



FM 3009 & WIEDERSTEIN RD.

 3501-3561 Roy Richards Dr. Schertz, Texas

RETAIL SPACE AVAILABLE FOR LEASE

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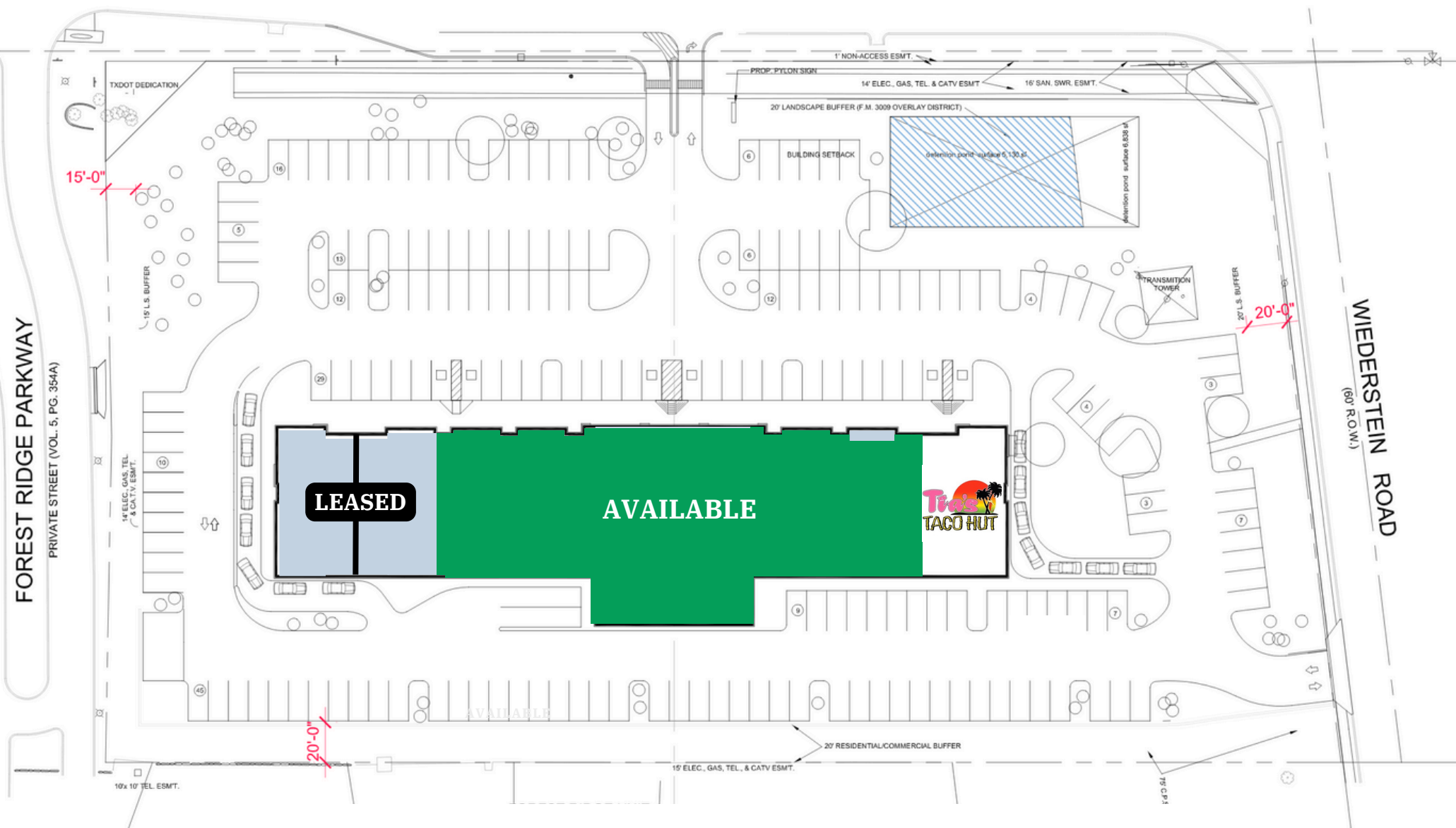
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BIRNBAUM PROPERTY COMPANY

