



CULEBRA CREEK PLAZA



12030 Culebra Rd, San Antonio TX 78253

JOIN THESE TENANTS

black★rock™
coffee bar



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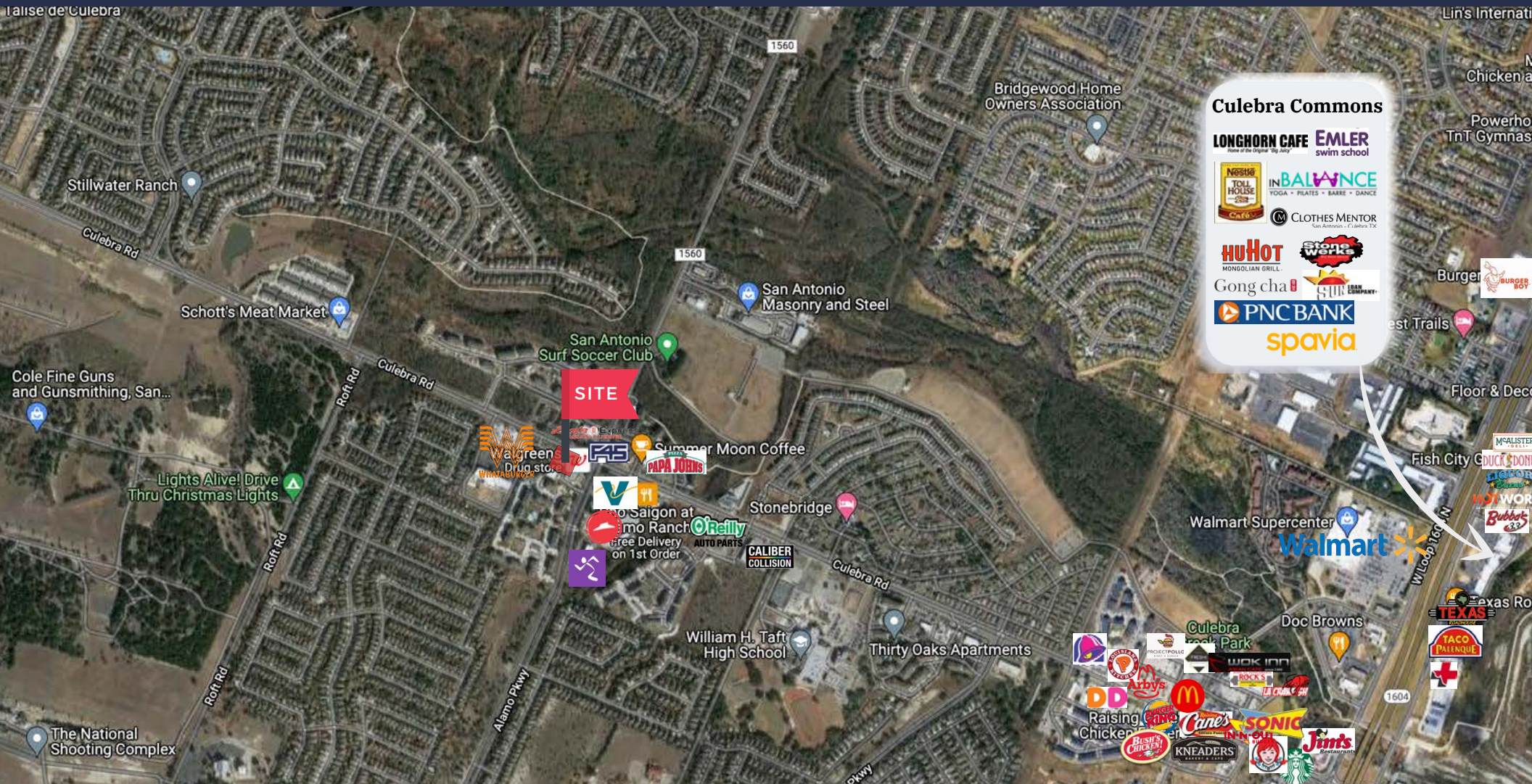
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- BPC**
BIRNBAUM PROPERTY COMPANY

