



BITTERS CROSSING

📍 2602 N. Loop 1604, San Antonio, Texas 78248

JOIN THESE TENANTS:



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SITE PLAN



Suite #	Tenant
209	Thai Hut Restaurant
207	Happy Pediatric Dentistry
205	Siam Ivory
204	Tip Top Nails
201	Karate
111	AVAILABLE - 4,653 SF
109	Kumon
108	State Farm
107	Alamo City Liquor
106	iRun Texas
105	Papa Johns
104	Paw Basics
103	Blue Diamond
102	Pure Posh Salon
101	Lenny's Grill and Subs

- Great location with highway access & exposure
- The site is surrounded by established and affluent neighborhoods such as Rogers Ranch & Inwood
- Gold's Gym located on the Northwest corner of the intersection

AERIAL VIEWS



TRADE AREA



POPULATION 2022

1 mile	11,647
3 mile	67,770
5 mile	197,853

HOUSEHOLD INCOME 2022

1 mile	\$200,224
3 mile	\$147,072
5 mile	\$115,668

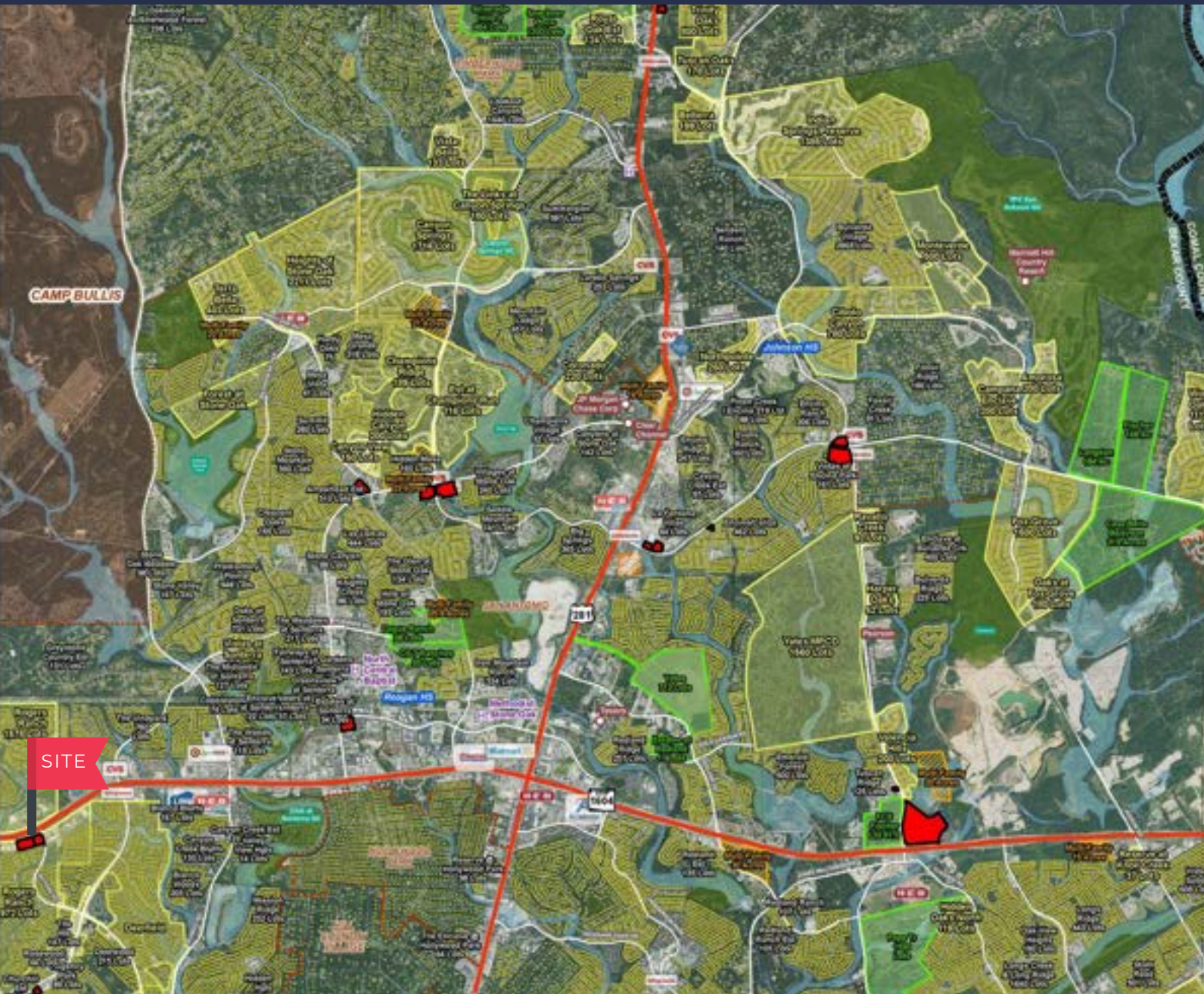
TRAFFIC COUNTS 2020

Loop 1604	140,094 VPD
W Bitters Rd	10,666 VPD
Blanco Rd	20,425 VPD



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GROWTH MAP



NORTH CENTRAL SAN ANTONIO RESIDENTIAL GROWTH



Aerial Photography of Bexar, Kendall & Comal County 2018.
Other Counties provided by ESRI

Map & Data prepared for
Birnbaum Property Company
by Wendell Davis & Associates
08.2017 210.415.8214

The information contained herein was obtained from sources
believed reliable as of the date of this map.
Wendell Davis & Associates makes no guarantees, warranties,
or representations as to the completeness or accuracy thereof.



DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

Bitters Crossing						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
Asian Alone	960	8.24	4,185	6.17	11,285	5.70
Native Hawaiian/Pacific Islander Alone	12	0.10	57	0.08	205	0.10
Some Other Race Alone	207	1.78	2,772	4.09	14,913	7.54
Two or More Races	389	3.34	2,313	3.41	7,921	4.00
Hispanic/Latino	3,401	29.20	23,766	35.07	85,631	43.28
