



WESTPOINTE RETAIL

8603 SH-151, San Antonio, Texas 78245



Rick Carduner

O: 210.402.3500

C: 210.488.1201

rick@cardunercommercial.com

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

 SEQ of SH-151 & Ingram Rd
 San Antonio, Texas 78245

AVAILABLE

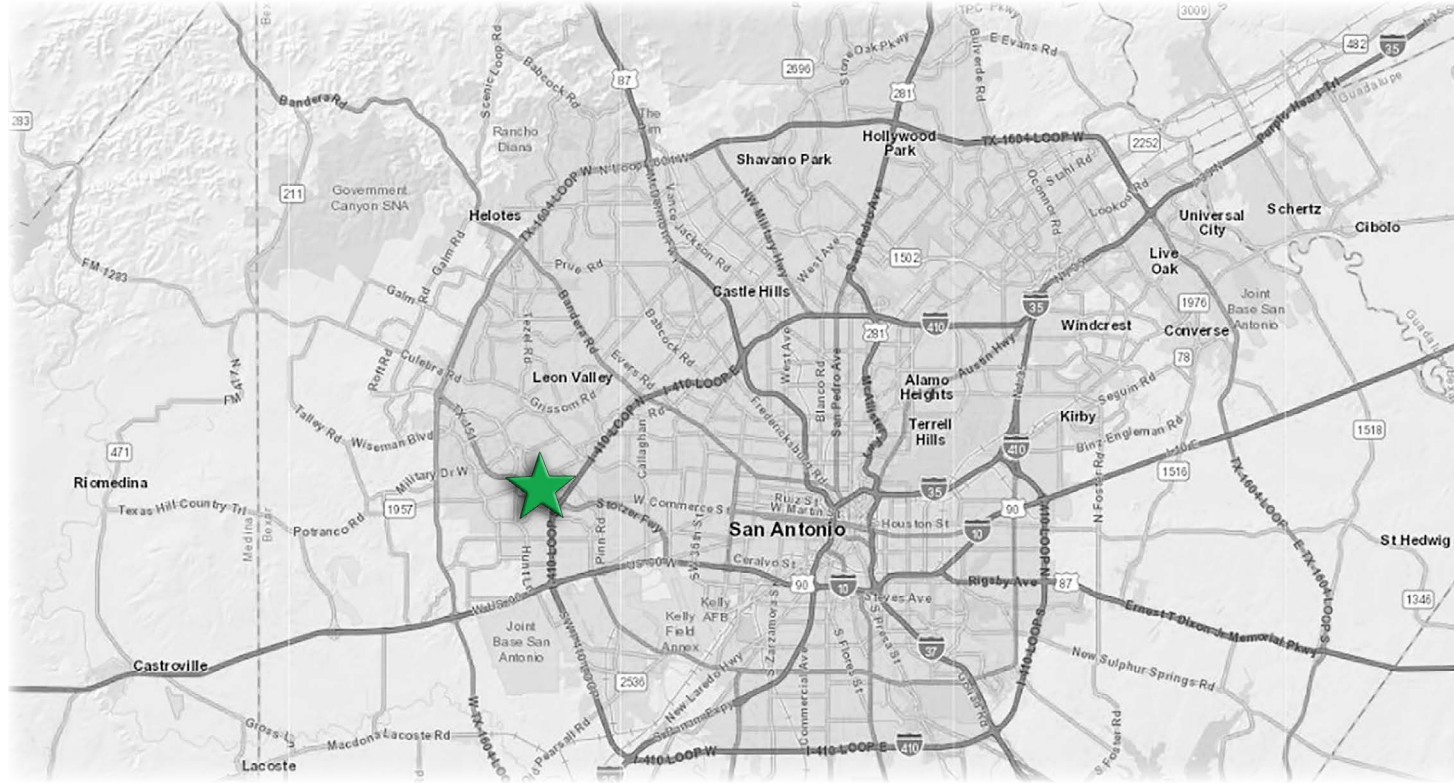
1,400 SF In-Line Space


PRICE


Contact Broker


HIGHLIGHTS

- 🕒 NNN Lease
- 📍 Excellent highway visibility
- 📍 Access from TX Hwy 151 Access Rd Ingram Rd
- 📍 Only one space remaining
- 📍 Great tenant mix including First Watch, Freebirds, Five Guys, Jersey Mikes, Genghis Grill, Wing Stop, Jamba Juice, Marble Slab, Great Clips and Knockouts
- 📍 Only two miles from Sea World
- 📍 Nearby traffic generators include National Security Service (NSA), Lackland Airforce Base, and many corporate headquarters


