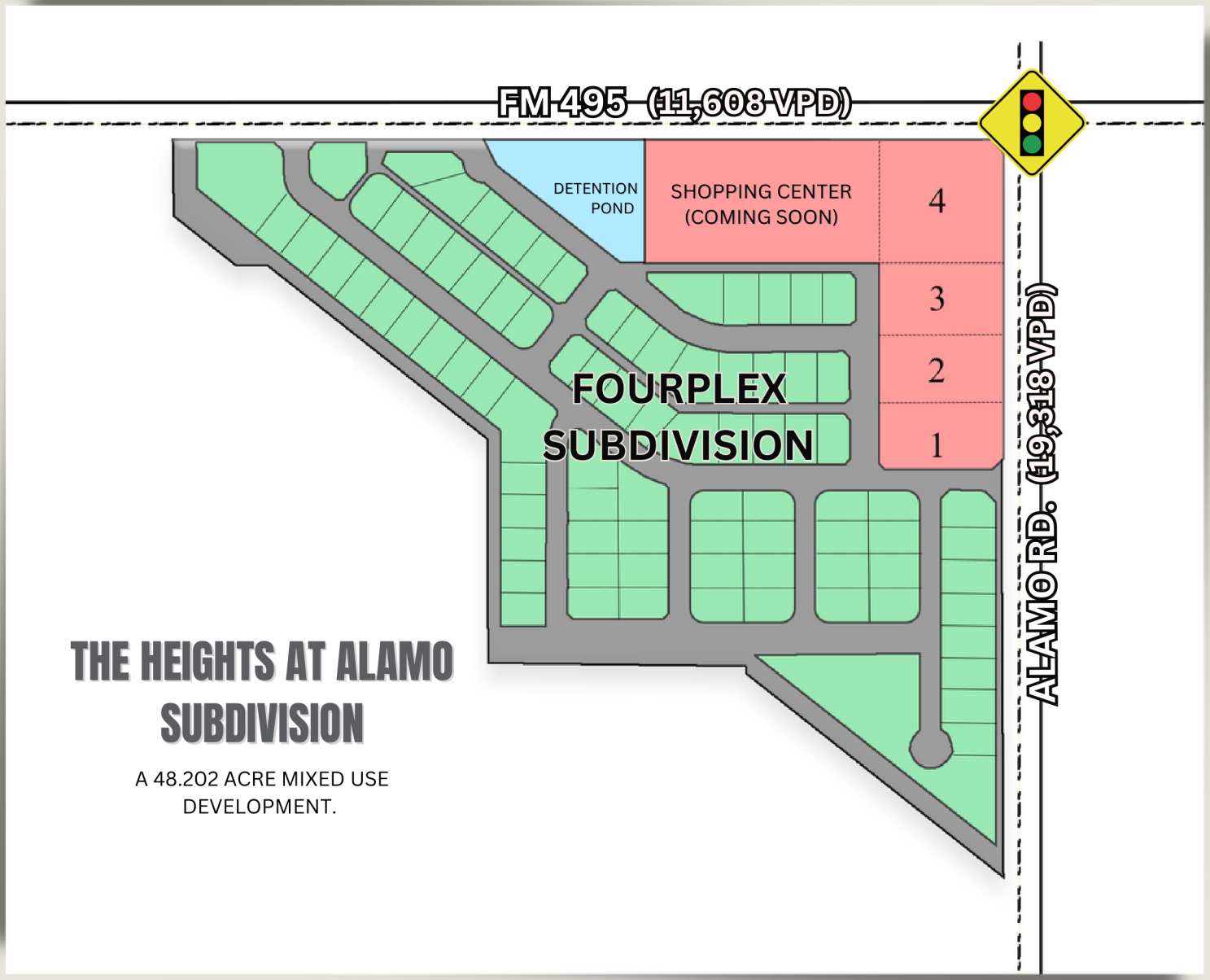

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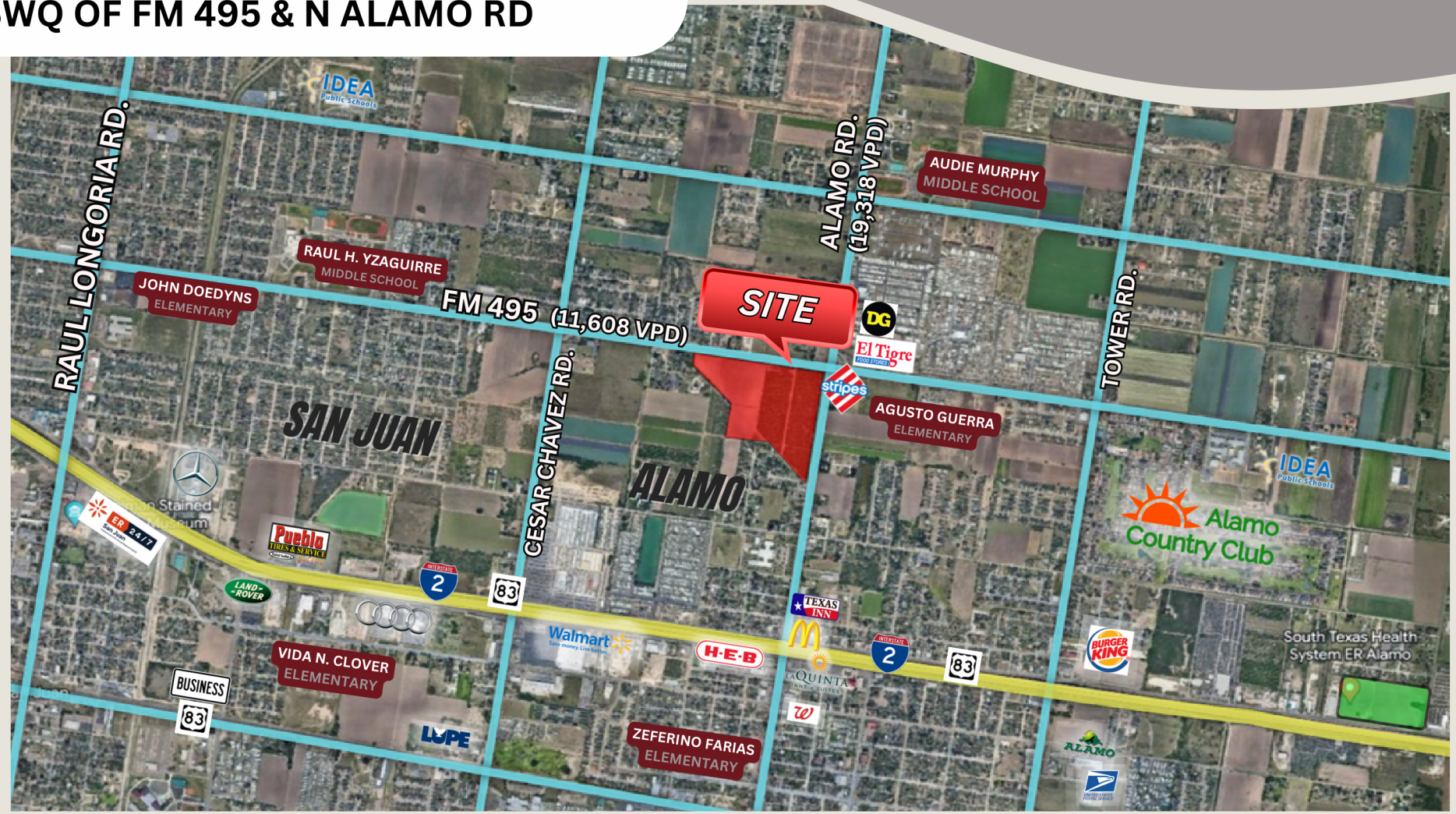

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HEIGHTS AT ALAMO

SWQ OF FM 495 & N ALAMO RD

ALAMO, TEXAS 78516

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,548	62,452	149,342
2020 Total Population	6,882	66,531	170,675
2020 Group Quarters	0	120	333
2022 Total Population	7,125	68,284	176,834
2022 Group Quarters	0	120	333
2027 Total Population	7,309	70,649	184,350
2022-2027 Annual Rate	0.51%	0.68%	0.84%
2022 Total Daytime Population	6,634	59,816	157,339
Workers	2,106	16,270	47,035
Residents	4,528	43,546	110,304
Household Summary			
2010 Households	2,025	16,865	40,787
2010 Average Household Size	3.23	3.70	3.66
2020 Total Households	2,291	19,186	49,247
2020 Average Household Size	3.00	3.46	3.46
2022 Households	2,343	19,802	51,186
2022 Average Household Size	3.04	3.44	3.45
2027 Households	2,417	20,702	53,903
2027 Average Household Size	3.02	3.41	3.41
2022-2027 Annual Rate	0.62%	0.89%	1.04%
2010 Families	1,665	14,497	34,538
2010 Average Family Size	3.61	4.03	4.01
2022 Families	1,880	16,754	42,751
2022 Average Family Size	3.45	3.80	3.82
2027 Families	1,939	17,511	45,035
2027 Average Family Size	3.42	3.75	3.78
2022-2027 Annual Rate	0.62%	0.89%	1.05%
Housing Unit Summary			
2000 Housing Units	2,956	17,465	39,203
Owner Occupied Housing Units	52.4%	58.8%	58.4%
