



POTRANCO RD AND TALLEY/REID RANCH



Intersection Potranco Rd and Reid Ranch, San Antonio, Texas 78253



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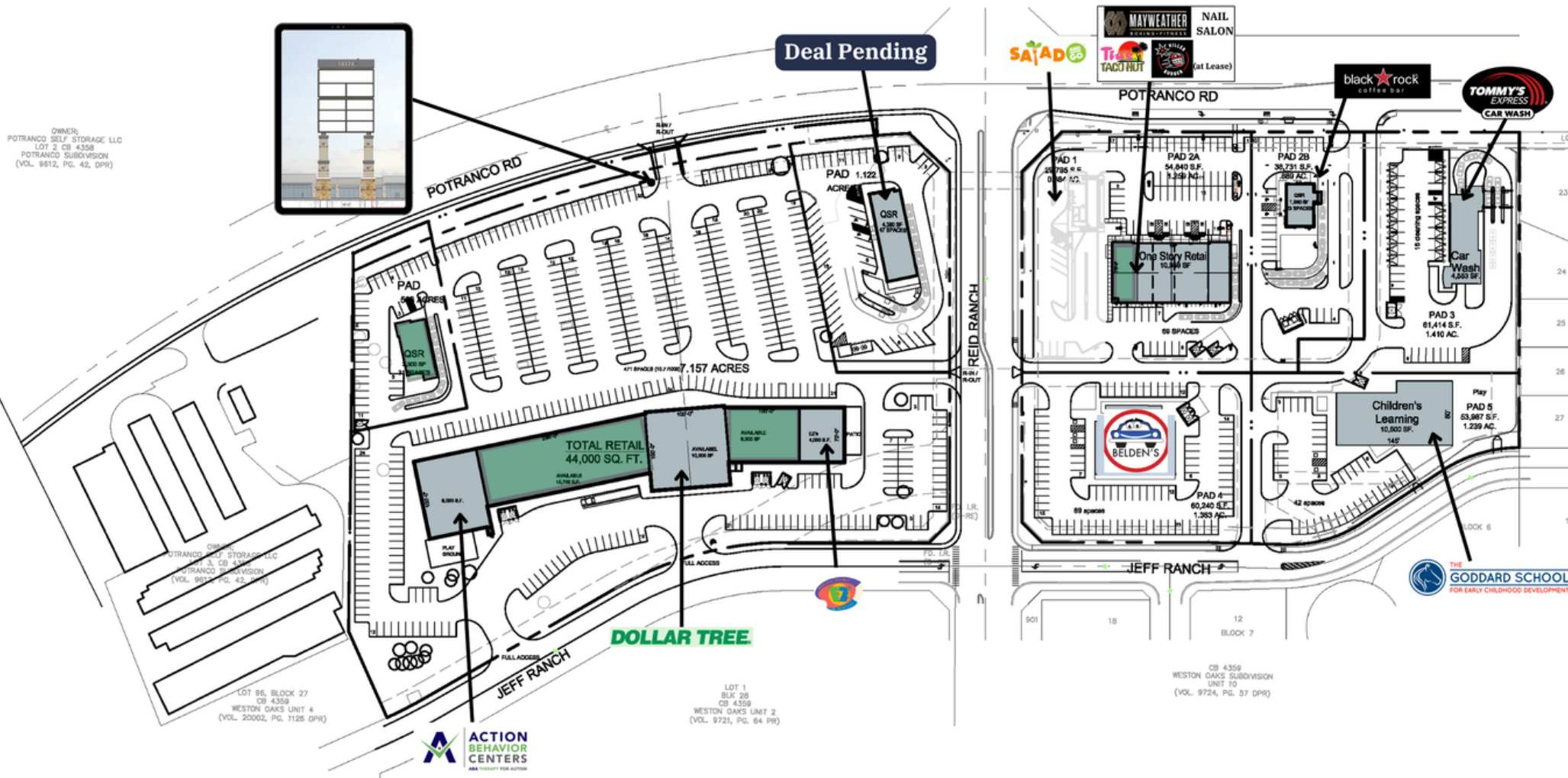
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SITE PLAN



chesneymoralespartners, inc.
architecture/interior design

4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.829.9481 v | 210.829.9719 | T&E Firm Reg. BR1010
cheeseyrules.com

