

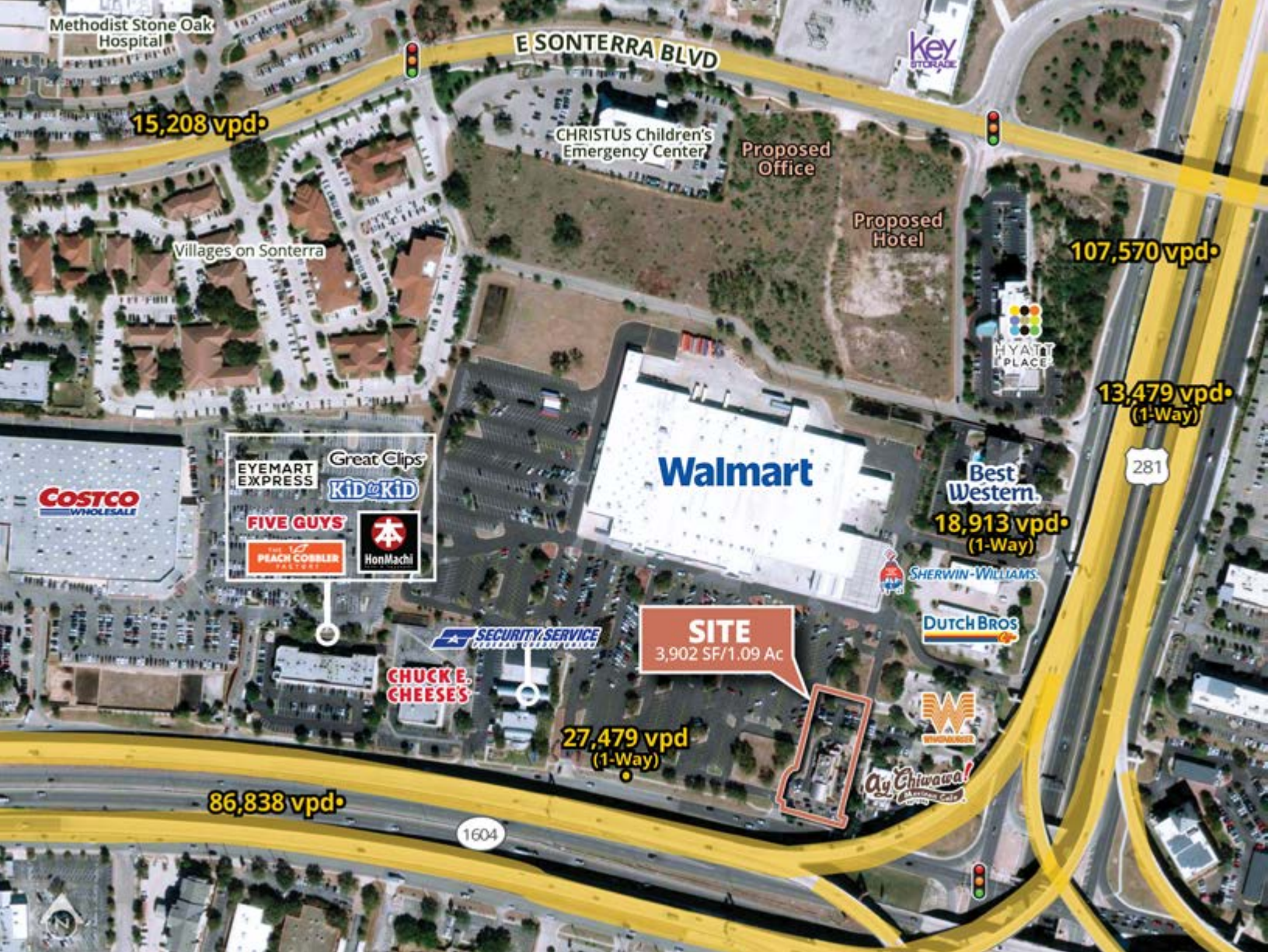
AVAILABLE

FORMER FREESTANDING RESTAURANT

1555 NORTH FM 1604 EAST • SAN ANTONIO, TX 78232

CBRE





PROPERTY OVERVIEW

PRIME RETAIL LOCATION

The subject site is located in the affluent Far North Central neighborhood of San Antonio. The area continues to experience commercial and residential growth along the SR-1604 corridor. This is a very strong trade area with a heavy concentration of national retailers, restaurants and hotels.

