



**1623 N Loop 1604 W**  
 Loop 1604 frontage road between Blanco and Huebner

**Free-Standing Retail Building For Sale**



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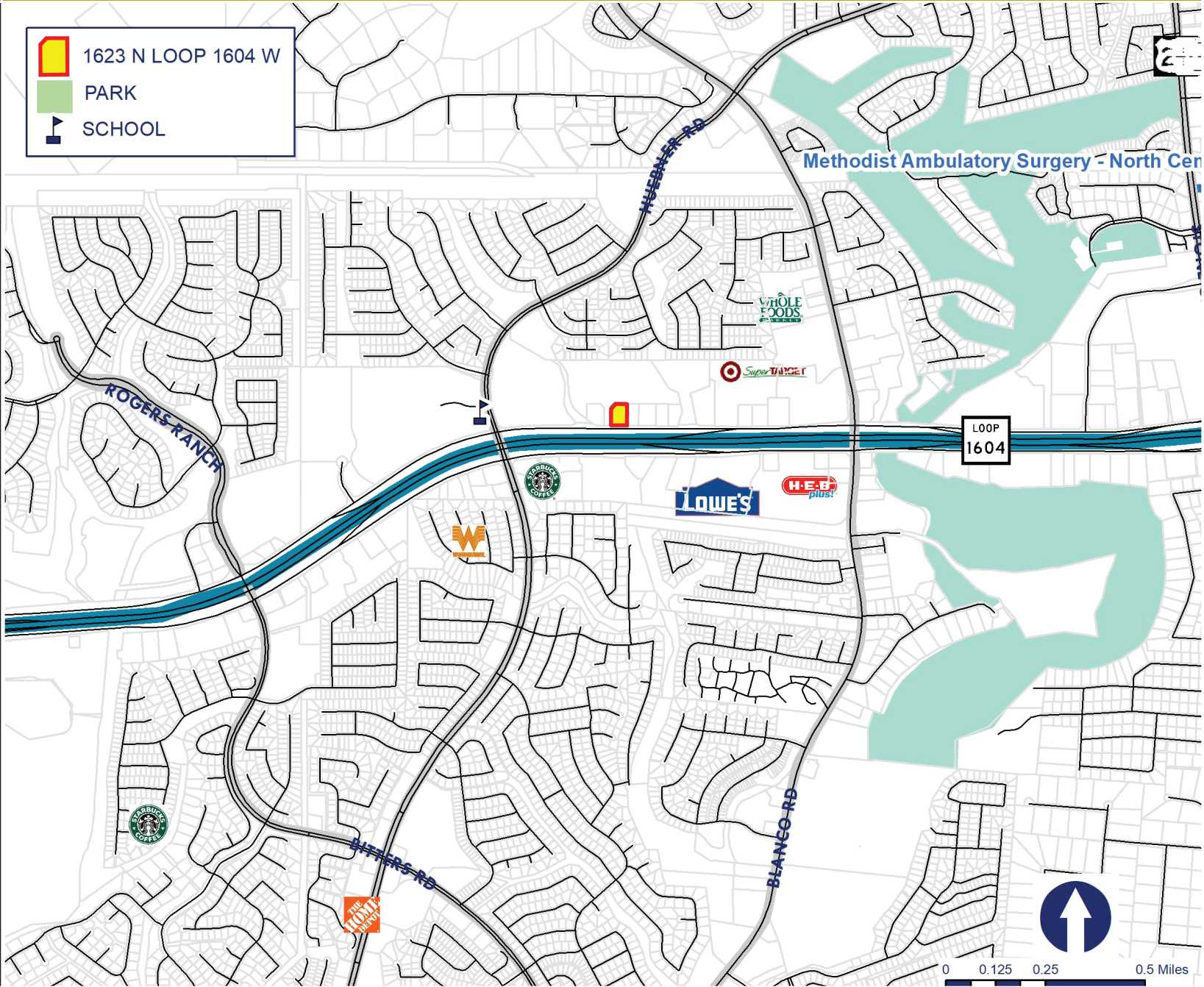
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# Area Location Map

