



BORGFELD & CANYON GOLF



Intersection of Borgfeld Dr. & Canyon Golf Rd, San Antonio TX



BIRNBAUM PROPERTY COMPANY

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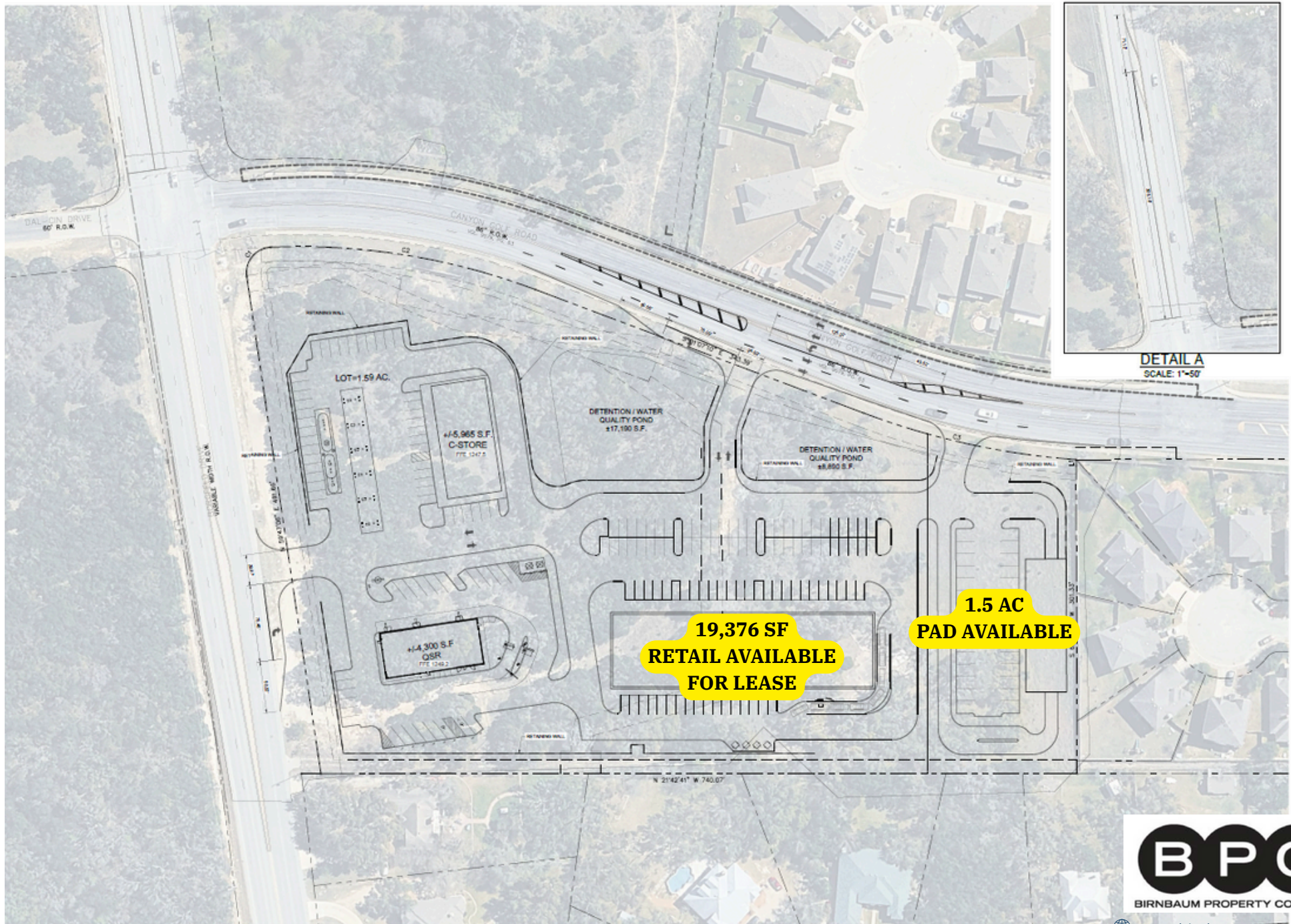
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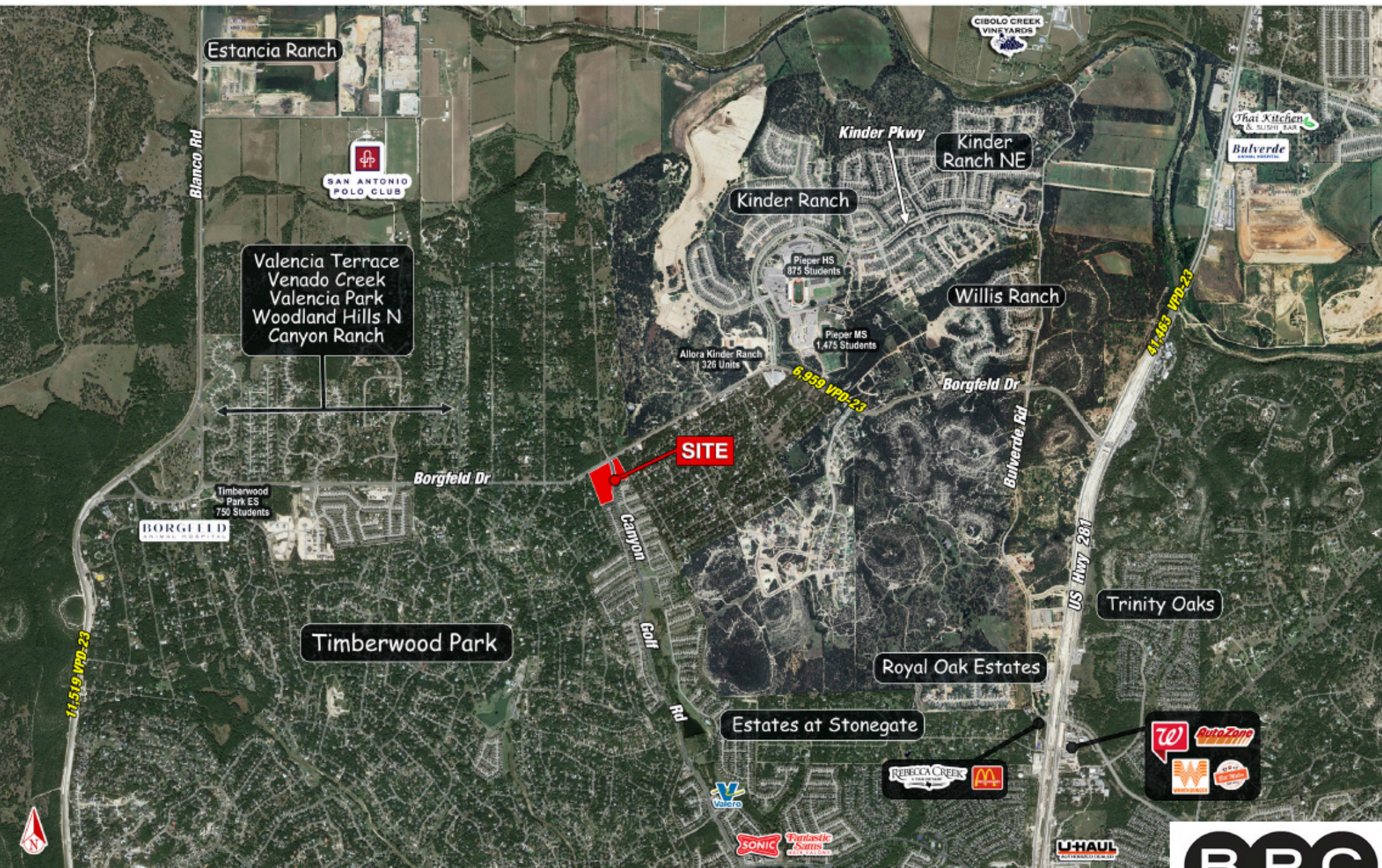
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SITE PLAN