2023 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	14,598
	3 mile	126,888
	5 mile	303,875

Daytime Population	1 mile	13,297
	3 mile	114,724
	5 mile	267,841

Avg. HH Income	1 mile	\$65,298
	3 mile	\$80,034
	5 mile	\$83,651

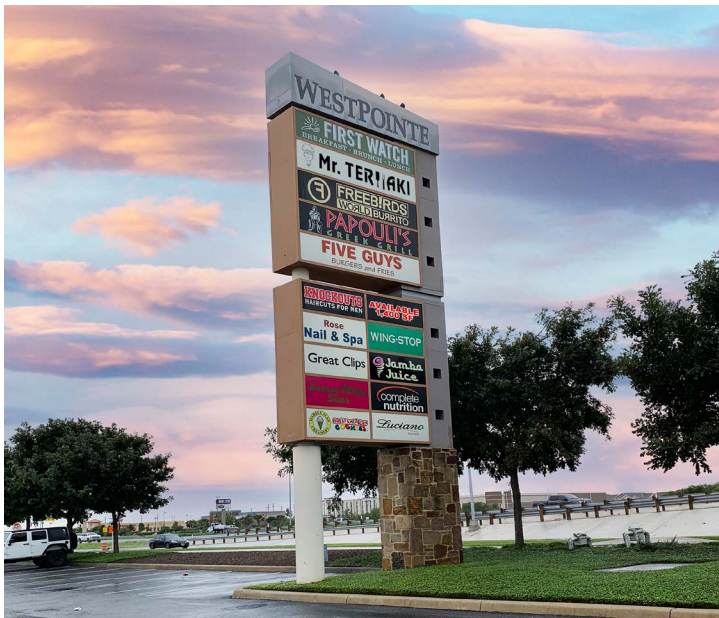
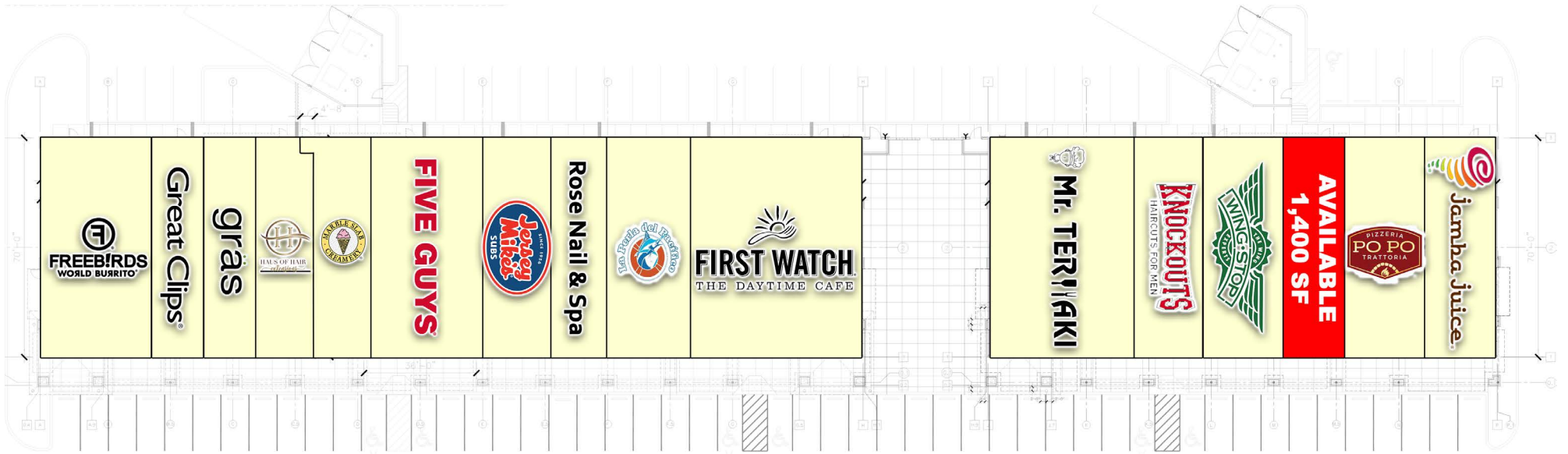
TRAFFIC COUNTS
TX Hwy 151
 127,629 VPD (~21)