-  1623 N LOOP 1604 W
-  PARK
-  SCHOOL



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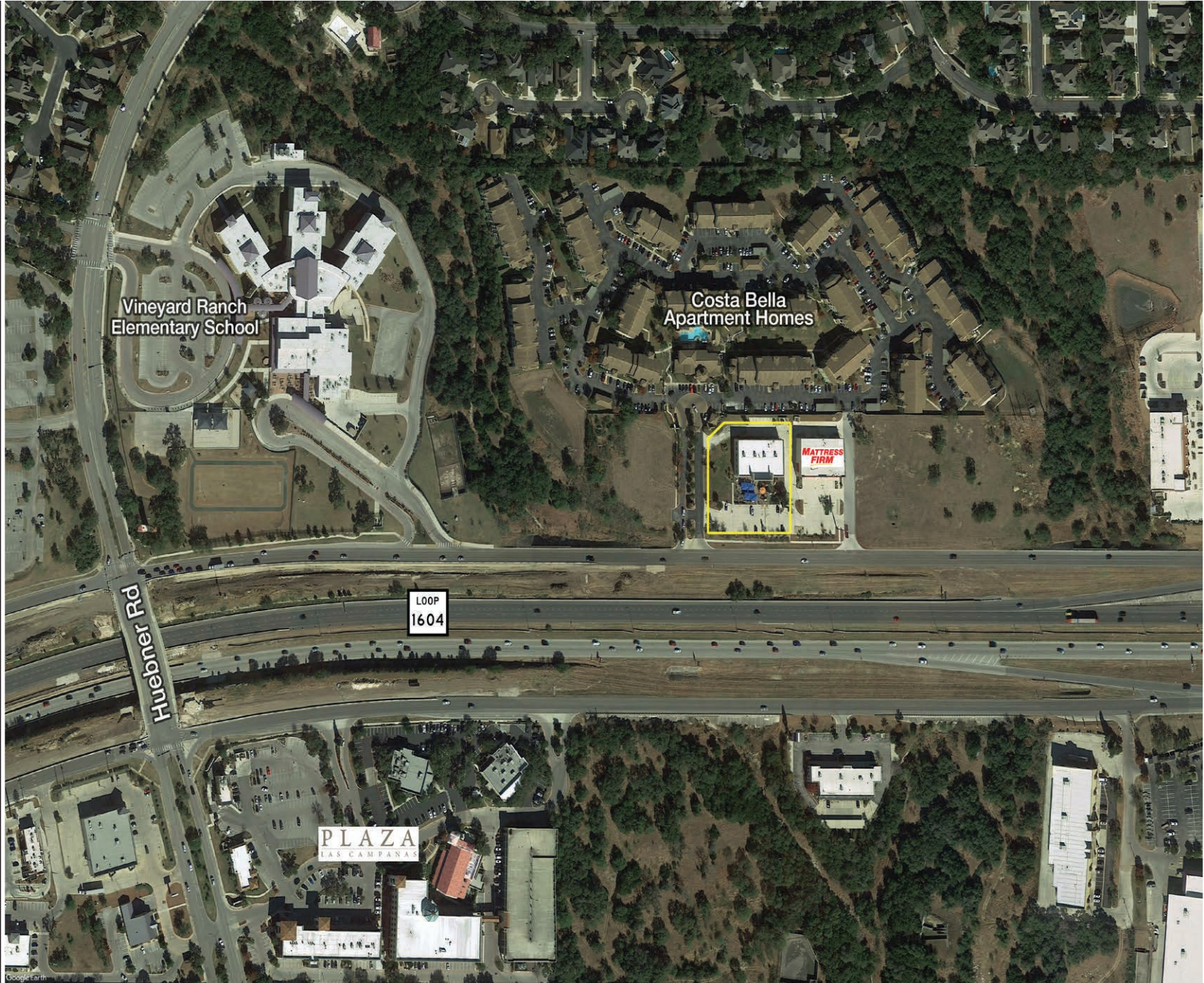
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# Aerial Map