- 3,902 sq. ft. on 1.09 acres available
- Parcel #646583
- Zoning: C-3
- Pylon signage
- Major area retailers include: Costco, Walmart, HEB, Kohl's and Best Buy,
- Visible along E Charles William Anderson Loop
- The Walmart Supercenter and Costco both average over 163,000 visitors monthly

PHOTOS



AERIAL

VIEW TO THE NORTHEAST



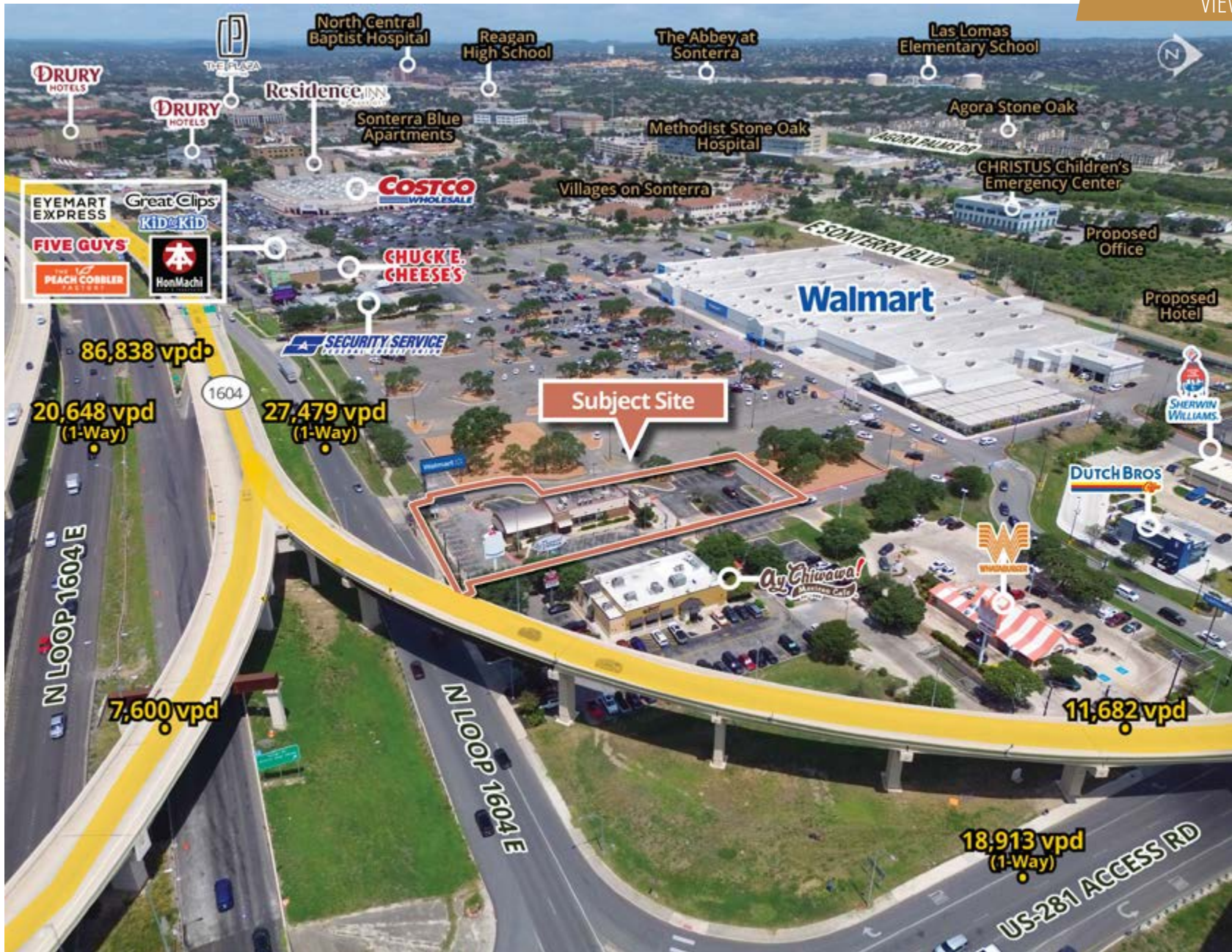
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VIEW TO THE EAST



