



KALLISON RANCH

📍 SWC Culebra and Talley Rd., San Antonio, Texas 78253

RETAIL SPACE AVAILABLE



Wes Kimball

210.349.7711. Ext. 227

wkimball@birnbaumproperty.com

Jordon Mullen

210.349.7711. Ext. 229

jmullen@birnbaumproperty.com

www.birnbaumproperty.com

PROPERTY HIGHLIGHTS

- Kallison Corner consists of 25 acres located in NW San Antonio between Kallison Ranch and Valley Ranch, just north of Loop 1604
- Minutes away from Alamo Ranch shopping, Westover Hills employers, Lackland AFB, and NISD's sought after Harlan High School
- Exclusive opportunity to fully control a major intersection in the fastest growing area of San Antonio Phenomenal SFR growth in the area and adjacent to NISD's John Harlan HS campus
- Surrounding Residential Projects
 - Stevens Ranch 4,286 homes
 - Redbird Ranch 5,403 homes
 - Champions Park 1,003 homes
 - Laurel Mountain 1,353 homes
 - Luckey Ranch 3,278 homes



POPULATION 2022

1 mile	4,732
3 mile	23,287
5 mile	73,624



HOUSEHOLD INCOME 2022

1 mile	\$142,440
3 mile	\$134,630
5 mile	\$121,347

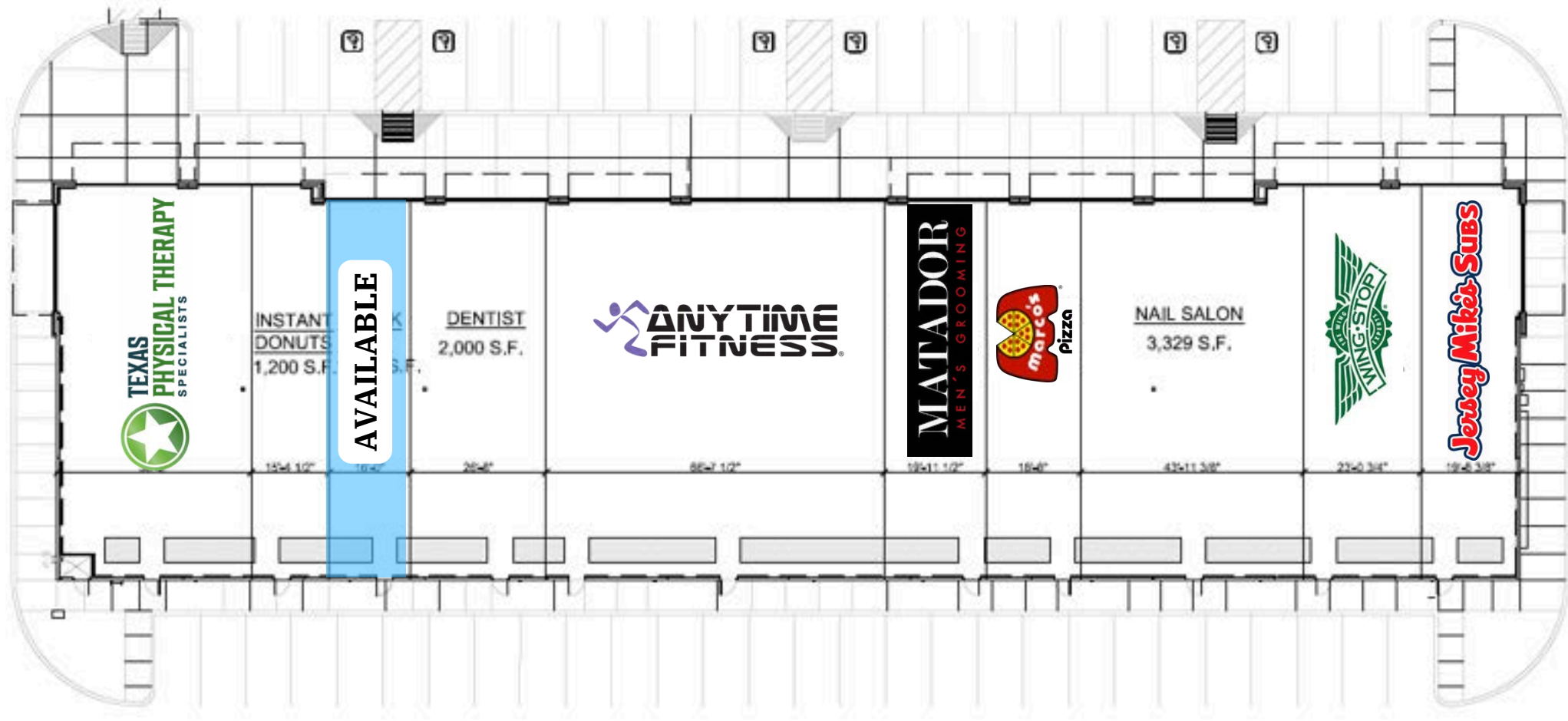


TRAFFIC COUNTS 2020

Culebra Rd	30,450 VPD
Talley Rd	8,555 VPD
Alamo Parkway	16,175 VPD



SITE PLAN



SITE PLAN



GROWTH MAP



BPC

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DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

Kallison Ranch						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
Black/African American Alone	332	7.02	2,227	9.56	7,330	9.96
American Indian/Alaskan Native Alone	7	0.15	106	0.46	432	0.59
Asian Alone	130	2.75	971	4.17	3,123	4.24
Native Hawaiian/Pacific Islander Alone	6	0.13	30	0.13	108	0.15
Some Other Race Alone	394	8.33	2,083	8.95	7,764	10.54
Two or More Races	200	4.23	1,221	5.24	3,931	5.34
Hispanic/Latino	2,072	43.79	11,488	49.33	39,890	54.18
Not Hispanic/Latino	2,660	56.21	11,799	50.67	33,734	45.82
2022 Occupied Housing Units by Tenure						