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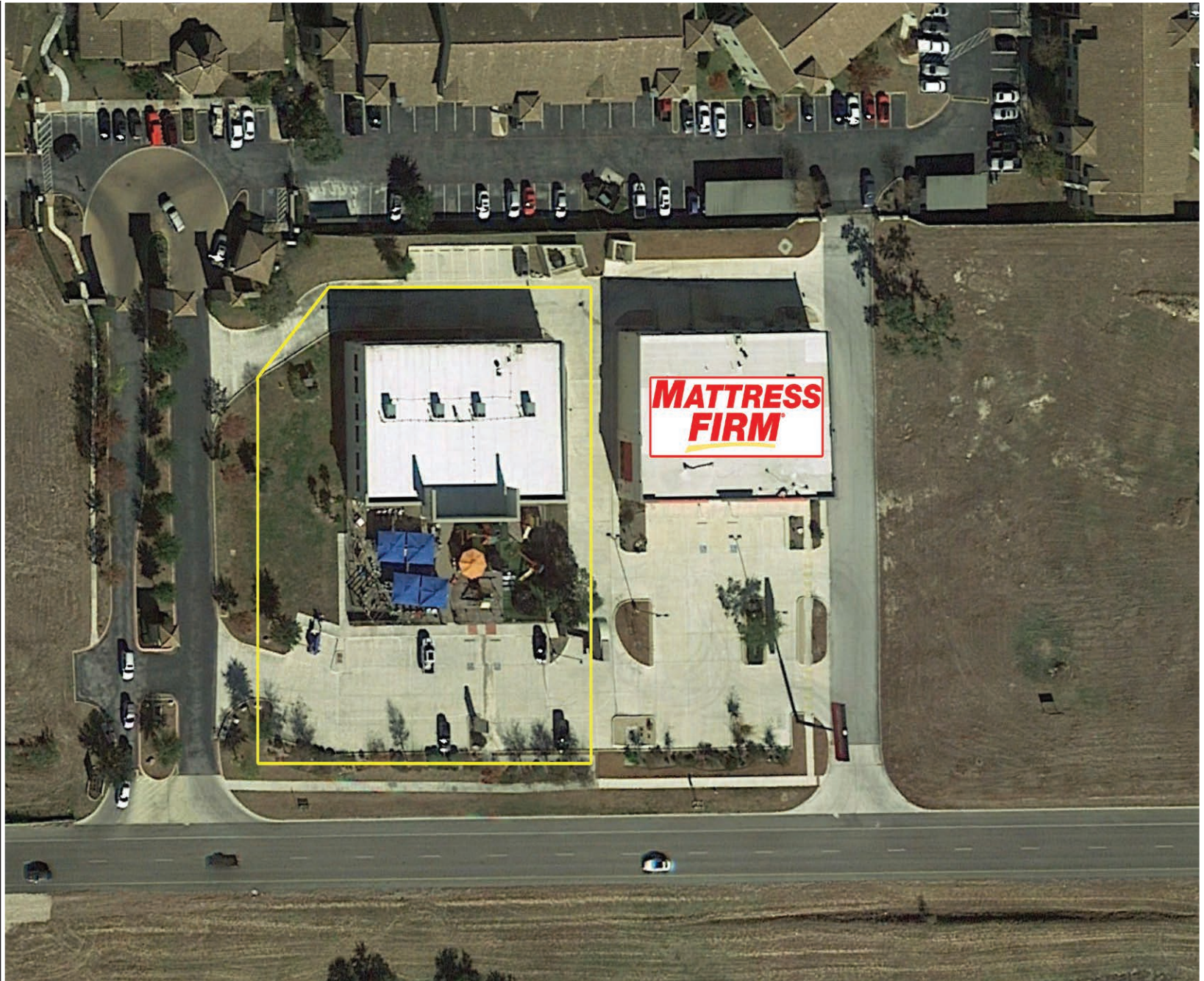
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# Site Aerial