Ingram Rd
 9,984 VPD (~20)

FOR MORE INFORMATION:
Rick Carduner

 O: 210.402.3500 | C: 210.488.1201
rick@cardunercommercial.com

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.



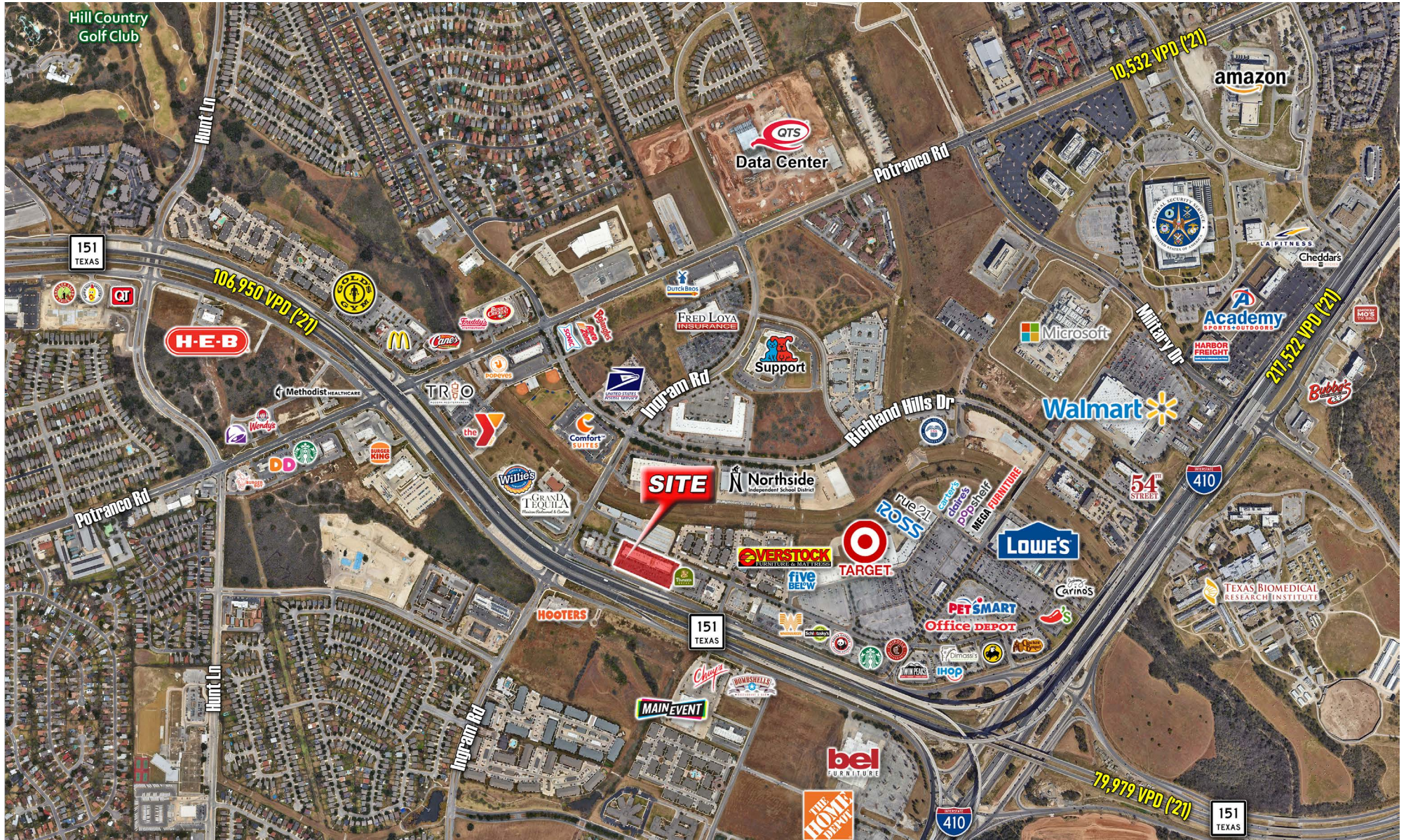
Rick Carduner

O: 210.402.3500 | C: 210.488.1201
rick@cardunercommercial.com

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.



