



BORGFELD CROSSING

📍 Intersection of Borgfeld Dr. & Highland Crest, San Antonio TX
MEDICAL / RETAIL / SERVICE PROJECT COMING SOON



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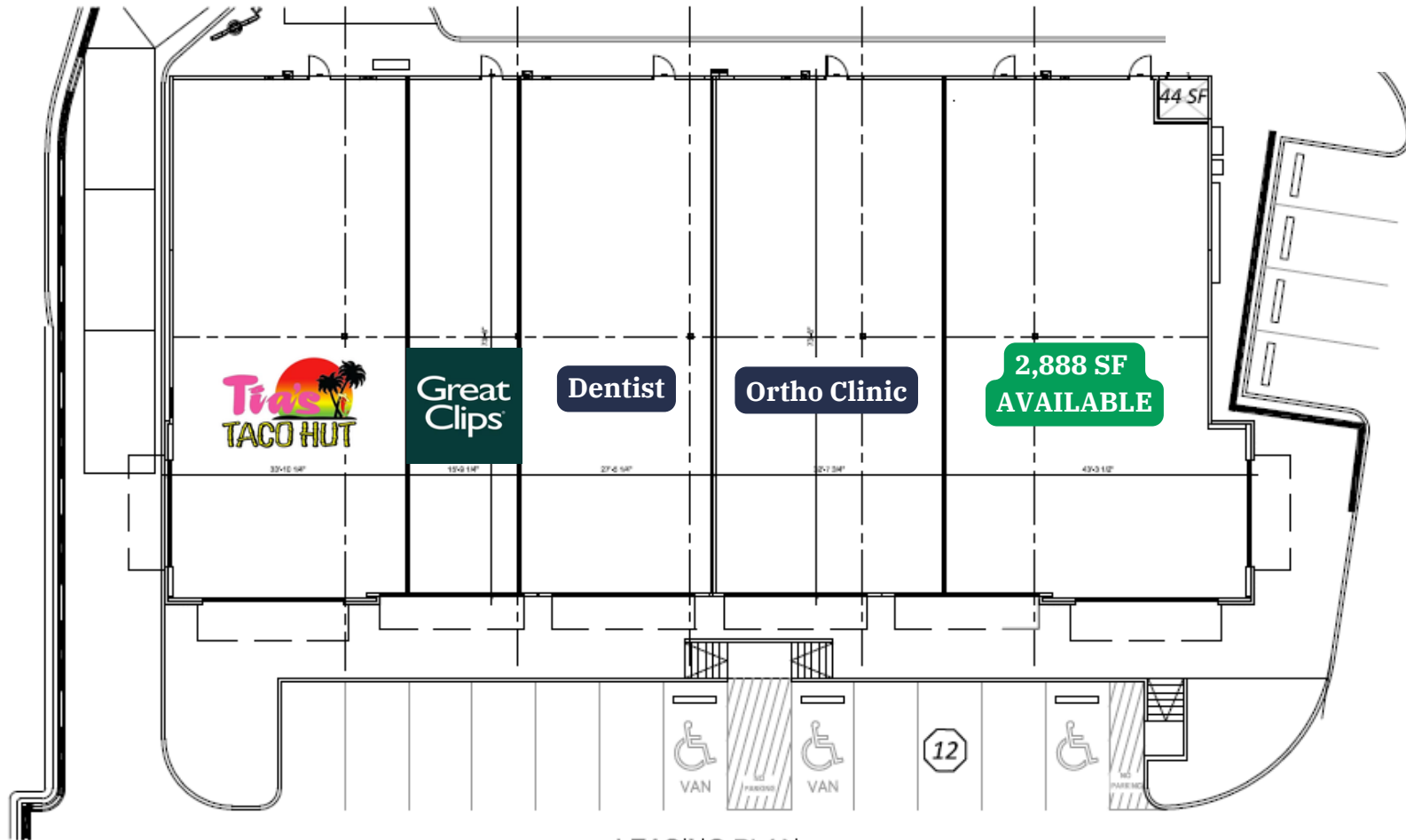
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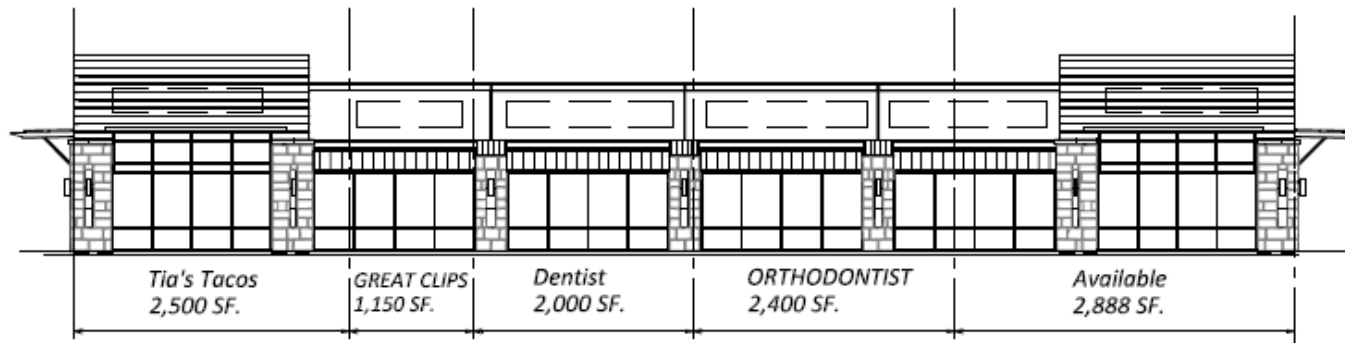
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BORGFELD CROSSING