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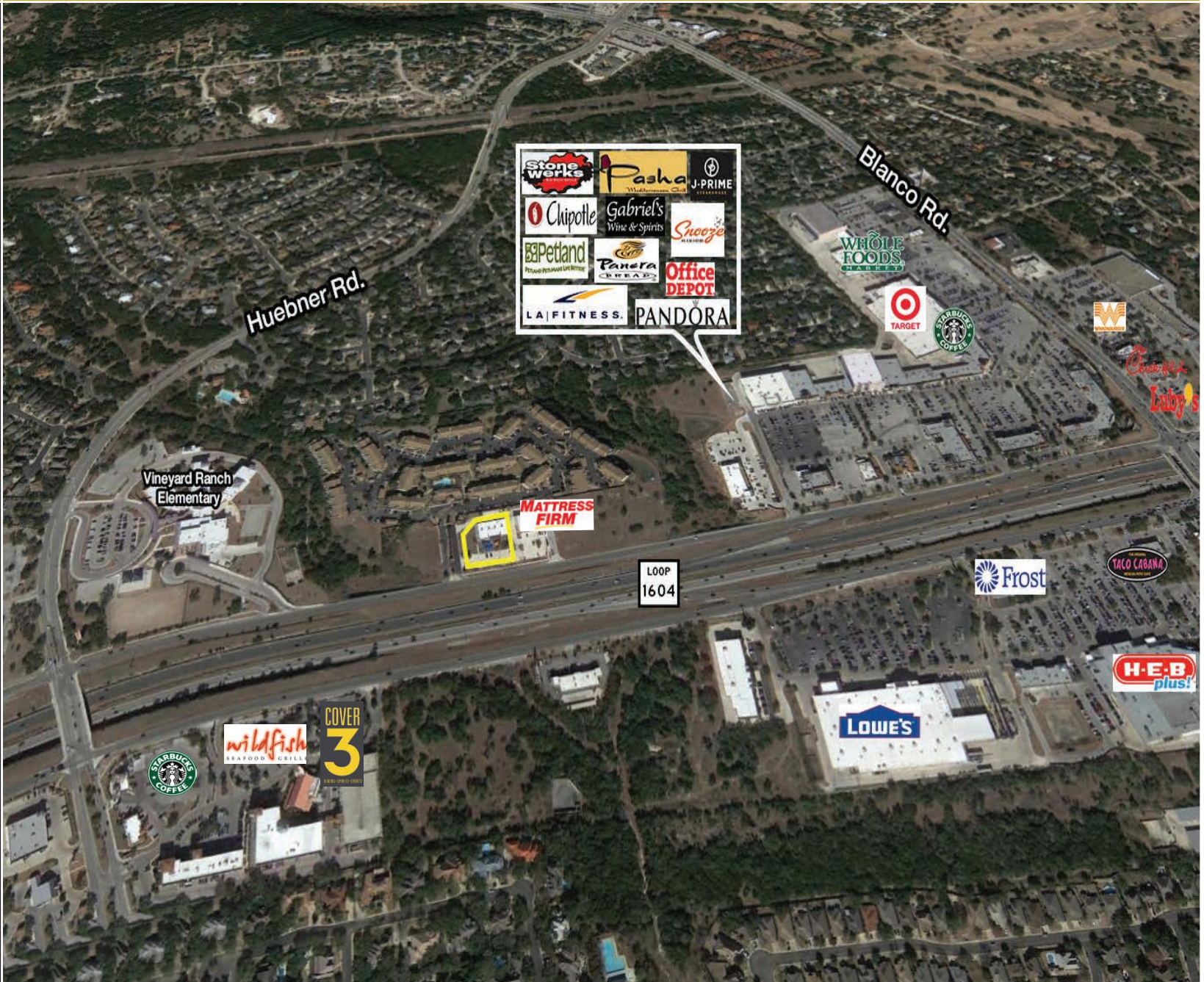
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# Oblique Aerial Photo



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# Photos



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# Property Summary

Address	1623 N Loop 1604 W, San Antonio, Texas 78258
Location	Loop 1604 frontage road between Blanco and Huebner
Property Details	10,400 SF Retail Building 1.404 Acres
Legal Description	NCB 16334 BLOCK 73 LOT 2 (COSTA BELLA AT THE VIENYARD SUB)
Zoning	C2
Year Built	2010
Floors	1
Road Frontage	215 feet along Loop 1604

## Comments

- Excellent visibility and accessibility along Loop 1604
- Easy access to surrounding affluent neighborhoods: Stone Oak, The Vineyard, Rogers Ranch
- Multiple access points off Loop 1604 frontage road
- Located in growing, high-income trade area
- Area retailers: Super Target, Whole Foods, H-E-B Plus, Lowe's, LA Fitness, Office Depot, Golfsmith
- Close proximity to numerous quick-service and full-service restaurants

## Traffic Counts

W Loop 1604 at Huebner; 118,000 vpd (2017)

W Loop 1604 at Blanco; 137,408 vpd (2017)

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# Quote Sheet - Sale

Sale Price	\$3,500,000
Earnest Money	\$10,000
Title Commitment	Delivered to Buyer within ten (10) days of contract Effective Date
Survey	Current survey delivered to Buyer within ten (10) days of contract Effective Date
Feasibility Period	Sixty (60) days from the contract Effective Date
Closing	Thirty (30) days after the end of the Feasibility Period
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

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Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



# San Antonio Overview

## Largest U.S. Cities

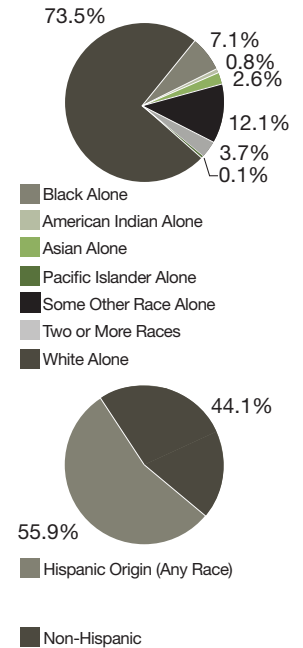
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## San Antonio-New Braunfels Metro Area

