



## FREESTANDING RESTAURANT FOR LEASE

6831 N Loop 1604 E, San Antonio, Texas 78247

***DO NOT DISTURB - Operating Restaurant***

**Available January 2025**



**Rick Carduner**

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**Carduner Commercial Inc**

2161 NW Military Hwy., Ste. 402

San Antonio, Texas 78213



The information contained herein was obtained from sources deemed reliable; however, Carduner Commercial Inc makes no guarantees, warranties, or representations as to the accuracy or completeness or thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

## LOCATION

6831 N Loop 1604 E  
San Antonio, TX 78247

## AVAILABLE

4,964 SF Restaurant Building on 1.01 Acres

## PRICE


Contact Broker


## HIGHLIGHTS


- 📍 DO NOT DISTURB Operating Restaurant
- 📍 High Growth Area
- 📍 4,964 SF Freestanding Building
- 📍 1.01 Acre Lot
- 📍 Exposure to more than 93k vehicles per day on Loop 1604 and more than 20k vehicles per day on Nacogdoches Rd
- 📍 Directly across from Walmart anchored shopping center



## 2023 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	5,761
	3 mile	65,879
	5 mile	183,484

Daytime Population	1 mile	5,522
	3 mile	58,708
	5 mile	164,222

Avg. HH Income	1 mile	\$91,304
	3 mile	\$88,741
	5 mile	\$96,892

## TRAFFIC COUNTS

N Loop 1604 E  
93,819 VPD ('22)



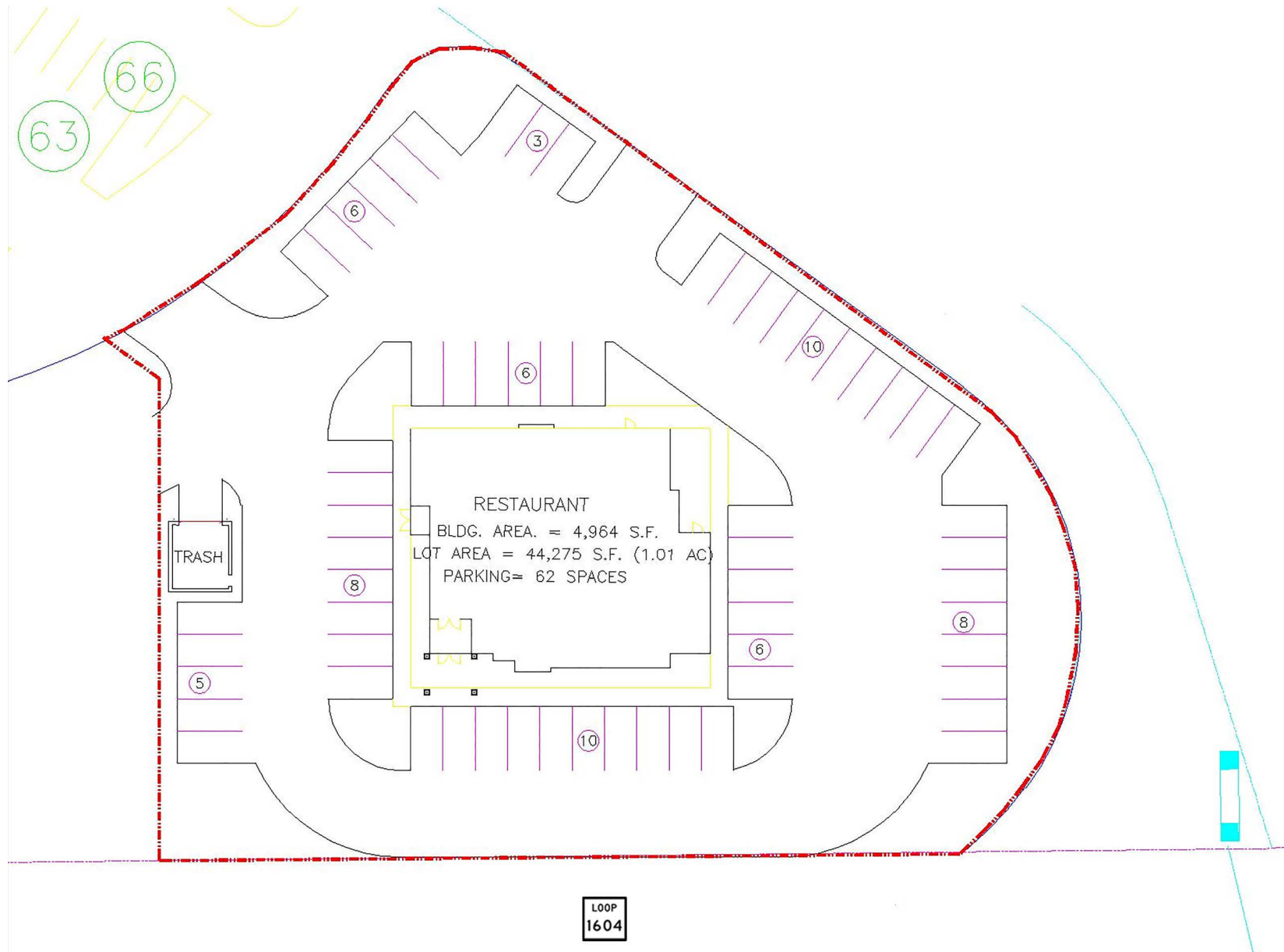
Nacogdoches Rd  
21,439 VPD ('22)