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Chesney Morales Partners, Inc., Frederick F. Lindtner Texas Reg. 14727



SITE PLAN

**REID RANCH ROAD AND POTRANCO
SAN ANTONIO ETJ , Texas**



6-20-23

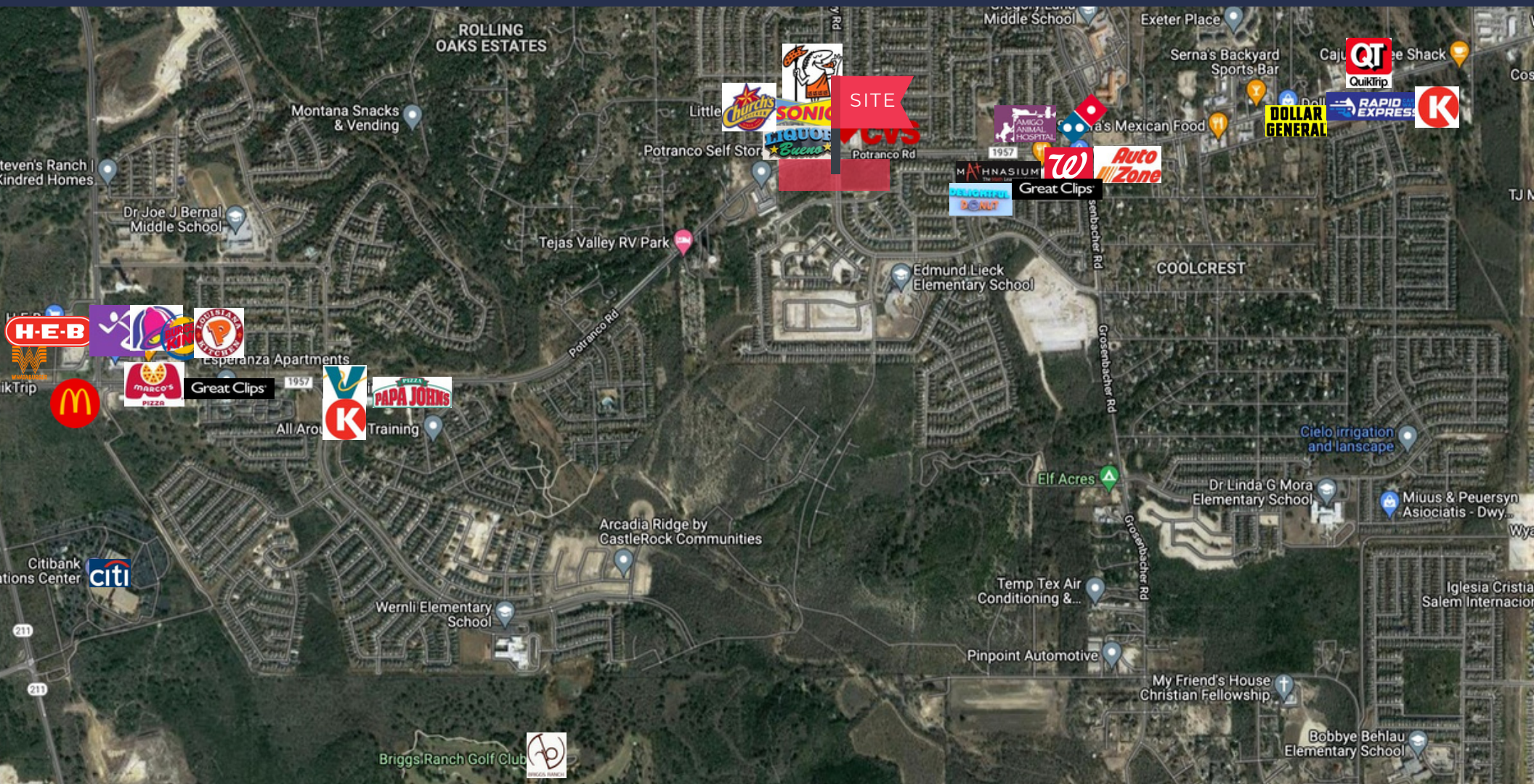
Developed By:



AERIAL VIEWS



TRADE AREA



POPULATION 2022

1 mile	6,117
3 mile	48,185
5 mile	153,481

HOUSEHOLD INCOME 2022

1 mile	\$124,522
3 mile	\$118,223
5 mile	\$108,166

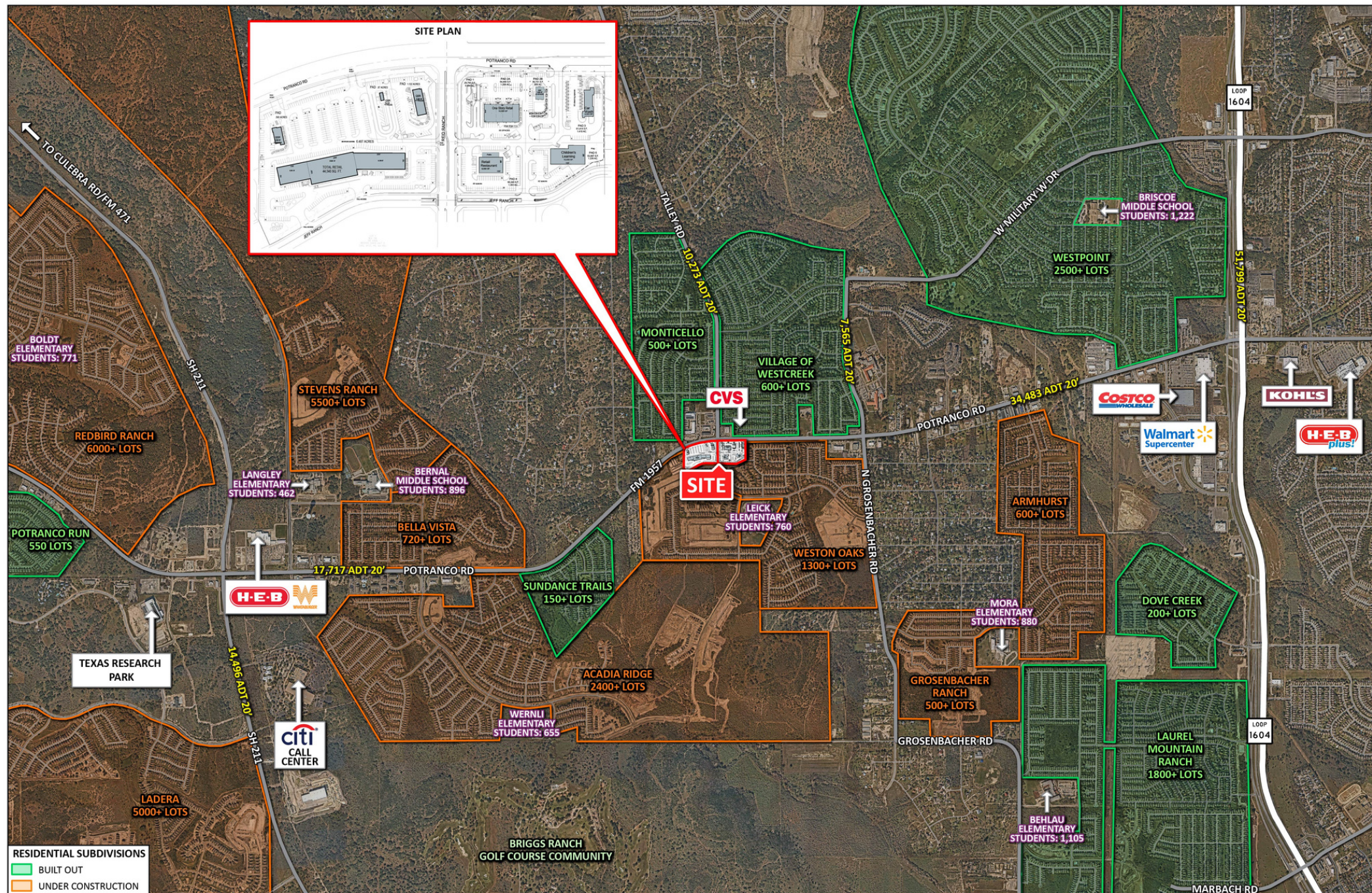
TRAFFIC COUNTS 2020

Loop 1604 N	105,905 VPD
Potranco Rd.	34,483 VPD
Talley Rd	10,273 VPD



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GROWTH MAP



DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

	Potranco Rd & Reid Ranch					
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	4,347	71.06	32,899	68.28	106,315	69.27
Black/African American Alone	807	13.19	6,042	12.54	15,620	10.18
American Indian/Alaskan Native Alone	31	0.51	338	0.70	1,308	0.85
Asian Alone	218	3.56	1,492	3.10	4,946	3.22
Native Hawaiian/Pacific Islander Alone	25	0.41	122	0.25	315	0.20
Some Other Race Alone	336	5.49	4,596	9.54	17,263	11.25
Two or More Races	351	5.74	2,696	5.59	7,714	5.03
Hispanic/Latino	3,239	52.95	26,143	54.26	93,396	60.85
Not Hispanic/Latino	2,878	47.05	22,042	45.74	60,085	39.15
2022 Occupied Housing Units by Tenure						
Owner-Occupied	1,686	84.34	12,008	77.51	36,584	74.17
Renter-Occupied	313	15.66	3,484	22.49	12,744	25.84
Average Household Size	--	3.29	--	3.09	--	3.06
2022 Households by Household Income						
Income < \$15,000	73	3.65	542	3.50	1,901	3.85
Income \$15,000 - \$24,999	50	2.50	387	2.50	1,920	3.89
Income \$25,000 - \$34,999	20	1.00	419	2.71	2,482	5.03