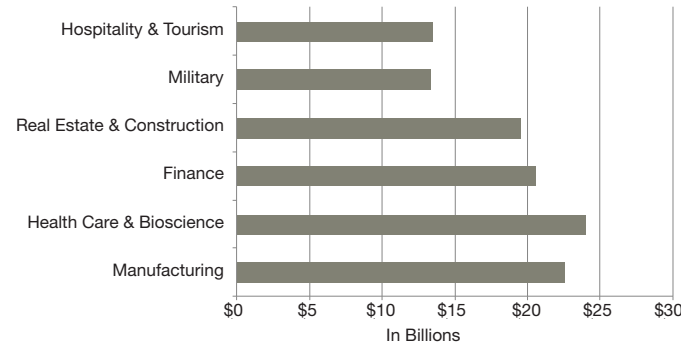
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2018 Estimate	\$80,162	\$57,234	\$29,019
2023 Projection	\$90,187	\$63,405	\$32,533



## Major Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	31
2	Tesoro Corp	90
3	USAA	100
4	iHeartMedia	426

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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# Stone Oak Area Overview

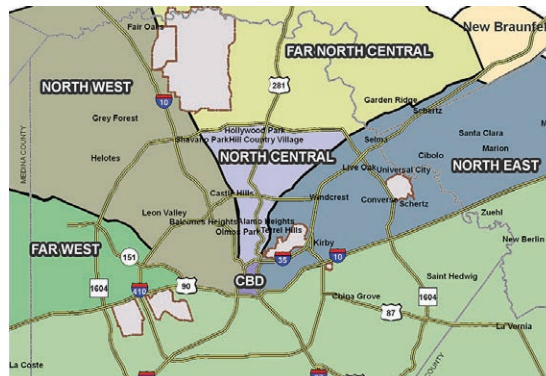
- Situated in the rolling plains of the Texas Hill Country in the northern suburbs of San Antonio
- With a residential concentration of more than fifty subdivisions, Stone Oak is a vibrant, fully self-sustaining community which serves as the centerpiece of the sprawling Far North sector
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like Sonterra and Stone Oak as well as other affluent neighborhoods
- Known for having some of the top schools and largest mega-churches in San Antonio
- Conveniently located near the crossroads of Loop 1604 & US 281 – just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Stone Oak Medical Center
- Served by a maturing medical hub anchored by North Central Baptist Hospital and Stone Oak Methodist Hospital
- The northern rim of Loop 1604, sometimes referred to as the “Energy Corridor” is anchored by Andeavor (formerly Tesoro) Headquarters, NuStar Energy Headquarters, Valero Headquarters, EOG Resources Regional Headquarters, Schlumberger, and other oil & gas companies
- Other major area employers include Clear Channel Media/iHeart Radio and Chase Bank Operations
- Nearby retail centers offer a wide selection of full-service and quick-service restaurants, shopping, services and other amenities
- Area recreational facilities include Top Golf, iFly along with Six Flags Fiesta Texas, Sonterra Country Club, Lifetime Fitness, Gold’s Gym, LA Fitness and more
- JW Marriot San Antonio Hill Country Resort, La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- As of the spring semester 2018, 28,675 students were enrolled at nearby UTSA, more than 1,600 from one year ago
- REOC San Antonio tracks more than 5.3 million square feet of retail lease space in the Far North sector along with nearly 3.1 million square feet of multi-tenant office lease space in addition to roughly 1.2 million square feet of medical-only office space

