



**FOR SALE**

9550 N STATE HIGHWAY 16, POTEET, TX 78065

# PROPERTY DETAILS

- PRICE: CALL BROKER FOR DETAILS
- BUILDING SIZE: 14,132 ± SF
- LOT SIZE: 1.89 ± ACRES
- ZONING: OCL
- FRONTAGE: 179 ± LINEAR FT ON HIGHWAY 16


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[CONTACT US](#)

 LISTING AGENT: URI URIAH

 DIRECT LINE: 210-315-8885

 [URI@URIAHREALESTATE.COM](mailto:URI@URIAHREALESTATE.COM)



# PROPERTY SUMMARY

Incredible opportunity to purchase two stand alone buildings on a hard corner. Located in Poteet, TX on Highway 16 and School Dr this former dance hall and office offer a unique investment potential to a new owner. Owner willing to finance.



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# FOR SALE



1.89 ACRES

POTEET, TX

OCL

14,132 SF

# AERIAL



**UR|AH**  
REAL ESTATE ORGANIZATION LLC

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# DEMOGRAPHICS



## Demographic and Income Comparison Profile

9560 N State Highway 16  
 9560 N State Highway 16, Poteet, Texas, 78065  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 29.04809  
 Longitude: -98.58671

2021 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	109	13.5%	163	10.3%	184	8.6%
\$15,000 - \$24,999	127	15.7%	213	13.5%	269	12.5%
\$25,000 - \$34,999	116	14.4%	242	15.3%	281	13.1%
\$35,000 - \$49,999	108	13.4%	228	14.4%	306	14.3%
\$50,000 - \$74,999	126	15.6%	332	21.0%	522	24.3%
\$75,000 - \$99,999	65	8.1%	112	7.1%	152	7.1%
\$100,000 - \$149,999	96	11.9%	182	11.5%	262	12.2%
\$150,000 - \$199,999	4	0.5%	36	2.3%	73	3.4%
\$200,000+	55	6.8%	71	4.5%	98	4.6%
Median Household Income	\$40,927		\$45,342		\$50,986	
Average Household Income	\$68,341		\$65,758		\$69,748	
Per Capita Income	\$22,539		\$21,668		\$23,221	
2026 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	108	12.7%	158	9.7%	176	7.9%
\$15,000 - \$24,999	127	15.0%	204	12.5%	253	11.3%
\$25,000 - \$34,999	127	15.0%	252	15.4%	288	12.9%
\$35,000 - \$49,999	127	15.0%	252	15.4%	326	14.5%
\$50,000 - \$74,999	133	15.7%	344	21.0%	549	24.5%
\$75,000 - \$99,999	68	8.0%	118	7.2%	163	7.3%
\$100,000 - \$149,999	97	11.4%	190	11.6%	285	12.7%
\$150,000 - \$199,999	5	0.6%	44	2.7%	92	4.1%
\$200,000+	56	6.6%	74	4.5%	108	4.8%
Median Household Income	\$41,102		\$46,332		\$52,245	
Average Household Income	\$70,407		\$69,594		\$75,291	
Per Capita Income	\$23,215		\$22,935		\$25,086	

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

December 01, 2021



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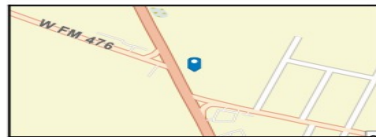
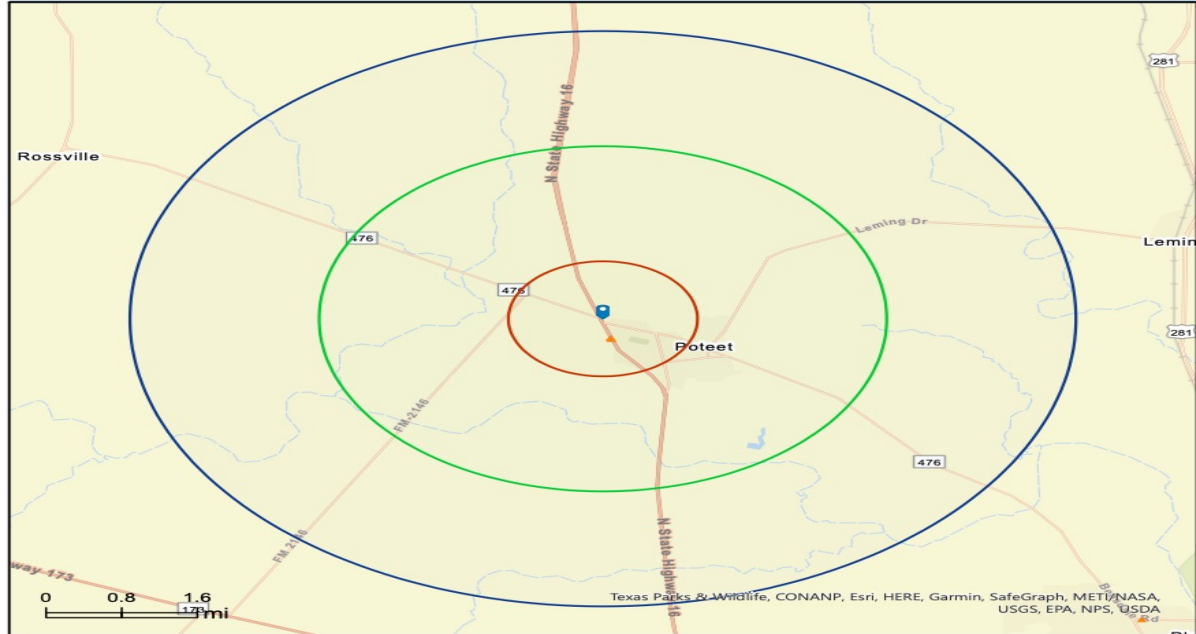
# TRAFFIC COUNTS



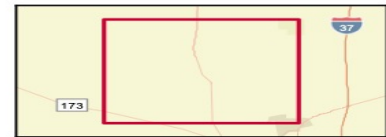
## Traffic Count Map

9560 N State Highway 16  
9560 N State Highway 16, Poteet, Texas, 78065  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.04809  
Longitude: -98.58671



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q3 2021).



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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(210)315-8885</u>
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**URIAH**  
REAL ESTATE ORGANIZATION LLC