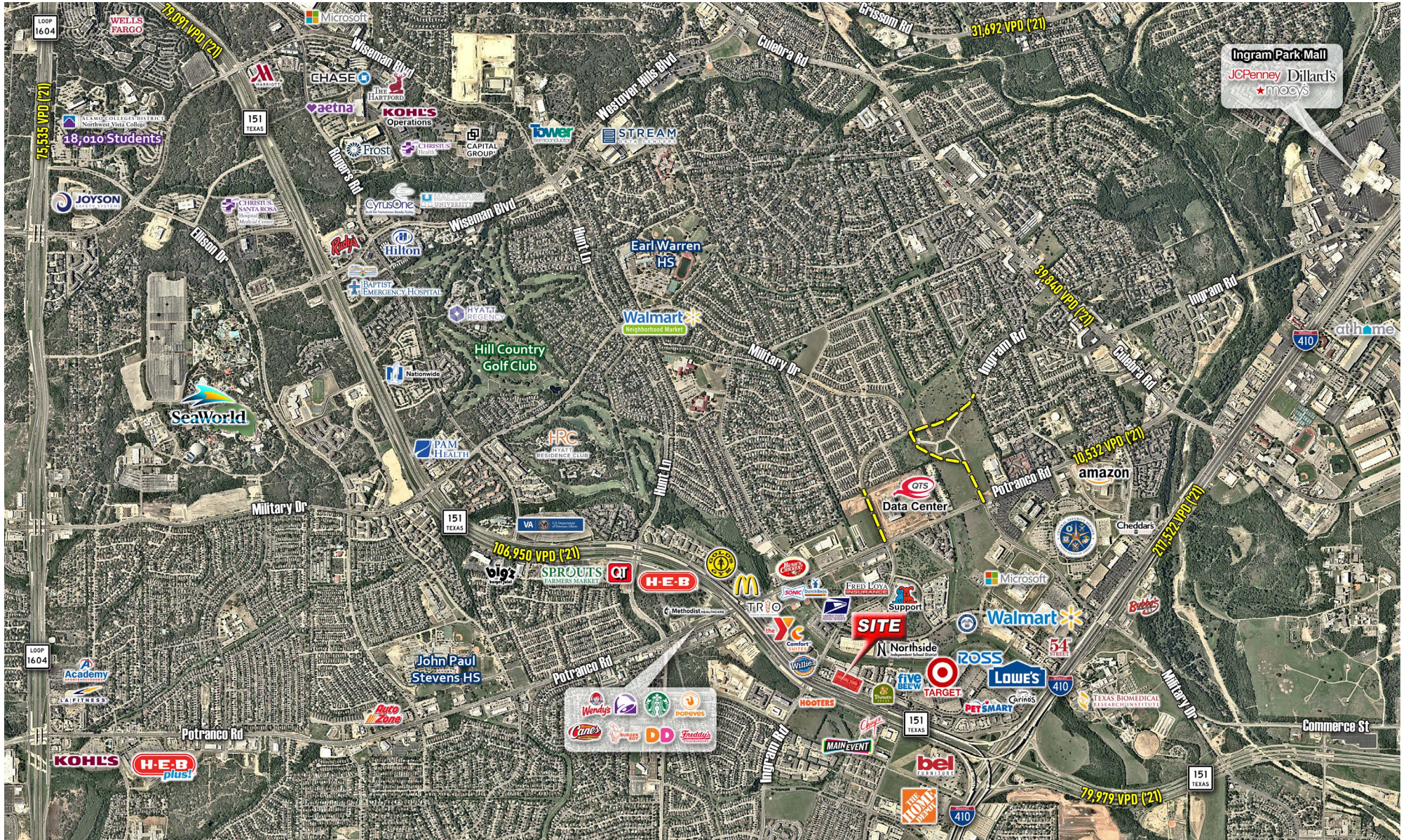
Rick Carduner

O: 210.402.3500 | C: 210.488.1201
rick@cardunercommercial.com

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.



Rick Carduner

O: 210.402.3500 | C: 210.488.1201
rick@cardunercommercial.com

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.