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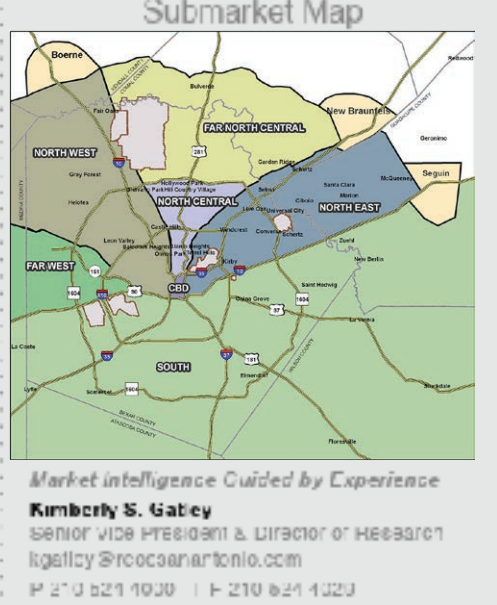
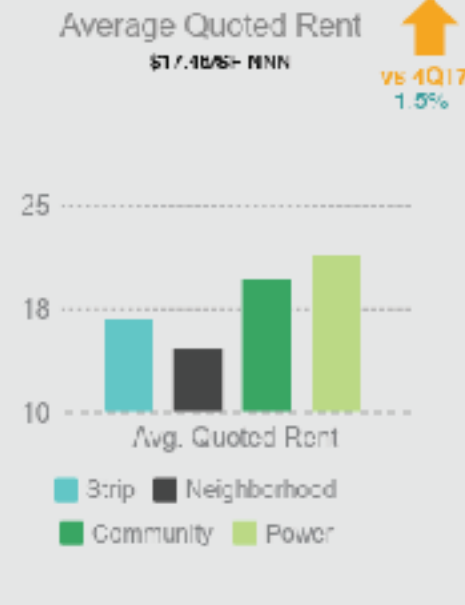
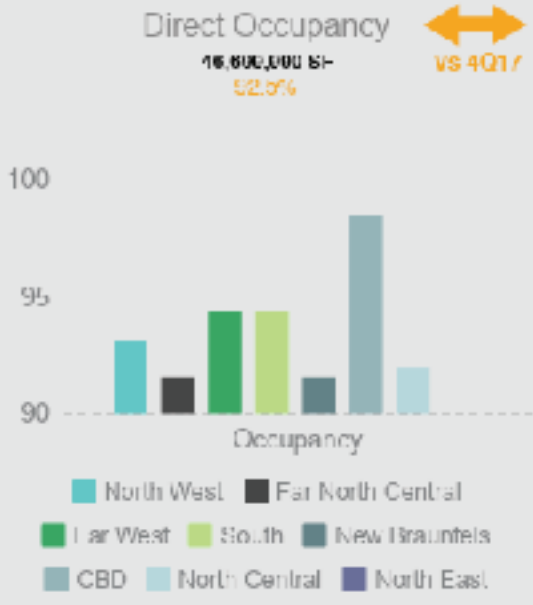
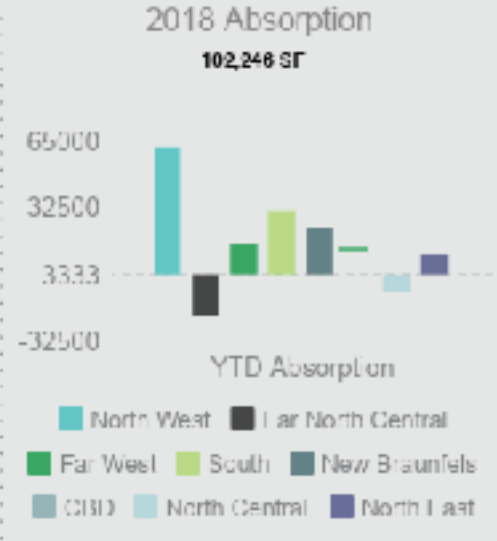
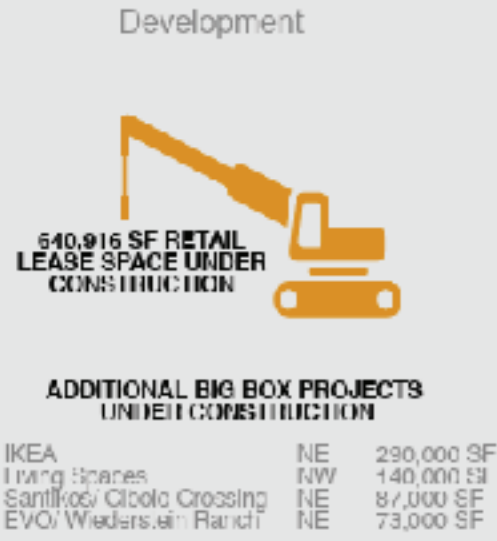
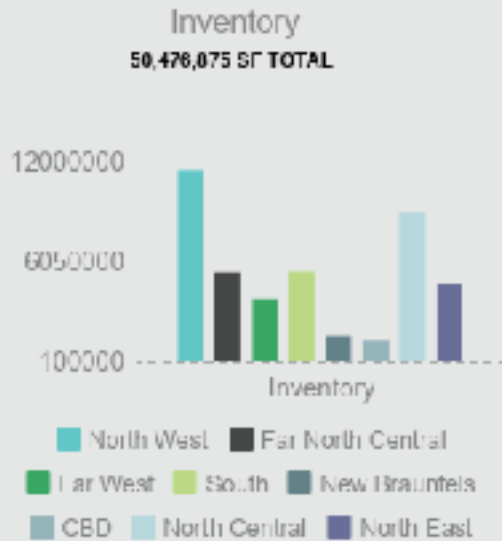
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# Retail Market Snapshot - 4Q 2018