AERIAL

VIEW TO THE WEST









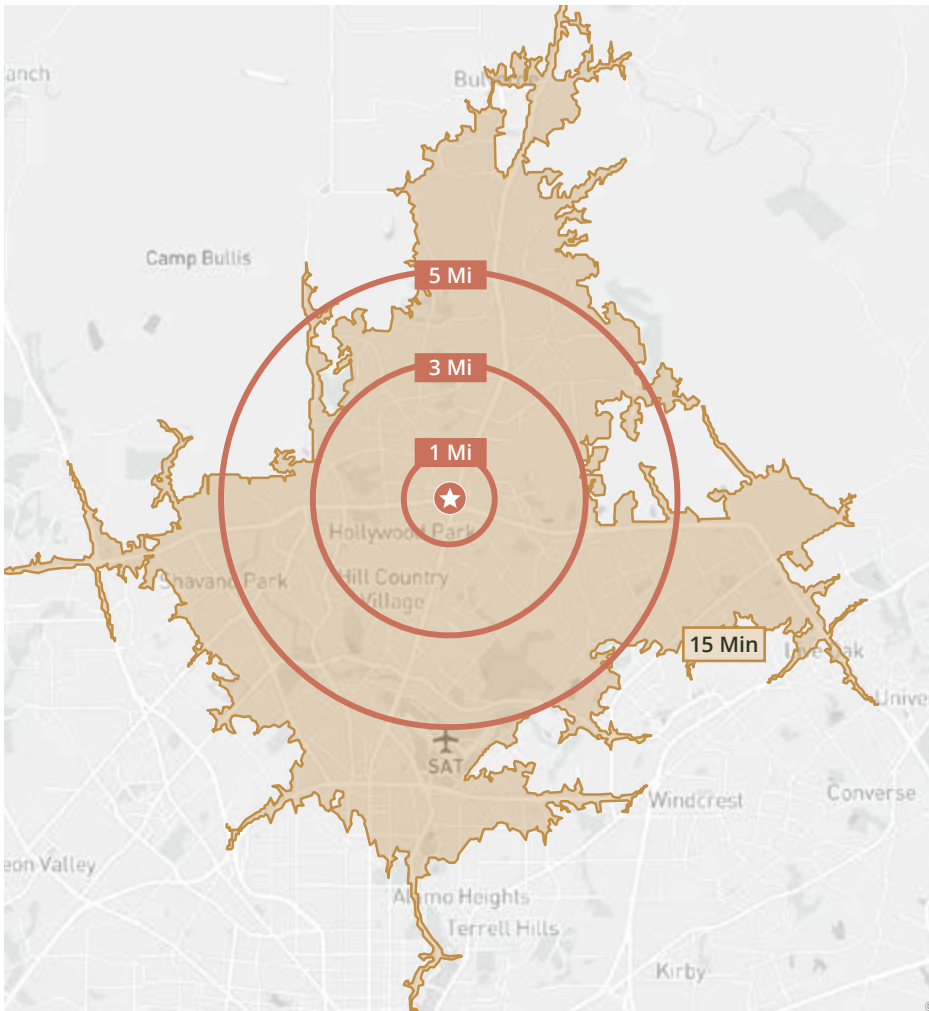
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VIEW TO THE SOUTH



DEMOGRAPHICS

 2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	8,463	23,929	\$84,229	3,768	37.8
3 Miles	85,967	117,889	\$98,903	36,038	40.0
5 Miles	222,203	237,736	\$100,431	90,233	39.5
5 Minutes	15,783	40,118	\$89,159	6,911	38.6
10 Minutes	152,515	203,891	\$98,295	62,537	39.3
15 Minutes	479,463	587,901	\$86,925	197,590	37.8



BUSINESSES (3 MI)

- 5,094

EMPLOYEES (3 MI)

- 59,554

MAJOR EMPLOYERS

- JP Morgan Chase
- iHeartMedia
- Methodist Stone Oak Hospital

MAJOR TRAFFIC GENERATORS

- Northwoods Shopping Center
- The Legacy Shopping Center
- Costco

AREA HOTELS (3 MI)

- 23 Hotels / 2,361 Rooms

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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.

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

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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Buyer/Tenant/Seller/Landlord Initials

Date