AERIAL VIEWS



TRADE AREA



POPULATION 2022

1 mile	11,147
3 mile	77,554
5 mile	193,363

HOUSEHOLD INCOME 2022

1 mile	\$108,478
3 mile	\$112,265
5 mile	\$112,091

TRAFFIC COUNTS 2020

Culebra Rd	30,450 VPD
Alamo Pkwy	16,175 VPD
Loop 1604 N	105,905 VPD



GROWTH MAP

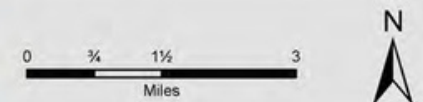


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WEST SAN ANTONIO RESIDENTIAL GROWTH

LEGEND

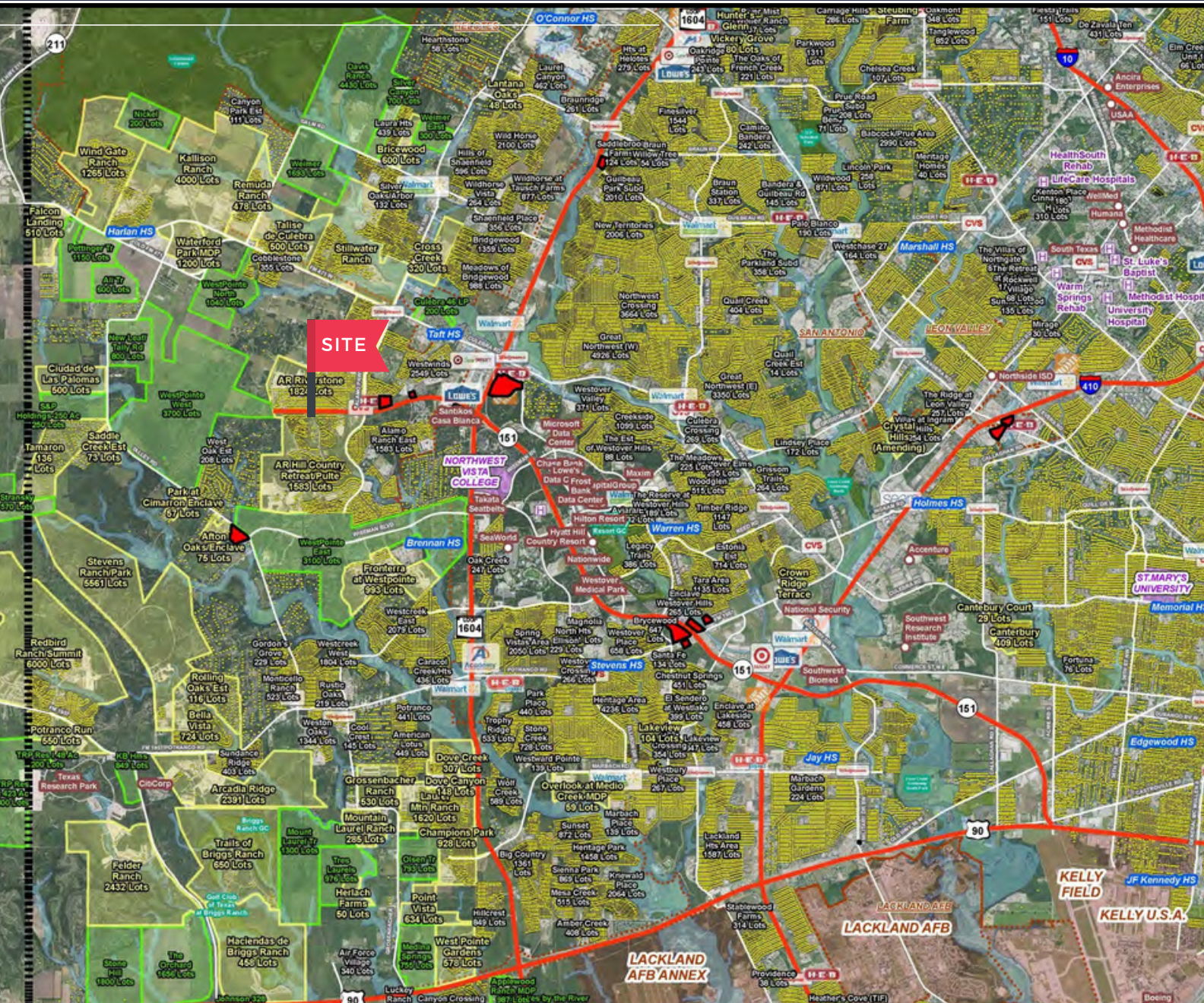
- Birnbaum Site
- Existing Rooftops
- Active Single Family Developments
- Pre-Planning
- Future Multi-Family
- 100 Year FEMA Floodplain
- Incorporated Cities
- County Line
- Proposed Thoroughfares
- Major Employer/Shopping/Landmark



