

RETAIL & PAD SITES DEVELOPMENT OPPORTUNITY ± 50.43 ACRES

Bitterblue Commercial Portfolio

SWC of Loop 1604 & US 90
San Antonio, TX 78252

SUBJECT SITE
APPLEWOOD CROSSING

LOOP
1604

CAGNON RD

90
TEXAS

LOOP
1604

90
TEXAS

Bitterblue

CBRE

Property Overview

HIGH-IMPACT RETAIL PAD SITES *in* SAN ANTONIO'S GROWTH CORRIDOR

STRATEGIC LOCATION

Positioned in a rapidly growing area of Far West San Antonio, surrounded by new residential developments, retail centers, and major thoroughfares

PRIME VISIBILITY

Highly visible from US-90, with consistent exposure to over 71,000 vehicles per day

STRONG DEMOGRAPHICS & GROWTH

Surrounded by established residential communities as well as being located in the highest growth submarket in the San Antonio MSA there are limited retail services to fulfill the strong consumer demand



Address SWC of Loop 1604 & US-90
San Antonio, TX 78252

Size Approx. ±50.43 Acres
(Will Subdivide)

Zoning OCL

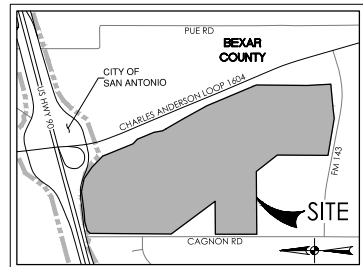
Price Please contact Brokers.

Utilities Water, Sanitary Sewer and
Electric Available*
**Exact capacities need to be
independently verified by specific
users based on proposed use.*

SITE CHARACTERISTICS

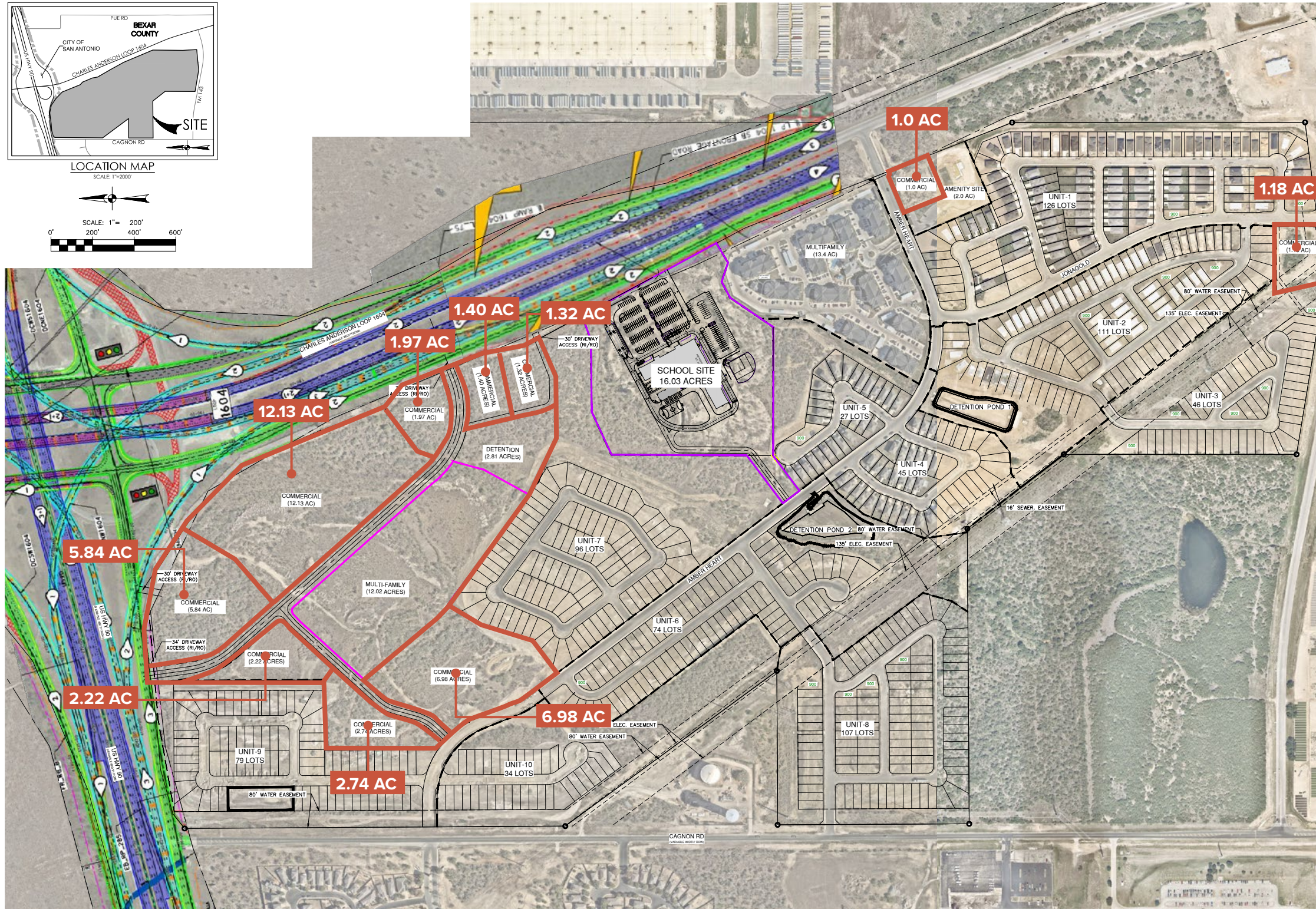
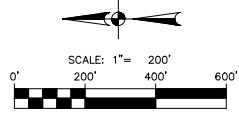
- Applewood Crossing consists of approximately ±50.43 acres of retail / commercial pad sites total fronting 1604 & US Hwy-90 in the Far West submarket
- Utilities such as sewer / water and electric will be available along with enhanced access drives and ingress / egress points from TxDOT infrastructure improvements TxDOT plans for ingress/egress from highways (see attached)
- Growing area positioned close to important San Antonio landmarks: Lackland AFB, Port SA, Westover Hills, Northwest Vista College and Alamo Ranch