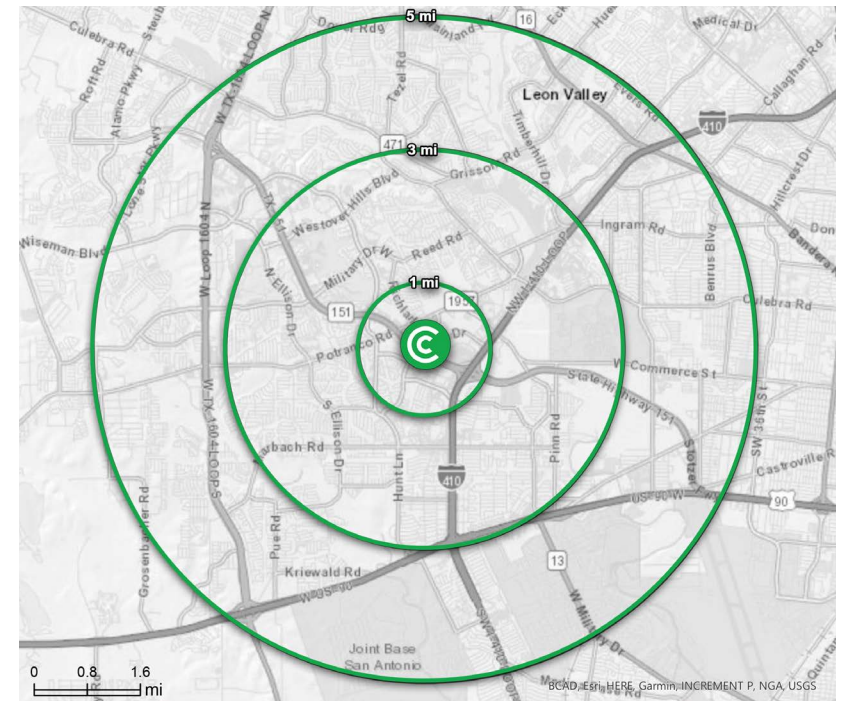
Total
Population
(5 mi Radius)
303,875

Total
Households
(5 mi Radius)
102,654

Daytime
Population
(5 mi Radius)
267,841

Average
HH Income
(5 mi Radius)
\$83,651

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,998	108,317	257,380
2020 Total Population	13,998	125,869	300,873
2020 Group Quarters	110	526	7,820
2023 Total Population	14,598	126,888	303,875
2023 Group Quarters	110	524	7,825
2028 Total Population	15,086	128,470	311,053
2023-2028 Annual Rate	0.66%	0.25%	0.47%
2023 Total Daytime Population	13,297	114,724	267,841
Workers	6,054	49,514	113,140
Residents	7,243	65,210	154,701
Household Summary			
2010 Households	3,330	37,136	82,534
2010 Average Household Size	3.00	2.92	3.01
2020 Total Households	5,139	45,009	100,352
2020 Average Household Size	2.70	2.78	2.92
2023 Households	5,389	45,912	102,654
2023 Average Household Size	2.69	2.75	2.88
2028 Households	5,678	47,354	106,767
2028 Average Household Size	2.64	2.70	2.84
2023-2028 Annual Rate	1.05%	0.62%	0.79%
2010 Families	2,259	26,869	61,829
2010 Average Family Size	3.66	3.44	3.48
2023 Families	3,336	31,312	73,808
2023 Average Family Size	3.47	3.38	3.43
2028 Families	3,472	32,108	76,562
2028 Average Family Size	3.42	3.32	3.38
2023-2028 Annual Rate	0.80%	0.50%	0.74%
Housing Unit Summary			
2000 Housing Units	1,298	25,705	62,101
Owner Occupied Housing Units	32.3%	55.5%	62.7%
Renter Occupied Housing Units	65.6%	39.8%	33.2%
Vacant Housing Units	2.2%	4.7%	4.1%
2010 Housing Units	3,525	39,757	87,551
Owner Occupied Housing Units	45.0%	54.4%	60.2%
Renter Occupied Housing Units	49.4%	39.0%	34.0%
Vacant Housing Units	5.5%	6.6%	5.7%
2020 Housing Units	5,617	48,119	106,933
Vacant Housing Units	8.5%	6.5%	6.2%
2023 Housing Units	5,913	49,251	109,980
Owner Occupied Housing Units	42.2%	50.4%	57.8%
Renter Occupied Housing Units	48.9%	35.5%	35.5%