Renter Occupied Housing Units	12.0%	16.0%	18.7%
Vacant Housing Units	35.6%	25.1%	22.9%
2010 Housing Units	3,071	20,795	48,486
Owner Occupied Housing Units	52.6%	62.2%	61.3%
Renter Occupied Housing Units	13.3%	18.9%	22.8%
Vacant Housing Units	34.1%	18.9%	15.9%
2020 Housing Units	3,520	23,214	57,488
Vacant Housing Units	34.9%	17.4%	14.3%
2022 Housing Units	3,613	24,008	59,874
Owner Occupied Housing Units	50.1%	63.9%	61.5%
Renter Occupied Housing Units	14.8%	18.6%	24.0%
Vacant Housing Units	35.2%	17.5%	14.5%
2027 Housing Units	3,738	25,176	63,238
Owner Occupied Housing Units	50.1%	64.1%	61.8%
Renter Occupied Housing Units	14.6%	18.1%	23.4%
Vacant Housing Units	35.3%	17.8%	14.8%
Median Household Income			
2022	$40,337	$42,341	$42,782
2027	$51,392	$52,085	$51,333
Median Home Value			
2022	$82,095	$95,791	$95,194
2027	$178,901	$180,657	$178,824
Per Capita Income			
2022	$20,016	$17,208	$17,320
2027	$23,729	$20,652	$20,647
Median Age			
2010	34.3	28.0	27.8
2022	40.7	29.9	29.9
2027	43.2	31.5	31.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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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.

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.

API Real Estate	534881	info@apire.us	956.412.1412
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apire.us	956.412.1412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date