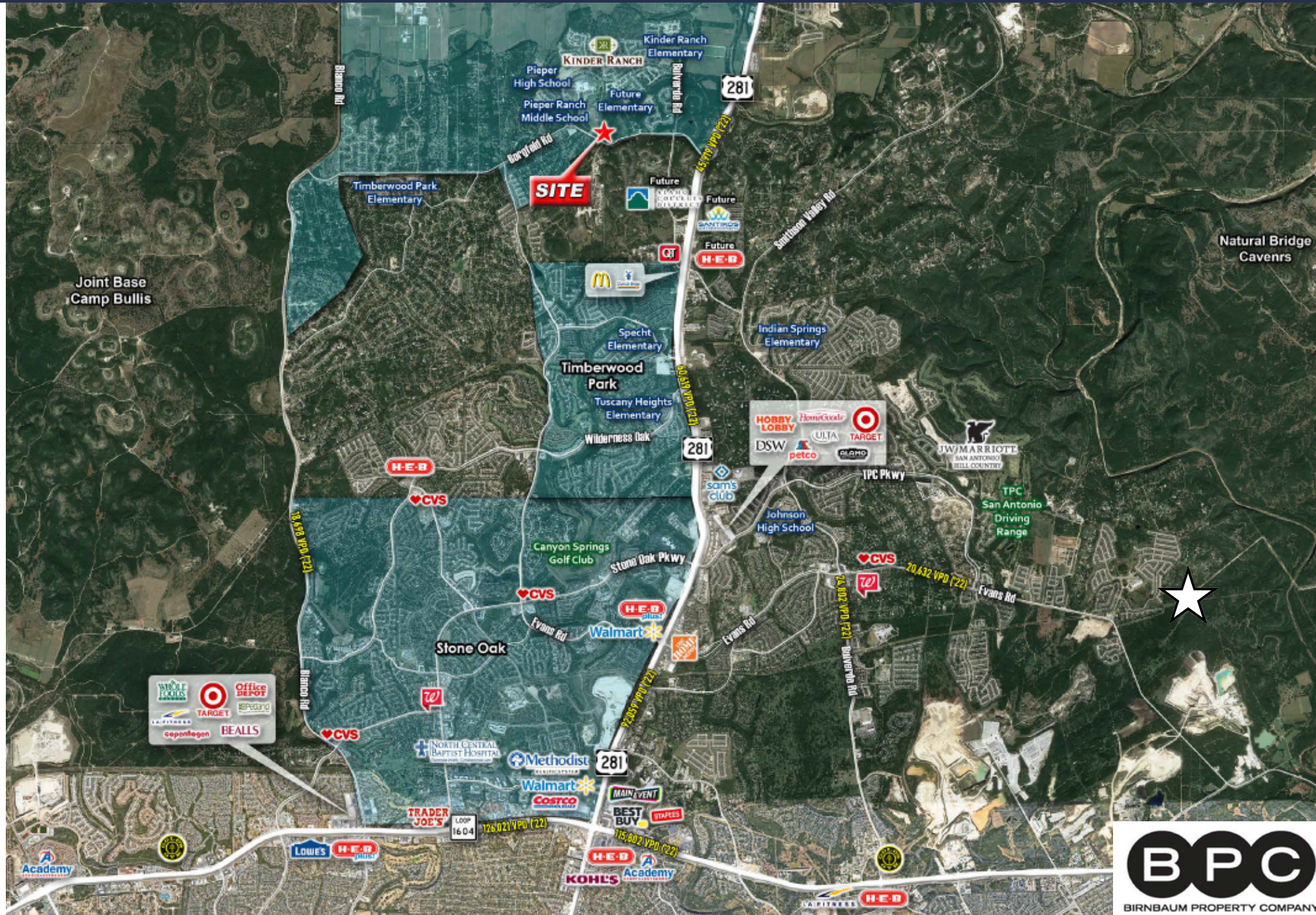
LEASING PLAN
10,938 rsf.