FOR MORE INFORMATION:

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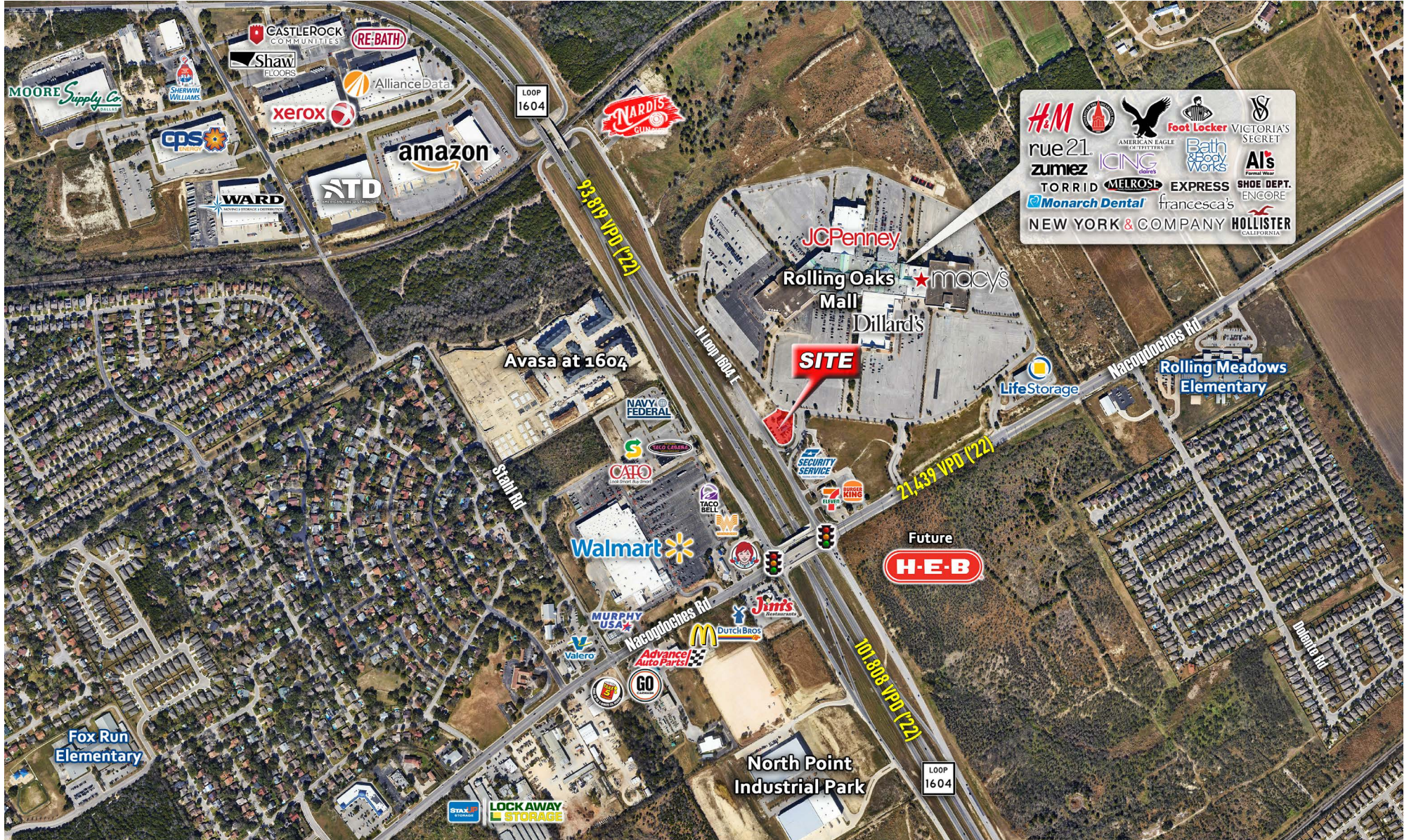