Not Hispanic/Latino	8,246	70.80	44,003	64.93	112,222	56.72
2022 Occupied Housing Units by Tenure						
Owner-Occupied	3,422	80.01	18,799	67.85	46,049	54.15
Renter-Occupied	855	19.99	8,905	32.14	38,990	45.85
Average Household Size	--	2.73	--	2.44	--	2.32
2022 Households by Household Income						
Income < \$15,000	60	1.40	1,127	4.07	5,286	6.22
Income \$15,000 - \$24,999	61	1.43	920	3.32	4,861	5.72
Income \$25,000 - \$34,999	165	3.86	1,403	5.06	6,346	7.46
Income \$35,000 - \$49,999	246	5.75	2,487	8.98	9,359	11.01
Income \$50,000 - \$74,999	426	9.96	3,853	13.91	14,430	16.97
Income \$75,000 - \$99,999	414	9.68	3,365	12.15	10,268	12.07
Income \$100,000 - \$124,999	381	8.91	3,043	10.98	8,558	10.06
Income \$125,000 - \$149,999	345	8.07	2,187	7.89	6,303	7.41
Income \$150,000 - \$199,999	639	14.94	3,224	11.64	7,609	8.95
Income \$200,000 - \$249,999	439	10.26	2,147	7.75	4,499	5.29
Income \$250,000 - \$499,999	657	15.36	2,492	8.99	4,967	5.84
Income \$500,000+	444	10.38	1,459	5.27	2,552	3.00
Average Household Income	--	200,224.00	--	147,072.00	--	115,668.00
Median Household Income	--	152,939.95	--	105,389.04	--	79,820.52
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	149,395.22	--	108,123.70	--	83,730.72
Black/African American Alone	--	133,481.70	--	66,054.57	--	57,538.64
American Indian/Alaskan Native Alone	--	39,756.71	--	51,792.97	--	54,564.42
Asian Alone	--	200,000.19	--	123,013.73	--	103,872.96
Native Hawaiian/Pacific Islander Alone	--	192,677.57	--	100,000.00	--	58,774.10
Some Other Race Alone	--	86,660.31	--	74,593.21	--	62,656.59
Two or More Races	--	188,692.89	--	126,185.63	--	66,690.74
Hispanic/Latino	--	108,119.32	--	88,194.88	--	67,108.33
Not Hispanic/Latino	--	189,963.90	--	114,521.34	--	90,946.86





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:
 - 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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