



ALAMO PARKWAY SOUTH PHASE II

Alamo Ranch Pkwy & Alamo Pkwy, San Antonio, Texas 78253

Wes Kimball

210.349.7711. Ext. 227
wkimball@birnbaumproperty.com

Jordon Mullen

210.349.7711. Ext. 229
jmullen@birnbaumproperty.com

PJ Pfeiffer

210.349.7711. Ext. 204
ppfeiffer@birnbaumproperty.com

Joe Aycock

210.349.7711. Ext. 208
jaycock@birnbaumproperty.com



SITE PLAN



OVERALL LEASING PLAN

ALAMO RANCH SOUTH PHASE II
SAN ANTONIO, TEXAS

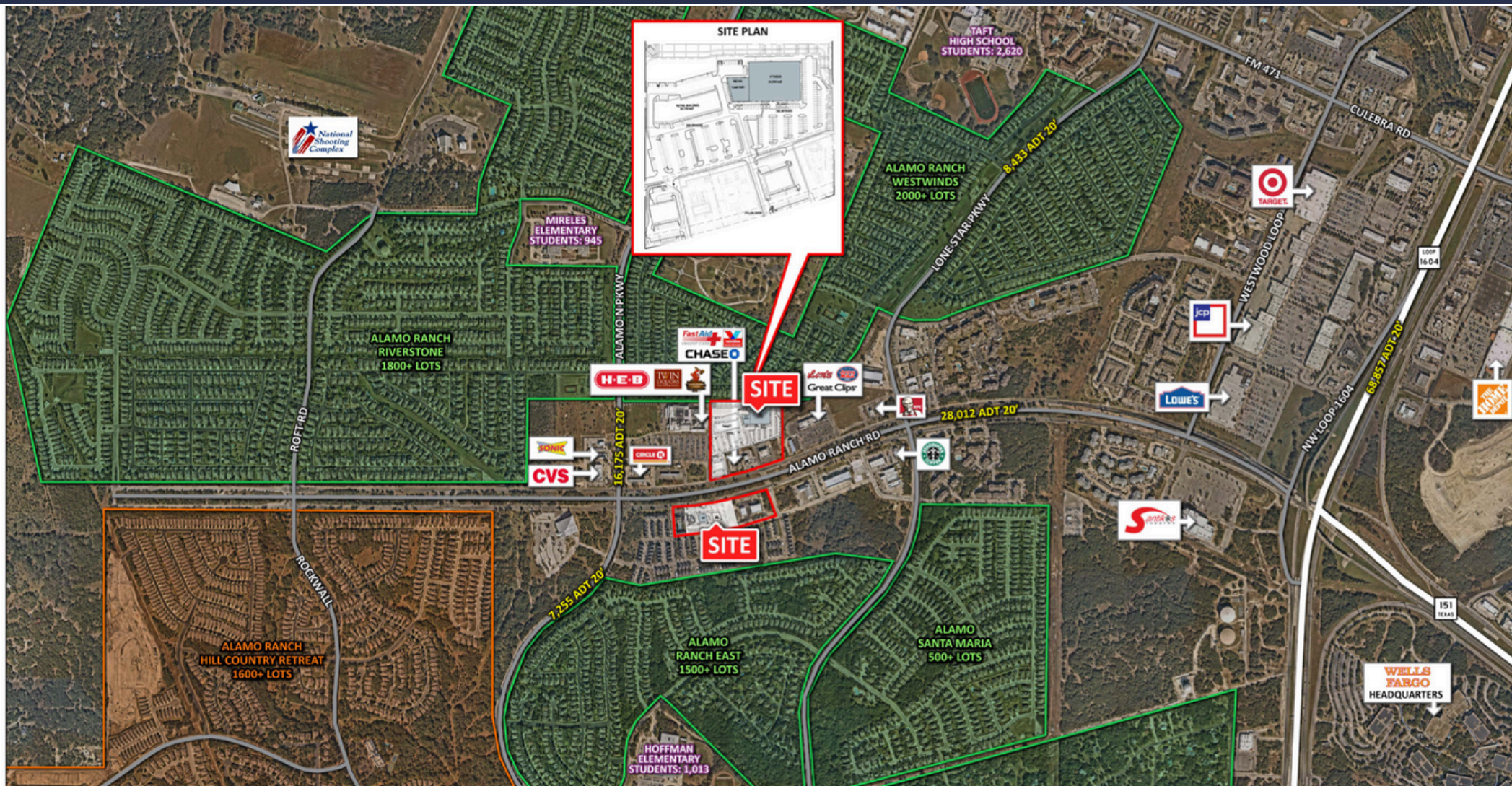
cmp chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010
Celebrating over 47 years of excellence 1977-2024