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Analysis by REOC San Antonio based on data provided by the San Antonio Commercial Real Estate Data Alliance (SACREDA) and approved by the SACREDA Office Advisory Board. Statistical information is not warranted for more than 90 days. 50,000 square feet (see listing, Single-Family, Home-Ownership, etc.) are not included in this report. Revised rates reflect the most recent data for average quoted rental rates quoted on an annual full-service basis. Rates quoted on a non-full service basis (such as NNN) have been calculated up to reflect the full-service rate. Although information has been obtained from sources deemed to be reliable, REOC San Antonio makes no representations, warranties or promises regarding the accuracy of such information.



# Demographics: 1-Mile



## Demographic and Income Profile

1623 N Loop 1604 W, San Antonio, Texas, 78258  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 29.60905  
Longitude: -98.51809

Summary	Census 2010	2018	2023
Population	7,671	8,170	8,575
Households	2,992	3,183	3,337
Families	2,087	2,170	2,255
Average Household Size	2.56	2.57	2.57
Owner Occupied Housing Units	2,118	2,144	2,295
Renter Occupied Housing Units	874	1,039	1,042
Median Age	38.5	39.2	38.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.97%	1.65%	0.83%
Households	0.95%	1.62%	0.79%
Families	0.77%	1.58%	0.71%
Owner HHs	1.37%	2.09%	1.16%
Median Household Income	1.26%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	109	3.4%	100	3.0%
\$15,000 - \$24,999	94	3.0%	86	2.6%
\$25,000 - \$34,999	112	3.5%	102	3.1%
\$35,000 - \$49,999	194	6.1%	188	5.6%
\$50,000 - \$74,999	352	11.1%	351	10.5%
\$75,000 - \$99,999	289	9.1%	291	8.7%
\$100,000 - \$149,999	558	17.5%	592	17.7%
\$150,000 - \$199,999	500	15.7%	505	15.1%
\$200,000+	975	30.6%	1,121	33.6%
Median Household Income	\$136,261		\$145,087	
Average Household Income	\$174,379		\$189,203	
Per Capita Income	\$68,071		\$73,731	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	420	5.5%	409	5.0%	446	5.2%
5 - 9	615	8.0%	556	6.8%	558	6.5%
10 - 14	630	8.2%	641	7.8%	591	6.9%
15 - 19	542	7.1%	545	6.7%	554	6.5%
20 - 24	396	5.2%	468	5.7%	409	4.8%
25 - 34	830	10.8%	1,047	12.8%	1,323	15.4%
35 - 44	1,253	16.3%	1,096	13.4%	1,195	13.9%
45 - 54	1,357	17.7%	1,284	15.7%	1,202	14.0%
55 - 64	957	12.5%	1,070	13.1%	1,034	12.1%
65 - 74	427	5.6%	711	8.7%	797	9.3%
75 - 84	196	2.6%	263	3.2%	374	4.4%
85+	49	0.6%	80	1.0%	91	1.1%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,695	87.3%	6,920	84.7%	7,108	82.9%
Black Alone	204	2.7%	251	3.1%	286	3.3%
American Indian Alone	16	0.2%	18	0.2%	19	0.2%
Asian Alone	419	5.5%	553	6.8%	678	7.9%

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# Demographics: 3-Mile



## Demographic and Income Profile

1623 N Loop 1604 W, San Antonio, Texas, 78258  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 29.60905  
Longitude: -98.51809