FM 3009 & WIEDERSTEIN



TRADE AREA



POPULATION 2022

1 mile	10,856
3 mile	63,622
5 mile	120,312



HOUSEHOLD INCOME 2022

1 mile	\$142,846
3 mile	\$121,392
5 mile	\$110,930

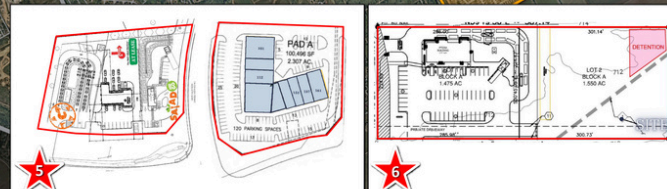
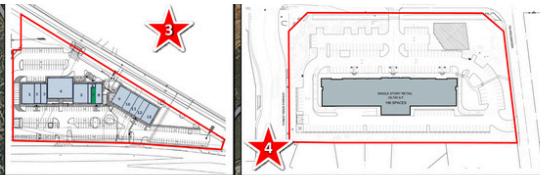


TRAFFIC COUNTS 2021

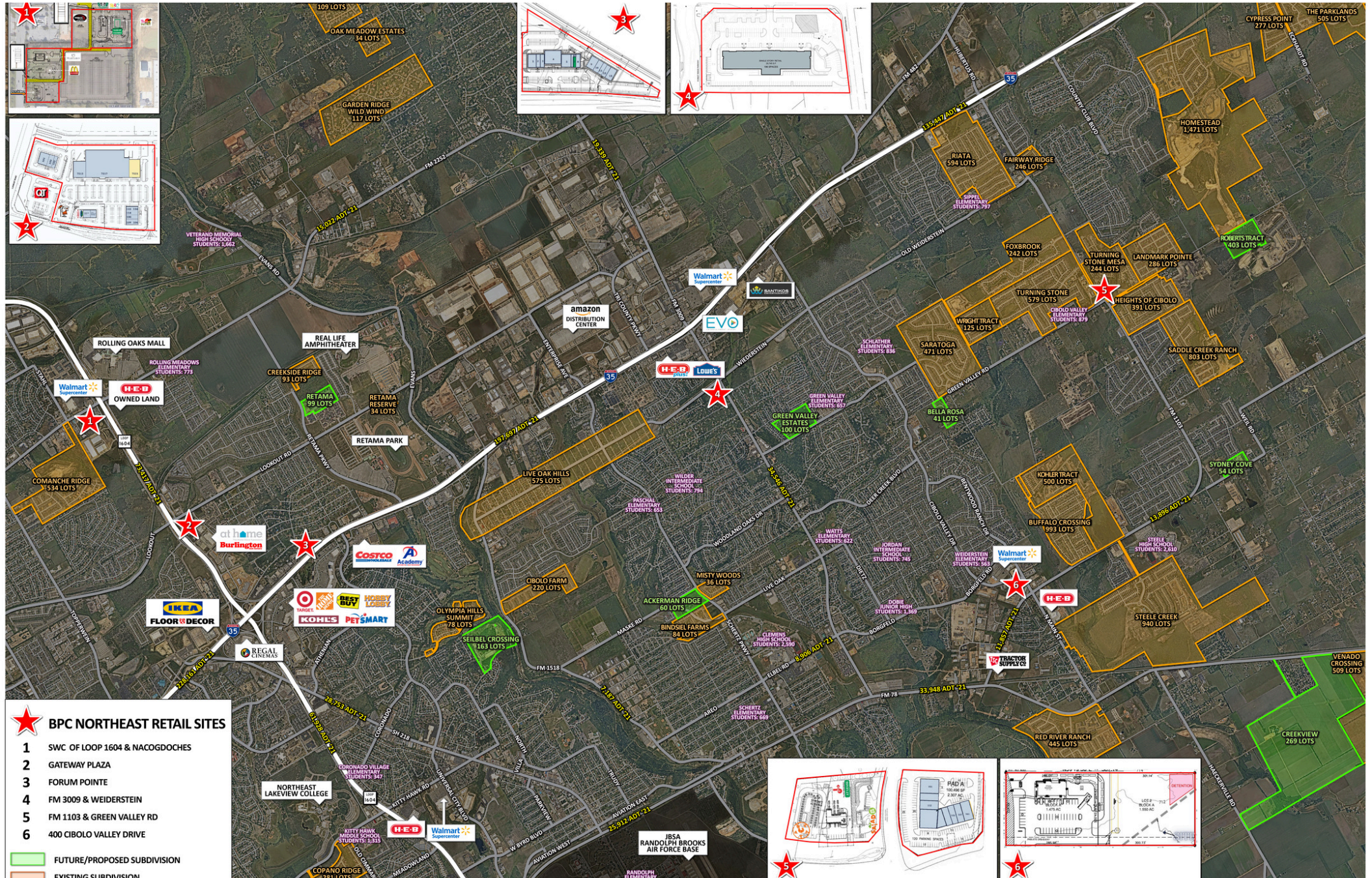
IH 35 N	144,489 VPD
FM 3009	30,689 VPD



GROWTH MAP



- ★ BPC NORTHEAST RETAIL SITES**
- 1 SWC OF LOOP 1604 & NACOGDOCHES
 - 2 GATEWAY PLAZA
 - 3 FORUM POINT
 - 4 FM 3009 & WEIDERSTEIN
 - 5 FM 1103 & GREEN VALLEY RD
 - 6 400 CIBOLO VALLEY DRIVE
- FUTURE/PROPOSED SUBDIVISION
■ EXISTING SUBDIVISION



1

3

4

5

6

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DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

FM 3009 and Wiederstein Rd

	3mi		1mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	42,970	67.54	7,834	72.16	81,308	67.58
Black/African American Alone	9,638	15.15	1,608	14.81	16,852	14.01
American Indian/Alaskan Native Alone	363	0.57	36	0.33	812	0.68
Asian Alone	2,269	3.57	368	3.39	4,263	3.54
Native Hawaiian/Pacific Islander Alone	175	0.28	21	0.19	375	0.31
Some Other Race Alone	4,481	7.04	391	3.60	9,825	8.17
Two or More Races	3,726	5.86	599	5.52	6,878	5.72
Hispanic/Latino	20,074	31.55	2,948	27.16	42,146	35.03
Not Hispanic/Latino	43,549	68.45	7,908	72.84	78,166	64.97
2022 Occupied Housing Units by Tenure						
Owner-Occupied	17,223	78.80	3,073	88.31	31,573	72.46
Renter-Occupied	4,633	21.20	407	11.70	11,998	27.54
Average Household Size	--	2.90	--	3.13	--	2.76
2022 Households by Household Income						
Income < \$15,000	611	2.80	81	2.33	1,519	3.49
Income \$15,000 - \$24,999	862	3.94	61	1.75	1,978	4.54