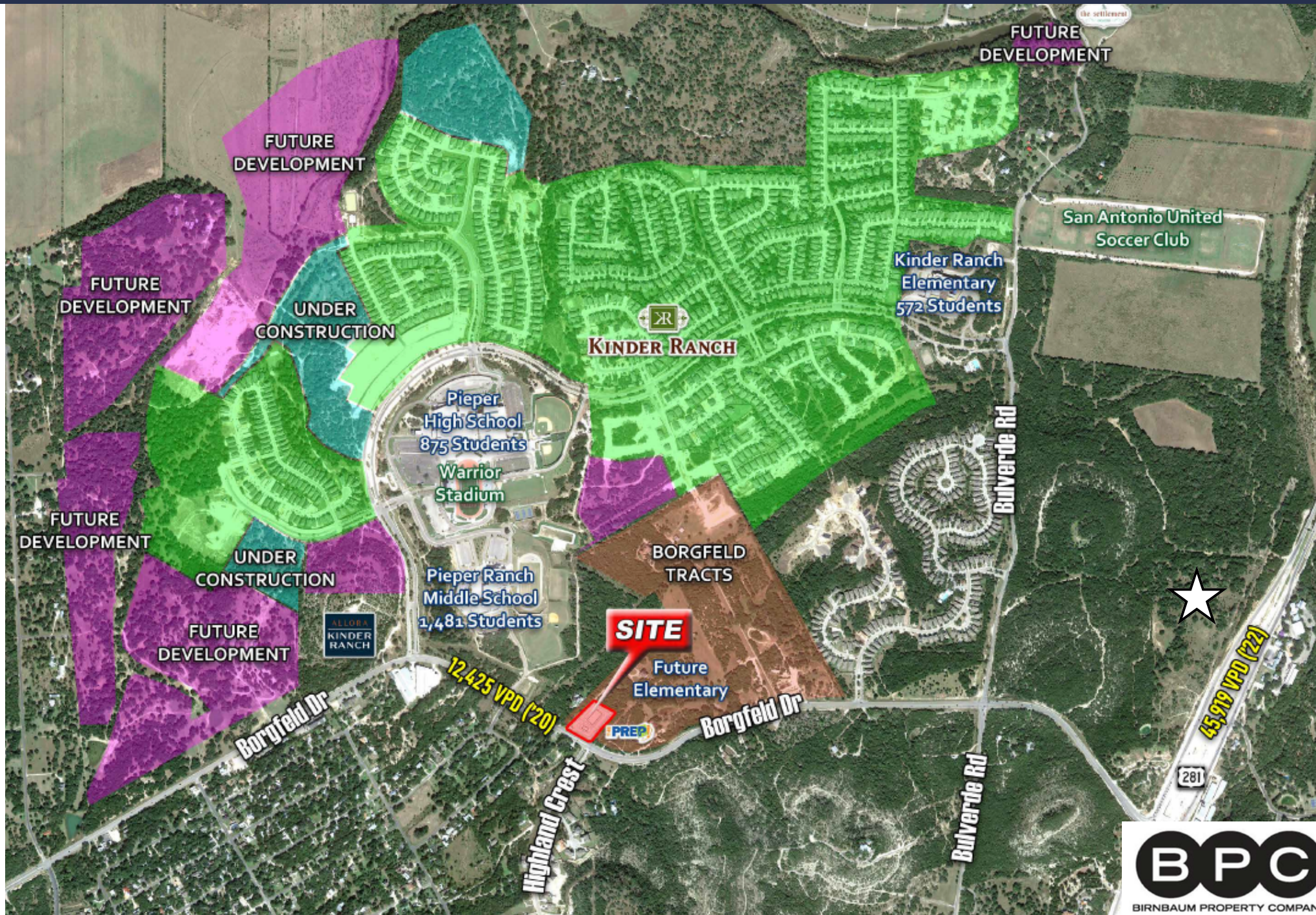
AERIAL VIEWS



TRADE AREA



GROWTH MAP



DEMOGRAPHICS

Pop-Facts® Demographics | Summary



Trade Area: Borgfeld Dr. & Highland Crest - 1 mi., Borgfeld Dr. & Highland Crest - 3 mi., Borgfeld Dr. & Highland Crest - 5 mi.

	Borgfeld Dr. & Highland Crest - 1 mi.		Borgfeld Dr. & Highland Crest - 3 mi.		Borgfeld Dr. & Highland Crest - 5 mi.	
	Total	%	Total	%	Total	%
Population						
2010 Census	1,263	100.00	20,286	100.00	52,510	100.00
2020 Census	2,232	100.00	31,091	100.00	78,650	100.00
2024 Estimate	2,550	100.00	34,427	100.00	87,977	100.00
2029 Projection	2,892	100.00	37,741	100.00	96,867	100.00
Population Growth						
Percent Change: 2010 to 2020	—	76.72	—	53.26	—	49.78
Percent Change: 2020 to 2024	—	14.25	—	10.73	—	11.86
Percent Change: 2024 to 2029	—	13.41	—	9.63	—	10.11

	Borgfeld Dr. & Highland Crest - 1 mi.		Borgfeld Dr. & Highland Crest - 3 mi.		Borgfeld Dr. & Highland Crest - 5 mi.	
	Total	%	Total	%	Total	%
Households						
2010 Census	415	100.00	6,922	100.00	17,789	100.00
2020 Census	715	100.00	10,394	100.00	26,056	100.00
2024 Estimate	820	100.00	11,510	100.00	29,284	100.00
