



SEC LOOP 1604 AND NACOGDOCHES

 Intersection of 1604 East and Nacogdoches Rd. San Antonio, Texas 78247
PAD SITE AVAILABLE FOR LEASE



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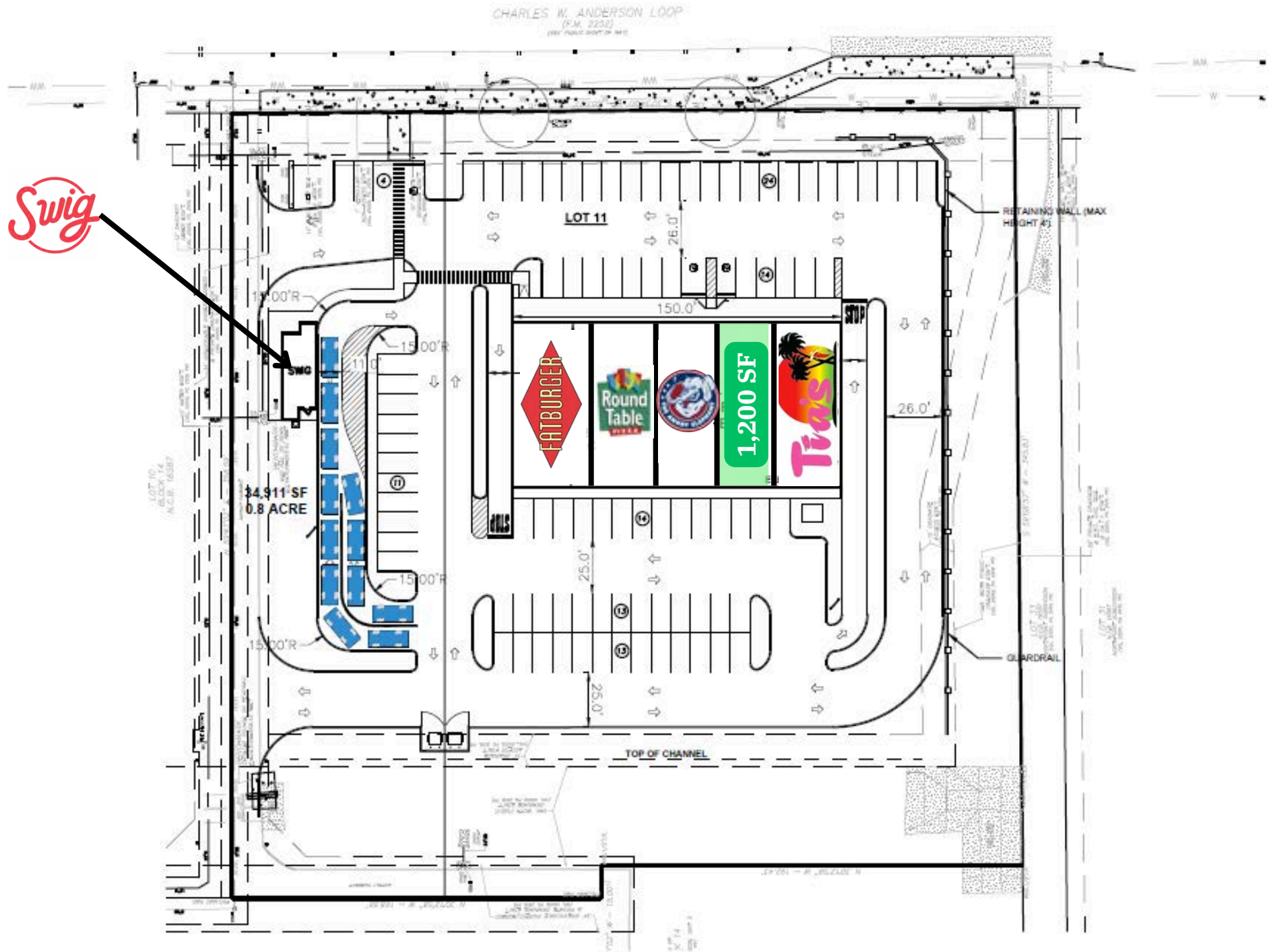
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SITE PLAN