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

Culebra Creek						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
Black/African American Alone	1,468	13.17	7,453	9.61	15,679	8.11
American Indian/Alaskan Native Alone	58	0.52	513	0.66	1,346	0.70
Asian Alone	591	5.30	3,031	3.91	6,742	3.49
Native Hawaiian/Pacific Islander Alone	21	0.19	120	0.15	326	0.17
Some Other Race Alone	1,397	12.53	8,867	11.43	19,856	10.27
Two or More Races	724	6.50	4,142	5.34	9,353	4.84
Hispanic/Latino	6,098	54.70	45,068	58.11	112,155	58.00
Not Hispanic/Latino	5,049	45.30	32,486	41.89	81,208	42.00
2022 Occupied Housing Units by Tenure						
Owner-Occupied	2,794	70.04	20,303	78.51	50,704	78.79
Renter-Occupied	1,195	29.96	5,558	21.49	13,653	21.21
Average Household Size	--	2.87	--	3.00	--	3.00
2022 Households by Household Income						
Income < \$15,000	126	3.16	788	3.05	2,326	3.61
Income \$15,000 - \$24,999	166	4.16	991	3.83	2,296	3.57
Income \$25,000 - \$34,999	304	7.62	1,582	6.12	3,148	4.89
Income \$35,000 - \$49,999	374	9.38	2,347	9.08	5,482	8.52
Income \$50,000 - \$74,999	553	13.86	3,804	14.71	10,314	16.03
Income \$75,000 - \$99,999	627	15.72	4,545	17.57	11,043	17.16
Income \$100,000 - \$124,999	565	14.16	3,605	13.94	8,730	13.56
Income \$125,000 - \$149,999	423	10.60	2,561	9.90	6,795	10.56
Income \$150,000 - \$199,999	471	11.81	2,920	11.29	7,642	11.87
Income \$200,000 - \$249,999	227	5.69	1,455	5.63	3,677	5.71
Income \$250,000 - \$499,999	129	3.23	977	3.78	2,330	3.62
Income \$500,000+	25	0.63	285	1.10	574	0.89
Average Household Income	--	108,478.00	--	112,265.00	--	112,091.00
Median Household Income	--	93,755.73	--	93,594.82	--	94,221.84
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	97,771.79	--	95,490.73	--	95,614.47
Black/African American Alone	--	77,967.89	--	82,864.06	--	87,771.74
American Indian/Alaskan Native Alone	--	67,915.31	--	75,374.46	--	79,410.00
Asian Alone	--	133,349.65	--	115,642.69	--	103,972.38
Native Hawaiian/Pacific Islander Alone	--	80,559.79	--	70,072.95	--	67,857.74
Some Other Race Alone	--	100,000.00	--	93,598.43	--	92,432.27
Two or More Races	--	32,899.50	--	73,082.22	--	84,401.09
Hispanic/Latino	--	90,688.02	--	89,661.30	--	91,418.06
Not Hispanic/Latino	--	98,162.98	--	98,717.42	--	97,367.73





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:
 - 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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