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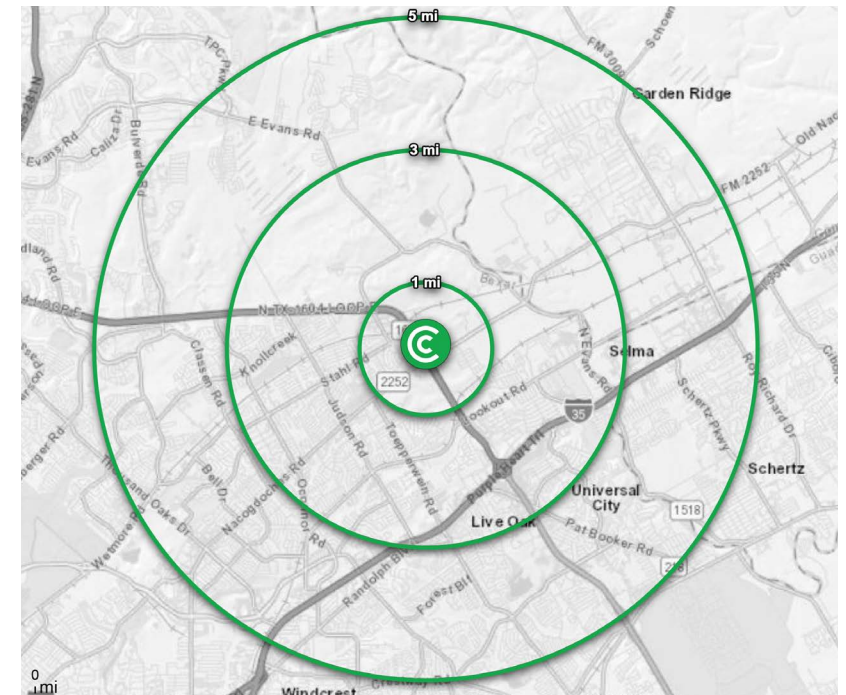
Total  
Population  
(5 mi Radius)  
**183,484**