Summary	Census 2010	2018	2023
Population	61,578	68,347	73,417
Households	24,344	27,256	29,347
Families	16,732	18,471	19,767
Average Household Size	2.52	2.50	2.49
Owner Occupied Housing Units	16,494	16,808	18,295
Renter Occupied Housing Units	7,850	10,449	11,052
Median Age	38.3	39.2	38.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.44%	1.65%	0.83%
Households	1.49%	1.62%	0.79%
Families	1.37%	1.58%	0.71%
Owner HHs	1.71%	2.09%	1.16%
Median Household Income	0.95%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	901	3.3%	821	2.8%
\$15,000 - \$24,999	1,149	4.2%	1,049	3.6%
\$25,000 - \$34,999	1,221	4.5%	1,150	3.9%
\$35,000 - \$49,999	2,185	8.0%	2,138	7.3%
\$50,000 - \$74,999	3,645	13.4%	3,753	12.8%
\$75,000 - \$99,999	3,085	11.3%	3,267	11.1%
\$100,000 - \$149,999	5,763	21.1%	6,583	22.4%
\$150,000 - \$199,999	3,726	13.7%	4,025	13.7%
\$200,000+	5,582	20.5%	6,561	22.4%
Median Household Income	\$108,834		\$114,076	
Average Household Income	\$145,952		\$158,385	
Per Capita Income	\$57,897		\$62,866	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,456	5.6%	3,535	5.2%	3,942	5.4%
5 - 9	4,461	7.2%	4,083	6.0%	4,220	5.7%
10 - 14	4,817	7.8%	4,697	6.9%	4,429	6.0%
15 - 19	4,202	6.8%	4,413	6.5%	4,250	5.8%
20 - 24	3,543	5.8%	4,081	6.0%	3,928	5.4%
25 - 34	7,357	11.9%	9,489	13.9%	11,476	15.6%
35 - 44	9,367	15.2%	9,144	13.4%	10,679	14.5%
45 - 54	9,922	16.1%	9,657	14.1%	9,298	12.7%
55 - 64	7,729	12.6%	9,135	13.4%	9,064	12.3%
65 - 74	3,807	6.2%	6,207	9.1%	7,264	9.9%
75 - 84	2,039	3.3%	2,717	4.0%	3,574	4.9%
85+	878	1.4%	1,188	1.7%	1,293	1.8%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,631	85.5%	56,680	82.9%	59,638	81.2%
Black Alone	1,844	3.0%	2,289	3.3%	2,632	3.6%
American Indian Alone	200	0.3%	245	0.4%	271	0.4%
Asian Alone	3,140	5.1%	4,244	6.2%	5,293	7.2%

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# Demographics: 5-Mile



## Demographic and Income Profile

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Ring: 5 mile radius

Prepared by Esri  
Latitude: 29.60905  
Longitude: -98.51809

Summary	Census 2010	2018	2023
Population	167,732	193,684	208,910
Households	70,301	81,580	88,007
Families	44,438	50,704	54,446
Average Household Size	2.38	2.37	2.37
Owner Occupied Housing Units	41,165	43,700	47,804
Renter Occupied Housing Units	29,136	37,880	40,202
Median Age	37.1	37.7	37.8
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.53%	1.65%	0.83%
Households	1.53%	1.62%	0.79%
Families	1.43%	1.58%	0.71%
Owner HHs	1.81%	2.09%	1.16%
Median Household Income	2.02%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	4,321	5.3%	3,724	4.2%
\$15,000 - \$24,999	4,885	6.0%	4,294	4.9%
\$25,000 - \$34,999	5,716	7.0%	5,323	6.0%
\$35,000 - \$49,999	8,530	10.5%	8,538	9.7%
\$50,000 - \$74,999	13,047	16.0%	13,874	15.8%
\$75,000 - \$99,999	9,499	11.6%	10,454	11.9%
\$100,000 - \$149,999	15,689	19.2%	18,606	21.1%
\$150,000 - \$199,999	8,656	10.6%	9,708	11.0%
\$200,000+	11,236	13.8%	13,486	15.3%
Median Household Income	\$84,697		\$93,594	
Average Household Income	\$118,004		\$129,960	
Per Capita Income	\$49,479		\$54,438	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,697	5.8%	10,350	5.3%	11,503	5.5%
5 - 9	10,954	6.5%	11,201	5.8%	11,658	5.6%
10 - 14	11,921	7.1%	12,214	6.3%	12,029	5.8%
15 - 19	10,872	6.5%	11,631	6.0%	11,474	5.5%
20 - 24	11,880	7.1%	13,669	7.1%	13,951	6.7%
25 - 34	23,463	14.0%	30,256	15.6%	34,841	16.7%
35 - 44	24,035	14.3%	26,524	13.7%	30,371	14.5%
45 - 54	25,724	15.3%	25,556	13.2%	25,249	12.1%
55 - 64	20,612	12.3%	24,433	12.6%	24,718	11.8%
65 - 74	10,818	6.4%	17,080	8.8%	19,640	9.4%
75 - 84	5,581	3.3%	7,708	4.0%	10,065	4.8%
85+	2,177	1.3%	3,062	1.6%	3,409	1.6%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	138,000	82.3%	154,279	79.7%	163,217	78.1%
Black Alone	6,919	4.1%	8,773	4.5%	9,994	4.8%
American Indian Alone	787	0.5%	967	0.5%	1,066	0.5%
Asian Alone	7,284	4.3%	10,375	5.4%	12,990	6.2%

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# Information About Brokerage Services

11-2-2015

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 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
_____	_____

**Regulated by the Texas Real Estate Commission** Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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