Income \$35,000 - \$49,999	61	3.05	858	5.54	4,213	8.54
Income \$50,000 - \$74,999	368	18.41	2,497	16.12	8,640	17.52
Income \$75,000 - \$99,999	350	17.51	2,880	18.59	8,502	17.24
Income \$100,000 - \$124,999	276	13.81	2,413	15.58	6,850	13.89
Income \$125,000 - \$149,999	234	11.71	1,847	11.92	5,102	10.34
Income \$150,000 - \$199,999	314	15.71	1,978	12.77	5,174	10.49
Income \$200,000 - \$249,999	155	7.75	958	6.18	2,450	4.97
Income \$250,000 - \$499,999	83	4.15	589	3.80	1,679	3.40
Income \$500,000+	15	0.75	123	0.79	415	0.84
Average Household Income	--	124,522.00	--	118,223.00	--	108,166.00
Median Household Income	--	106,478.25	--	101,535.49	--	90,827.99
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	106,193.89	--	101,490.60	--	92,447.51
Black/African American Alone	--	102,685.59	--	95,965.21	--	85,722.40
American Indian/Alaskan Native Alone	--	186,175.98	--	93,460.81	--	83,684.04
Asian Alone	--	128,711.71	--	108,151.54	--	107,564.63
Native Hawaiian/Pacific Islander Alone	--	60,131.40	--	65,006.57	--	63,222.93
Some Other Race Alone	--	90,955.81	--	107,816.02	--	83,587.43
Two or More Races	--	106,079.93	--	111,402.37	--	87,831.54
Hispanic/Latino	--	103,764.81	--	100,523.79	--	88,256.69
Not Hispanic/Latino	--	108,792.41	--	102,530.61	--	94,052.51





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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