TRADE AREA



DEMOGRAPHICS

Pop-Facts® Demographics | Population Quick Facts



Trade Area: E Borgfeld Rd & Canyon Golf Rd - 1 mi., E Borgfeld Rd & Canyon Golf Rd - 3 mi., E Borgfeld Rd & Canyon Golf Rd - 5 mi.

	E Borgfeld Rd & Canyon Golf Rd - 1 mi.		E Borgfeld Rd & Canyon Golf Rd - 3 mi.		E Borgfeld Rd & Canyon Golf Rd - 5 mi.	
	Total	%	Total	%	Total	%
2025 Est. Population by Age						
Age 0 - 4	495	6.53	2,217	6.03	5,475	5.93
Age 5 - 9	645	8.51	2,555	6.95	6,078	6.58
Age 10 - 14	657	8.67	3,160	8.60	8,131	8.80
Age 15 - 17	316	4.17	1,696	4.61	4,626	5.01
Age 18 - 20	300	3.96	1,614	4.39	4,354	4.71
Age 21 - 24	352	4.64	1,894	5.15	5,001	5.41
Age 25 - 34	585	7.72	3,189	8.68	8,764	9.49
Age 35 - 44	1,125	14.84	5,054	13.75	12,813	13.87
Age 45 - 54	1,147	15.13	5,723	15.57	14,762	15.98
Age 55 - 64	881	11.62	4,446	12.09	10,958	11.86
Age 65 - 74	655	8.64	3,206	8.72	6,962	7.54
Age 75 - 84	348	4.59	1,683	4.58	3,625	3.92
Age 85 and over	75	0.99	327	0.89	831	0.90
Age 16 and over	5,678	74.90	28,265	76.89	71,155	77.03
Age 18 and over	5,468	72.13	27,135	73.81	68,070	73.69
Age 21 and over	5,168	68.17	25,521	69.42	63,715	68.97
Age 65 and over	1,078	14.22	5,215	14.19	11,418	12.36
Median Age	--	39.28	--	39.40	--	38.22
Average Age	--	37.71	--	38.16	--	37.35
2025 Est. Population by Single-Classification Race						
White Alone	4,491	59.24	21,313	57.98	50,484	54.65
Black/African American Alone	541	7.14	1,981	5.39	5,848	6.33
American Indian/Alaskan Native Alone	61	0.81	230	0.63	636	0.69
Asian Alone	173	2.28	1,767	4.81	6,451	6.98
Native Hawaiian/Pacific Islander Alone	13	0.17	66	0.18	177	0.19
Some Other Race Alone	462	6.09	2,374	6.46	6,198	6.71
Two or More Races	1,839	24.26	9,030	24.56	22,585	24.45
2025 Est. Population by Ethnicity						
Hispanic/Latino	2,748	36.25	13,707	37.29	34,206	37.03
Not Hispanic/Latino	4,833	63.75	23,054	62.71	58,173	62.97
2025 Est. Population by Sex						
Male	3,761	49.61	18,301	49.78	45,829	49.61
Female	3,820	50.39	18,460	50.22	46,550	50.39

POPULATION 2024

1 mile	10,647
3 mile	41,310
5 mile	99,038

HOUSEHOLD INCOME 2024

1 mile	\$176,461
3 mile	\$168,067
5 mile	\$163,582

TRAFFIC COUNTS 2022

Canyon Golf Rd	7,207 VPD
Borgfeld Dr.	9,386 VPD



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.

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