Vacant Housing Units	8.9%	6.8%	6.7%
2028 Housing Units	6,111	50,759	114,680
Owner Occupied Housing Units	41.5%	50.1%	57.6%
Renter Occupied Housing Units	51.4%	43.1%	35.5%
Vacant Housing Units	7.1%	6.7%	6.9%
Median Household Income			
2023	\$49,811	\$59,682	\$63,375
2028	\$54,158	\$66,089	\$71,504
Median Home Value			
2023	\$194,322	\$195,278	\$201,872
2028	\$216,910	\$231,174	\$237,853
Per Capita Income			
2023	\$25,461	\$28,810	\$28,676
2028	\$28,892	\$32,765	\$32,667
Median Age			
2010	27.5	29.9	29.5
2023	29.5	31.8	31.9
2028	29.2	31.8	32.1



	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	5,389	45,912	102,654
<\$15,000	9.4%	7.5%	7.8%
\$15,000 - \$24,999	9.2%	7.4%	7.2%
\$25,000 - \$34,999	9.4%	9.9%	9.1%
\$35,000 - \$49,999	22.2%	15.0%	13.2%
\$50,000 - \$74,999	18.6%	20.9%	20.0%
\$75,000 - \$99,999	14.1%	13.2%	13.9%
\$100,000 - \$149,999	12.9%	16.8%	18.1%
\$150,000 - \$199,999	3.2%	6.1%	6.9%
\$200,000+	1.0%	3.3%	3.7%
Average Household Income	\$65,298	\$80,034	\$83,651
2023 Population 25+ by Educational Attainment			
Total	8,767	79,295	187,836
Less than 9th Grade	4.0%	4.9%	5.6%
9th - 12th Grade, No Diploma	4.1%	7.0%	6.9%
High School Graduate	20.3%	23.8%	22.8%
GED/Alternative Credential	7.2%	5.8%	5.5%
Some College, No Degree	26.5%	22.5%	21.6%
Associate Degree	12.4%	11.7%	11.3%
Bachelor's Degree	19.0%	16.6%	17.8%
Graduate/Professional Degree	6.5%	7.5%	8.3%

Rick Carduner

O: 210.402.3500 | C: 210.488.1201

rick@cardunercommercial.com
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.



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.

349911

License No.

License No.

rick@cardunercommercial.com

Email

rick@cardunercommercial.com

Email

rick@cardunercommercial.com

Email

Email

210-402-3500

Phone

210-402-3500

Phone

210-402-3500

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0