LOCATION MAP

SCALE: 1"=200'

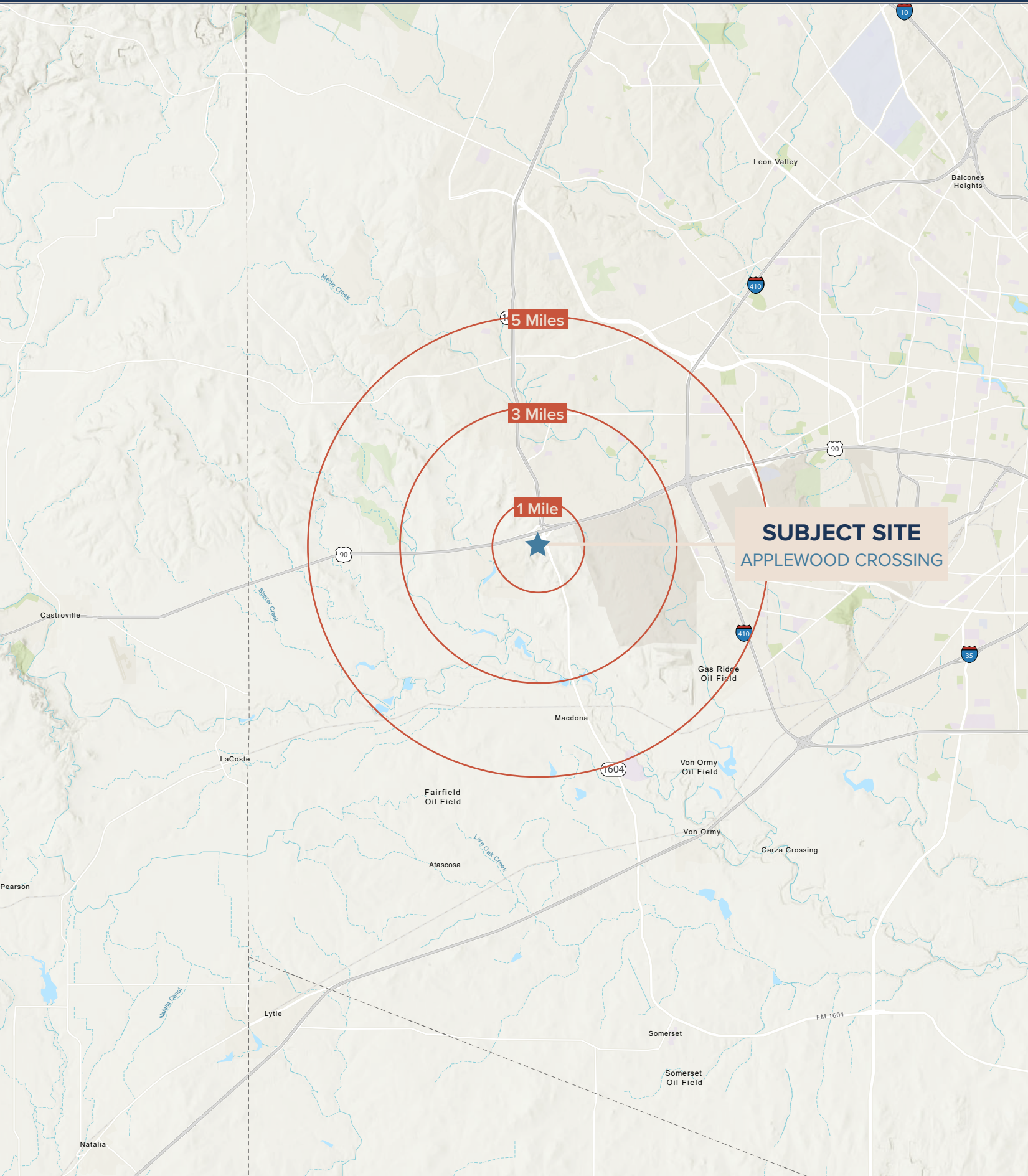


SITE OVERVIEW

Address	SWC of Loop 1604 & US 90 San Antonio, TX 78252
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Zoning	OCL
Price	Please contact Brokers.
Utilities	Water, Sanitary Sewer and Electric Available* <i>* Exact capacities need to be independently verified by specific users based on proposed use.</i>

AVAILABILITIES

- PAD 1.0 ACRES**
- PAD 1.32 ACRES**
- PAD 1.40 ACRES**
- PAD 1.97 ACRES**
- PAD 12.13 ACRES**
- PAD 5.84 ACRES**
- PAD 2.22 ACRES**
- PAD 2.74 ACRES**
- PAD 6.98 ACRES**
- PAD 1.18 ACRES**



Demographic Insights

	1 Mile	3 Miles	5 Miles
Population			
2024 Population	8,591	73,077	207,211
2029 Population	9,366	79,821	225,858
2024-2029 Annual Population Growth Rate	1.74%	1.78%	1.74%
Generations			
Generation Alpha	14.0%	13.8%	12.9%
Generation Z	26.6%	26.4%	29.1%
Millennials	32.1%	31.0%	28.1%
Generation X	16.5%	16.5%	16.8%
Baby Boomers	9.7%	10.1%	11.0%
Greatest Generations	1.1%	2.2%	2.1%
