



NWC HWY 151 & POTRANCO RD



Intersection of HWY 151 and Potranco Rd, San Antonio, TX 78251

PAD SITES AND RETAIL SPACES AVAILABLE FOR LEASE



Wes Kimball

210.349.7711. Ext. 227

wkimball@birnbaumproperty.com

Jordon Mullen

210.349.7711. Ext. 229

jmullen@birnbaumproperty.com

 www.birnbaumproperty.com

SITE PLAN

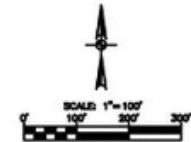


Open
studio
architecture

BPC
BIRNBAUM PROPERTY COMPANY

POTRANCO RETAIL DEVELOPMENT

HWY 151 @
POTRANCO RD.
SAN ANTONIO, TX.



OVERALL SITE PLAN
EXHIBIT
project #: 13.062
05/11/16
EXHIBIT A

- Located near the intersection of TX-151 and Potranco Rd
- There are over 15 schools within a three mile radius
- Less than 2 miles from the 4-star, Hyatt Regency Hill Country Resort

BPC
BIRNBAUM PROPERTY COMPANY

TRADE AREA



POPULATION 2022

1 mile	14,034
3 mile	133,770
5 mile	312,965

HOUSEHOLD INCOME 2022

1 mile	\$87,154
3 mile	\$80,969
5 mile	\$83,887

TRAFFIC COUNTS 2020

Potranco Rd	24,382 VPD
Richland Hills Dr	10,184 VPD
TX-151	98,993 VPD



GROWTH MAP



WEST SAN ANTONIO RESIDENTIAL GROWTH

LEGEND

- Birnbaum Site
- Existing Rooftops
- Active Single Family Developments
- Pre-Planning
- Future Multi-Family
- 100 Year FEMA Floodplain
- Incorporated Cities
- County Line
- Proposed Thoroughfares
- Major Employer/Shopping/Landmark