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AERIAL VIEW



- Located at the regional intersection of Loop 1604 and Nacogdoches Rd
 - Site has frontage on both roadways
 - Rolling Oaks Mall across the highway and Walmart across Nacogdoches Rd.
 - Area retailers include: Walmart, Whataburger, Wendy's, 7-Eleven, Jim's Murphy USA, Circle K and more
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- Availability: 1-2 Acre Pad Sites (Ground Lease Only)
 - Price: Call for Pricing
 - Utilities: Available
 - Zoning: C-3
 - Access: New common drive to be built connecting 1604 to Nacogdoches Rd
 - Looking for: Restaurants, Medical, Financial, C-Store, Automotive, Retail

TRADE AREA



POPULATION 2022

1 mile	5,175
3 mile	72,293
5 mile	196,562

HOUSEHOLD INCOME 2022

1 mile	\$92,205
3 mile	\$86,814
5 mile	\$93,594

TRAFFIC COUNTS 2020

Loop 1604 E	107,793 VPD
Nacogdoches Rd	21,883 VPD



DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

1604 and Nacogdoches						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	3,363	64.99	48,519	67.11	134,819	68.59
Black/African American Alone	524	10.13	7,025	9.72	21,545	10.96
American Indian/Alaskan Native Alone	20	0.39	519	0.72	1,255	0.64
Asian Alone	229	4.42	2,938	4.06	7,005	3.56
Native Hawaiian/Pacific Islander Alone	7	0.14	182	0.25	526	0.27
Some Other Race Alone	768	14.84	9,217	12.75	21,104	10.74
Two or More Races	264	5.10	3,893	5.38	10,306	5.24
Hispanic/Latino	2,636	50.94	35,826	49.56	88,405	44.98
Not Hispanic/Latino	2,539	49.06	36,467	50.44	108,157	55.02
2022 Occupied Housing Units by Tenure						
Owner-Occupied	1,401	84.60	18,330	70.16	52,057	71.95
Renter-Occupied	255	15.40	7,795	29.84	20,293	28.05
Average Household Size	--	2.98	--	2.76	--	2.70
2022 Households by Household Income						
Income < \$15,000	51	3.08	1,698	6.50	4,030	5.57
Income \$15,000 - \$24,999	71	4.29	1,580	6.05	4,263	5.89
Income \$25,000 - \$34,999	110	6.64	1,793	6.86	4,939	6.83
Income \$35,000 - \$49,999	199	12.02	2,942	11.26	8,423	11.64
Income \$50,000 - \$74,999	375	22.64	5,486	21.00	14,365	19.86
Income \$75,000 - \$99,999	266	16.06	4,131	15.81	11,139	15.40
Income \$100,000 - \$124,999	203	12.26	3,209	12.28	8,426	11.65
Income \$125,000 - \$149,999	150	9.06	2,242	8.58	6,011	8.31
Income \$150,000 - \$199,999	146	8.82	1,830	7.00	5,882	8.13
Income \$200,000 - \$249,999	55	3.32	720	2.76	2,607	3.60
Income \$250,000 - \$499,999	26	1.57	414	1.58	1,783	2.46
Income \$500,000+	4	0.24	80	0.31	482	0.67
Average Household Income	--	92,205.00	--	86,814.00	--	93,594.00
Median Household Income	--	76,774.58	--	72,864.02	--	75,306.10
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	72,738.63	--	71,832.30	--	76,605.95
Black/African American Alone	--	71,809.46	--	69,521.95	--	67,685.05
American Indian/Alaskan Native Alone	--	57,860.26	--	41,912.75	--	55,471.67
Asian Alone	--	89,051.41	--	76,409.54	--	76,676.76
Native Hawaiian/Pacific Islander Alone	--	19,874.37	--	62,014.66	--	71,156.96
Some Other Race Alone	--	103,876.66	--	81,927.12	--	75,148.89
Two or More Races	--	88,486.29	--	77,644.21	--	75,976.48
Hispanic/Latino	--	67,090.13	--	67,885.23	--	68,513.30
Not Hispanic/Latino	--	84,921.23	--	76,790.30	--	80,079.12





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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