Income \$25,000 - \$34,999	839	3.84	115	3.31	2,269	5.21
Income \$35,000 - \$49,999	1,666	7.62	219	6.29	4,032	9.25
Income \$50,000 - \$74,999	3,242	14.83	371	10.66	7,243	16.62
Income \$75,000 - \$99,999	3,257	14.90	487	13.99	6,562	15.06
Income \$100,000 - \$124,999	3,051	13.96	461	13.25	5,556	12.75
Income \$125,000 - \$149,999	2,619	11.98	463	13.30	4,748	10.90
Income \$150,000 - \$199,999	3,040	13.91	603	17.33	5,367	12.32
Income \$200,000 - \$249,999	1,392	6.37	281	8.07	2,306	5.29
Income \$250,000 - \$499,999	1,004	4.59	264	7.59	1,568	3.60
Income \$500,000+	272	1.25	74	2.13	425	0.97
Average Household Income	--	121,392.00	--	142,846.00	--	110,930.00
Median Household Income	--	103,554.30	--	122,000.43	--	92,727.01
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	102,766.81	--	120,101.83	--	91,618.36
Black/African American Alone	--	114,321.72	--	135,129.83	--	105,186.79
American Indian/Alaskan Native Alone	--	75,824.64	--	115,938.55	--	70,342.97
Asian Alone	--	84,253.93	--	81,143.95	--	81,332.54
Native Hawaiian/Pacific Islander Alone	--	90,905.33	--	159,603.68	--	95,731.23
Some Other Race Alone	--	91,881.59	--	119,482.73	--	86,350.13
Two or More Races	--	115,694.13	--	90,978.45	--	93,774.55
Hispanic/Latino	--	92,889.44	--	102,750.70	--	82,404.30
Not Hispanic/Latino	--	108,406.73	--	130,916.46	--	98,015.67



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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:
 - 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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Designated Broker of Firm

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