Household Income			
Average Household Income	\$97,968	\$98,250	\$94,648
Median Household Income	\$87,213	\$88,182	\$80,819
Housing Value			
2024 Median Home Value	\$255,806	\$271,738	\$267,942
2024 Average Home Value	\$265,741	\$280,139	\$280,973
Housing Units			
2024 Owner Occupied Housing Units	2,181	17,249	45,106
2024 Renter Occupied Housing Units	538	5,006	19,008

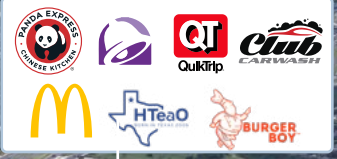


BRIGGS RANCH
SUBDIVISION

MERIDIAN
SUBDIVISION

TRES LAURELS
SUBDIVISION

LAUREL MOUNTAIN
RANCH SUBDIVISION



REMINGTON RANCH
SUBDIVISION

CHAMPIONS PARK
SUBDIVISION



HARLACH FARMS
SUBDIVISION

HILLCREST
SUBDIVISION



90
TEXAS

LOOP
1604

BIG COUNTRY
SUBDIVISION

WEST POINTE
SUBDIVISION

SUBJECT SITE
APPLEWOOD CROSSING



CANYON CROSSING
SUBDIVISION

90
TEXAS

CAGNON RD

AMBER HEART

LOOP
1604



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 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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Date

