

# OFFICE FOR SALE

0 JUDSON RD., LIVE OAK, TX 78233



SALE PRICE:	\$176,892
PRICE PER ACRE:	\$218,385
LOT SIZE:	0.81 Acres
ZONING:	B2

## PROPERTY OVERVIEW

PROPERTY ZONED FOR BUSINESS IN LIVE OAK

IT IS .81 ACRES

TREE SURVEY HAS BEEN CONDUCTED & SITE PLAN

PROPERTY IS SUITABLE FOR MEDICAL OR DENTAL OFFICE SPACE

OWNER FINANCE WILL BE CONSIDERED\*

## PROPERTY FEATURES

- Uses: Medical, professional services

### KW COMMERCIAL

2338 N Loop 1604 W, Suite 120  
San Antonio, TX 78248

### MARCELINO GARCIA

CRE Broker Associate  
210.381.3722  
marcelino.kwcommercial@gmail.com

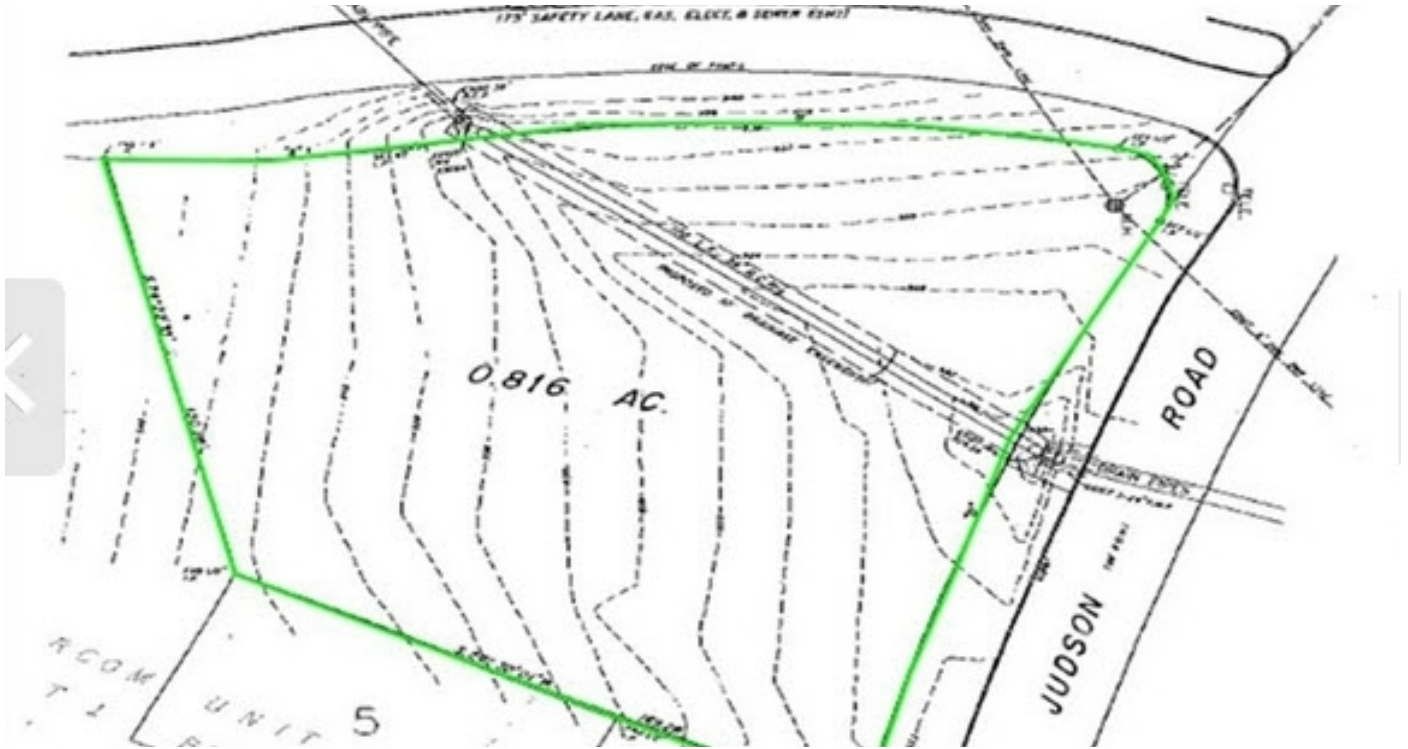
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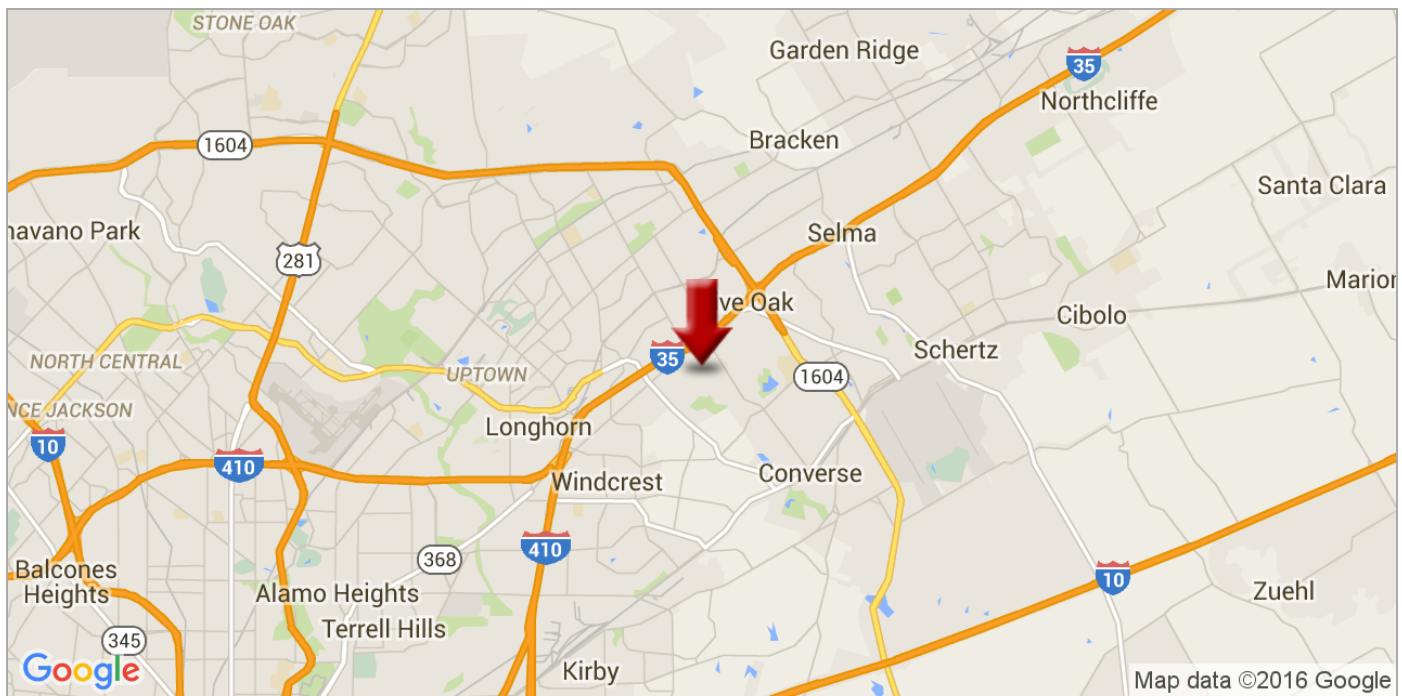
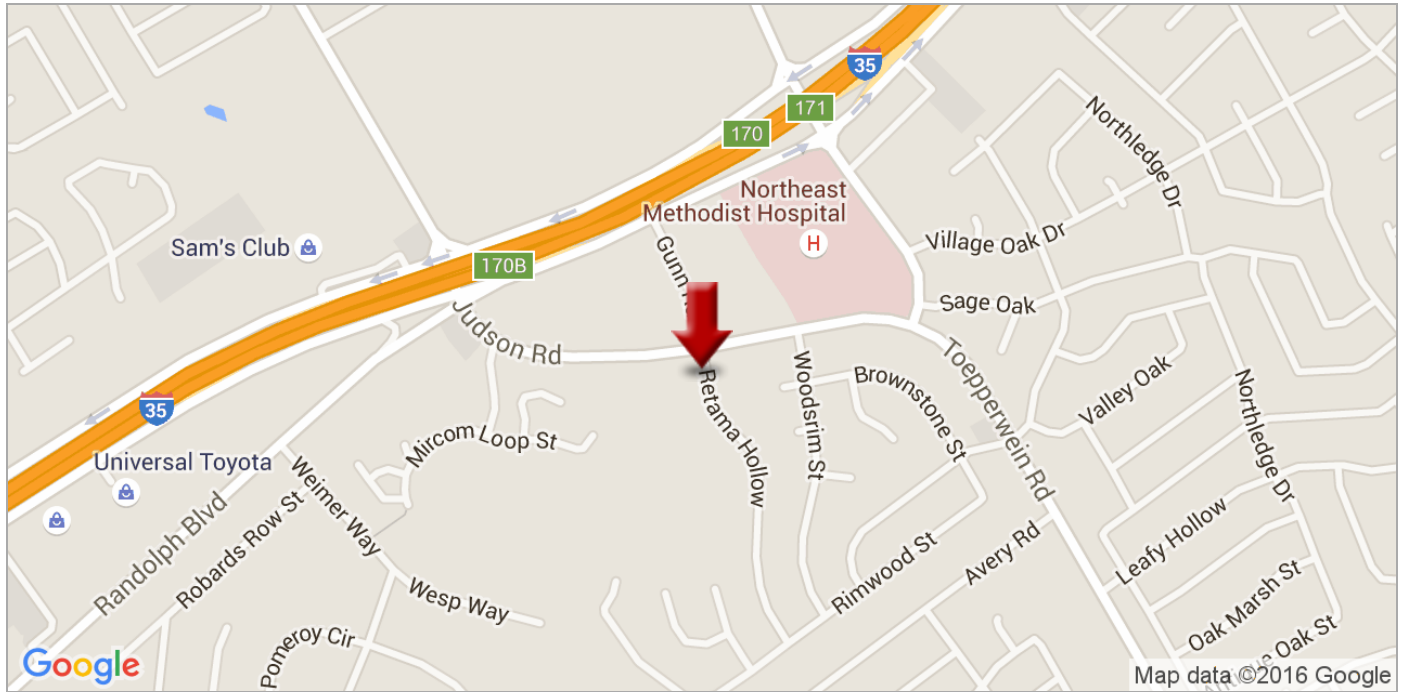
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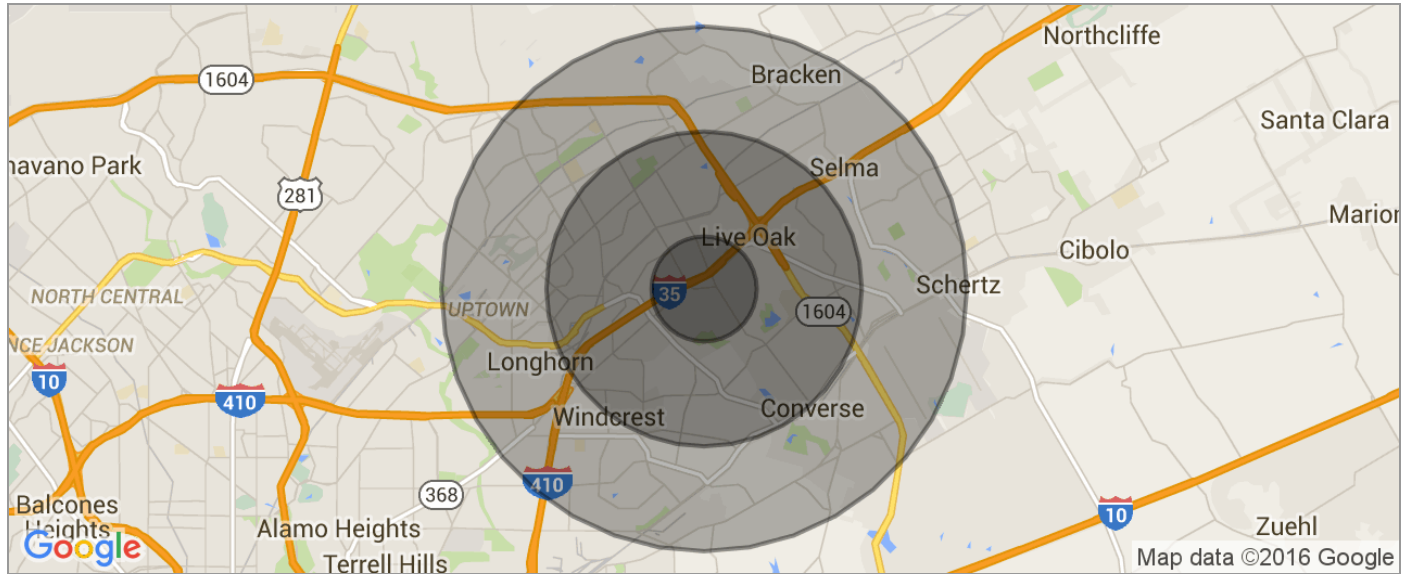
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	9,968	93,166	217,034
MEDIAN AGE	34.0	34.4	33.8
MEDIAN AGE (MALE)	32.2	32.4	32.1
MEDIAN AGE (FEMALE)	36.3	36.2	35.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,588	33,898	77,848
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$62,944	\$63,099	\$63,432
AVERAGE HOUSE VALUE	\$92,459	\$123,345	\$129,401
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	72.4%	73.5%	71.6%
% BLACK	9.6%	11.5%	14.0%
% ASIAN	3.1%	2.4%	2.7%
% HAWAIIAN	0.3%	0.2%	0.2%
% INDIAN	0.4%	0.7%	0.6%
% OTHER	10.2%	7.9%	7.4%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	38.5%	40.7%	40.5%

\* Demographic data derived from 2010 US Census

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