2029 Projection	933	100.00	12,625	100.00	32,369	100.00
Household Growth						
Percent Change: 2010 to 2020	—	72.29	—	50.16	—	46.47
Percent Change: 2020 to 2024	—	14.69	—	10.74	—	12.39
Percent Change: 2024 to 2029	—	13.78	—	9.69	—	10.54

	Borgfeld Dr. & Highland Crest - 1 mi.		Borgfeld Dr. & Highland Crest - 3 mi.		Borgfeld Dr. & Highland Crest - 5 mi.	
	Total	%	Total	%	Total	%
Family Households						
2010 Census	328	100.00	5,586	100.00	14,413	100.00
2020 Census	577	100.00	8,514	100.00	21,304	100.00
2024 Estimate	660	100.00	9,401	100.00	23,629	100.00
2029 Projection	752	100.00	10,320	100.00	26,098	100.00
Family Household Growth						
Percent Change: 2010 to 2020	—	75.92	—	52.42	—	47.81
Percent Change: 2020 to 2024	—	14.38	—	10.42	—	10.91
Percent Change: 2024 to 2029	—	13.94	—	9.78	—	10.45



POPULATION 2024

1 mile	2,550
3 mile	34,427
5 mile	87,977



HOUSEHOLD INCOME 2024

1 mile	\$123,953
3 mile	\$157,433
5 mile	\$162,850



TRAFFIC COUNTS 2022

Hwy 281	45,919 VPD
Borgfeld Dr.	12,425 VPD



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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