Total  
Households  
(5 mi Radius)  
**69,240**

Daytime  
Population  
(5 mi Radius)  
**164,222**

Average  
HH Income  
(5 mi Radius)  
**\$96,892**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	3,812	53,818	148,719
2020 Total Population	4,991	63,225	176,553
2020 Group Quarters	49	322	884
2023 Total Population	5,761	65,879	183,484
2023 Group Quarters	48	322	883
2028 Total Population	6,956	67,888	192,169
2023-2028 Annual Rate	3.84%	0.60%	0.93%
2023 Total Daytime Population	5,522	58,708	164,222
Workers	2,746	26,001	73,139
Residents	2,776	32,707	91,083
<b>Household Summary</b>			
2010 Households	1,231	19,296	55,017
2010 Average Household Size	3.08	2.78	2.69
2020 Total Households	1,600	23,241	65,964
2020 Average Household Size	3.09	2.71	2.66
2023 Households	1,842	24,528	69,240
2023 Average Household Size	3.10	2.67	2.64
2028 Households	2,296	25,633	73,817
2028 Average Household Size	3.01	2.64	2.59
2023-2028 Annual Rate	4.50%	0.89%	1.29%
2010 Families	1,005	14,113	39,714
2010 Average Family Size	3.40	3.23	3.16
2023 Families	1,431	17,171	48,187
2023 Average Family Size	3.52	3.21	3.18
2028 Families	1,769	17,872	51,247
2028 Average Family Size	3.42	3.17	3.12
2023-2028 Annual Rate	4.33%	0.80%	1.24%
<b>Housing Unit Summary</b>			
2000 Housing Units	653	13,174	41,497
Owner Occupied Housing Units	83.3%	69.5%	70.7%
Renter Occupied Housing Units	14.1%	27.1%	25.3%
Vacant Housing Units	2.6%	3.4%	4.0%
2010 Housing Units	1,267	20,188	57,868
Owner Occupied Housing Units	84.7%	67.7%	68.1%
Renter Occupied Housing Units	12.1%	27.9%	27.0%
Vacant Housing Units	2.8%	4.4%	4.9%
2020 Housing Units	1,672	24,382	69,506
Owner Occupied Housing Units	74.1%	60.6%	64.1%
Renter Occupied Housing Units	21.6%	34.7%	30.8%
Vacant Housing Units	4.8%	4.8%	5.0%
2023 Housing Units	1,918	25,814	73,169
Owner Occupied Housing Units	71.1%	60.3%	63.5%
Renter Occupied Housing Units	25.0%	34.7%	31.2%
Vacant Housing Units	4.0%	5.0%	5.4%
2028 Housing Units	2,361	26,933	78,020
Owner Occupied Housing Units	60.7%	60.2%	63.2%
Renter Occupied Housing Units	36.6%	34.9%	31.4%
Vacant Housing Units	2.8%	4.8%	5.4%
<b>Median Age</b>			
2010	34.3	33.9	35.8
2020	35.7	35.5	37.2
2023	36.8	36.1	37.8
2028	36.9	36.0	38.0



	1 mile	3 miles	5 miles
<b>2023 Households by Income</b>			
Household Income Base	1,842	24,528	57,868
<\$15,000	1.1%	5.4%	5.2%
\$15,000 - \$24,999	8.0%	6.8%	27.0%
\$25,000 - \$34,999	5.7%	6.1%	6.5%
\$35,000 - \$49,999	10.9%	10.9%	69,506
\$50,000 - \$74,999	21.6%	23.4%	21.3%
\$75,000 - \$99,999	18.7%	15.2%	30.8%
\$100,000 - \$149,999	23.1%	21.2%	20.6%
\$150,000 - \$199,999	8.1%	7.4%	73,169
\$200,000+	2.7%	3.5%	6.2%
Average Household Income	\$91,304	\$88,741	31.2%
<b>2023 Population 25+ by Educational Attainment</b>			
Total	3,908	44,181	78,020
Less than 9th Grade	2.4%	2.6%	2.8%
9th - 12th Grade, No Diploma	4.3%	3.4%	31.4%
High School Graduate	19.1%	22.2%	20.7%
GED/Alternative Credential	2.4%	4.7%	4.2%
Some College, No Degree	22.9%	22.5%	21.8%
Associate Degree	15.8%	11.9%	11.5%
Bachelor's Degree	22.2%	21.6%	22.9%
Graduate/Professional Degree	11.0%	11.1%	12.5%

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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 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.

### Carduner Commercial

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

### Richard Carduner

Designated Broker of Firm

### Richard Carduner

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

**9008529**

License No.

**349911**

License No.

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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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