AERIAL VIEWS



Alamo Ranch South

TRADE AREA



POPULATION 2023

1 mile	19,186
3 mile	82,818
5 mile	242,256

HOUSEHOLD INCOME 2023

1 mile	\$131,512.50
3 mile	\$120,200.30
5 mile	\$112,922.10

TRAFFIC COUNTS 2020

Loop 1604 N	105,905 VPD
Alamo Ranch	28,012 VPD
Pkwy Alamo Pkwy	16,175 VPD



BIRNBAUM PROPERTY COMPANY
www.birnbaumproperty.com

DEMOGRAPHICS

Pop-Facts® Demographics | Household Quick Facts



Trade Area: Map Point 2 - 1 mi., Map Point 2 - 3 mi., Map Point 2 - 5 mi.

	Map Point 2 - 1 mi.		Map Point 2 - 3 mi.		Map Point 2 - 5 mi.	
	Total	%	Total	%	Total	%
2023 Est. Households by Household Income						
Income < \$15,000	210	3.19	661	2.39	2,622	3.27
Income \$15,000 - \$24,999	168	2.55	758	2.74	2,485	3.10
Income \$25,000 - \$34,999	270	4.10	1,304	4.71	3,768	4.70
Income \$35,000 - \$49,999	449	6.82	2,131	7.69	6,369	7.95
Income \$50,000 - \$74,999	955	14.51	4,670	16.86	13,937	17.40
Income \$75,000 - \$99,999	797	12.11	4,080	14.73	13,061	16.30
Income \$100,000 - \$124,999	860	13.07	3,810	13.75	11,235	14.02
Income \$125,000 - \$149,999	766	11.64	3,108	11.22	8,606	10.74
Income \$150,000 - \$199,999	1,035	15.73	3,689	13.32	9,756	12.18
Income \$200,000 - \$249,999	554	8.42	1,932	6.97	4,752	5.93
Income \$250,000 - \$499,999	429	6.52	1,288	4.65	2,910	3.63
Income \$500,000+	85	1.29	271	0.98	614	0.77
2023 Est. Average Household Income	-	131,512.50	-	120,200.30	-	112,922.10
2023 Est. Median Household Income	-	112,727.85	-	101,546.36	-	95,603.39
2023 Median HH Income by Single-Classification Race						
White Alone	-	112,470.72	-	100,785.41	-	93,381.88
Black/African American Alone	-	99,195.88	-	89,065.58	-	91,922.04
American Indian/Alaskan Native Alone	-	131,459.03	-	78,799.65	-	80,464.96
Asian Alone	-	147,639.37	-	117,633.26	-	111,328.47
Native Hawaiian/Pacific Islander Alone	-	83,935.55	-	74,325.21	-	71,113.22
Some Other Race Alone	-	108,163.72	-	101,552.23	-	96,076.52
Two or More Races	-	113,584.48	-	110,352.00	-	101,394.41
Hispanic/Latino	-	108,882.65	-	99,129.68	-	93,218.87
Not Hispanic/Latino	-	115,636.84	-	103,827.94	-	98,207.16
2023 Est. Households by Household Type						
Family Households	5,022	76.32	21,652	78.16	63,004	78.64
NonFamily Households	1,558	23.68	6,052	21.85	17,111	21.36
2023 Est. Group Quarters Population	0	0.00	66	0.08	573	0.24
2023 Est. Households by Household Size						
1-Person Household	1,248	18.97	4,414	15.93	13,081	16.33
2-Person Household	1,983	30.14	7,883	28.45	22,997	28.70
3-Person Household	1,106	16.81	5,534	19.98	15,908	19.86
4-Person Household	1,276	19.39	5,044	18.21	14,307	17.86
5-Person Household	640	9.73	3,193	11.53	9,152	11.42
6-Person Household	281	4.27	1,114	4.02	2,871	3.58
7+ Person Household	46	0.70	521	1.88	1,798	2.24
2023 Est. Average Household Size	-	2.90	-	3.00	-	3.00
2023 Est. HHs by Type by Presence of Own Children						
Married Couple Family, with own children	2,349	46.77	9,667	44.65	26,898	42.69
Married Couple Family, without own children	1,941	38.65	7,596	35.08	22,693	36.02
Male Householder, with own children	129	2.57	735	3.40	2,038	3.23
Male Householder, without own children	81	1.61	473	2.19	1,631	2.59
Female Householder, with own children	308	6.13	2,008	9.27	6,111	9.70
Female Householder, without own children	215	4.28	1,173	5.42	3,633	5.77

Benchmark: USA

© 2024 Claritas, LLC. All rights reserved. Source: ©Claritas, LLC 2024.



BIRNBAUM PROPERTY COMPANY
www.birnbaumproperty.com



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