Owner-Occupied	1,484	96.68	7,379	93.61	19,873	81.59
Renter-Occupied	51	3.32	504	6.39	4,485	18.41
Average Household Size	--	3.07	--	2.95	--	3.00
2022 Households by Household Income						
Income < \$15,000	22	1.43	96	1.22	732	3.00
Income \$15,000 - \$24,999	39	2.54	146	1.85	798	3.28
Income \$25,000 - \$34,999	53	3.45	186	2.36	1,335	5.48
Income \$35,000 - \$49,999	48	3.13	310	3.93	1,817	7.46
Income \$50,000 - \$74,999	218	14.20	1,060	13.45	3,256	13.37
Income \$75,000 - \$99,999	267	17.39	1,355	17.19	4,173	17.13
Income \$100,000 - \$124,999	213	13.88	1,311	16.63	3,408	13.99
Income \$125,000 - \$149,999	162	10.55	1,061	13.46	2,590	10.63
Income \$150,000 - \$199,999	221	14.40	1,196	15.17	3,126	12.83
Income \$200,000 - \$249,999	137	8.93	614	7.79	1,607	6.60
Income \$250,000 - \$499,999	119	7.75	441	5.59	1,166	4.79
Income \$500,000+	36	2.35	108	1.37	351	1.44
Average Household Income	--	142,440.00	--	134,630.00	--	121,347.00
Median Household Income	--	113,379.54	--	114,663.21	--	100,451.73
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	108,932.20	--	112,110.15	--	101,970.11
Black/African American Alone	--	149,011.48	--	125,424.38	--	91,285.02
American Indian/Alaskan Native Alone	--	75,000.00	--	73,288.29	--	72,668.32
Asian Alone	--	146,302.06	--	131,550.26	--	121,752.36
Native Hawaiian/Pacific Islander Alone	--	59,760.50	--	75,000.00	--	66,387.23
Some Other Race Alone	--	107,288.08	--	113,269.16	--	100,976.07
Two or More Races	--	119,519.76	--	130,513.12	--	84,120.93
Hispanic/Latino	--	96,820.02	--	109,613.83	--	96,089.46
Not Hispanic/Latino	--	124,000.34	--	118,715.17	--	105,581.88





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Birnbau Property Company	501357	mbirnbau@birnbauproperty.com	210-349-7711
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Birnbau	161284	mbirnbau@birnbauproperty.com	210-349-7711
Designated Broker of Firm	License No.	Email	Phone