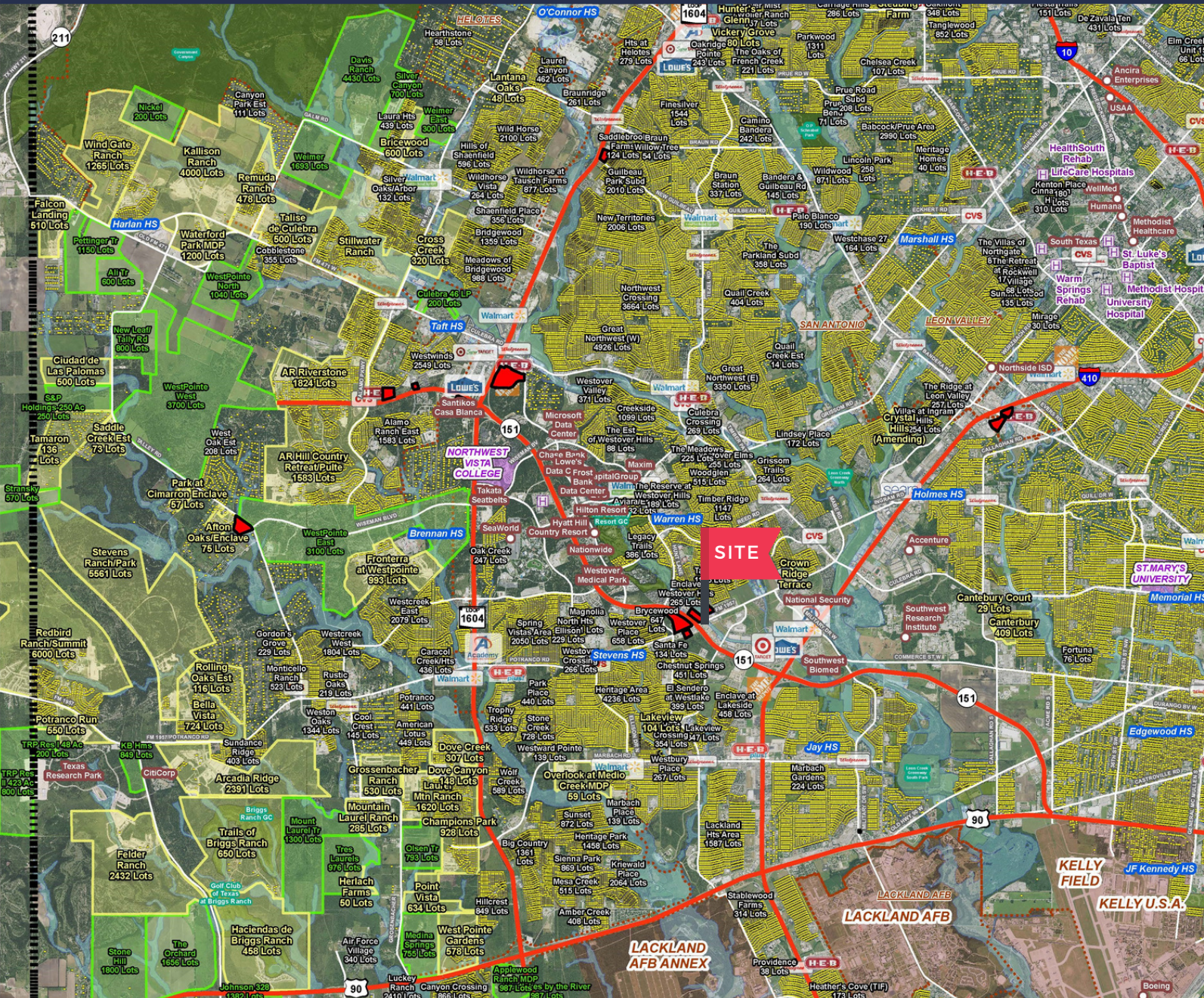
0 ¼ ½ 3
Miles



Aerial Photography of Bexar, Kendall & Comal County 2016
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

Potranco West						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	9,567	68.17	93,982	70.26	220,529	70.46
Black/African American Alone	1,501	10.70	10,983	8.21	24,974	7.98
American Indian/Alaskan Native Alone	154	1.10	1,211	0.91	2,821	0.90
Asian Alone	483	3.44	3,484	2.60	7,754	2.48
Native Hawaiian/Pacific Islander Alone	26	0.18	243	0.18	643	0.20
Some Other Race Alone	1,689	12.04	18,097	13.53	42,396	13.55
Two or More Races	615	4.38	5,770	4.31	13,847	4.42
Hispanic/Latino	9,363	66.72	94,591	70.71	217,590	69.53
Not Hispanic/Latino	4,671	33.28	39,179	29.29	95,375	30.48
2022 Occupied Housing Units by Tenure						
Owner-Occupied	2,822	62.77	26,975	58.94	66,126	64.31
Renter-Occupied	1,674	37.23	18,791	41.06	36,698	35.69
Average Household Size	--	3.06	--	2.92	--	2.99
2022 Households by Household Income						
Income < \$15,000	279	6.21	3,563	7.79	7,940	7.72
Income \$15,000 - \$24,999	224	4.98	3,093	6.76	6,906	6.72
Income \$25,000 - \$34,999	284	6.32	3,865	8.45	8,744	8.50
Income \$35,000 - \$49,999	597	13.28	6,396	13.97	12,857	12.50
Income \$50,000 - \$74,999	924	20.55	9,229	20.17	19,882	19.34
Income \$75,000 - \$99,999	788	17.53	6,759	14.77	15,689	15.26
Income \$100,000 - \$124,999	509	11.32	4,743	10.36	11,240	10.93
Income \$125,000 - \$149,999	368	8.19	3,349	7.32	7,809	7.59
Income \$150,000 - \$199,999	309	6.87	2,782	6.08	6,714	6.53
Income \$200,000 - \$249,999	119	2.65	1,144	2.50	2,864	2.79
Income \$250,000 - \$499,999	80	1.78	707	1.54	1,772	1.72
Income \$500,000+	14	0.31	135	0.29	409	0.40
Average Household Income	--	87,154.00	--	80,969.00	--	83,887.00
Median Household Income	--	73,254.04	--	65,451.50	--	68,393.84
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	76,068.01	--	68,883.80	--	70,133.79
Black/African American Alone	--	70,118.77	--	59,055.68	--	67,072.29
American Indian/Alaskan Native Alone	--	65,712.08	--	60,774.92	--	61,898.15
Asian Alone	--	100,000.00	--	84,948.05	--	88,236.80
Native Hawaiian/Pacific Islander Alone	--	28,932.03	--	57,288.20	--	66,562.91
Some Other Race Alone	--	59,333.42	--	54,761.82	--	56,139.23
Two or More Races	--	50,000.00	--	59,775.14	--	76,562.11
Hispanic/Latino	--	71,291.58	--	63,684.69	--	64,885.87
Not Hispanic/Latino	--	75,565.40	--	68,350.83	--	74,963.49





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.

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