

NWC Loop 1604 and Marbach, San Antonio, Texas 78245



Rick Carduner

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Carduner Commercial Inc





NWC Loop 1604 and Marbach, San Antonio, Texas 78245

LOCATION

NWC of Loop 1604 & Marbach Rd San Antonio, Texas 78245

AVAILABLE

Pad Sites available for sale or lease

PRICE

Contact Broker

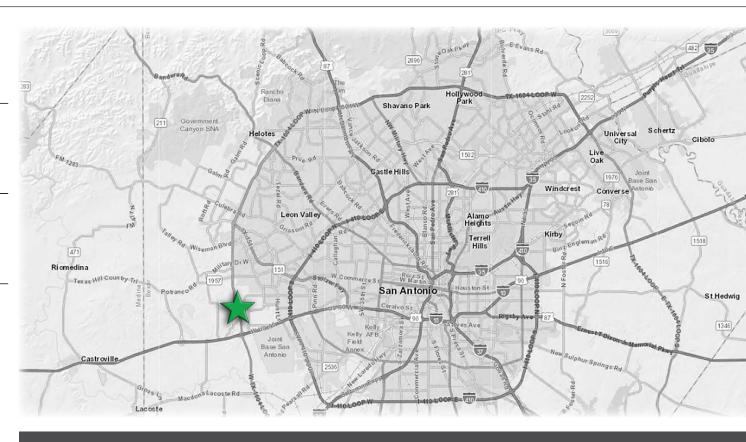
HIGHLIGHTS

- Adjacent to new Home Depot opening summer of 2024
- © Strong growth area
- © Over 1,000 ft of 1604 frontage
- © Excellent visibility
- © Easy access
- © Exposure to more than 48k vehicles per day on Loop 1604

FOR MORE INFORMATION:

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2023 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	18,079
ET C	3 mile	109,414
7	5 mile	221,438

Day	rtime
Popu	Ilation
	1

1 mile	10,306
3 mile	71,225
5 mile	169,588



1 mile	\$97,246
3 mile	\$98,493
5 mile	\$94 643

TRAFFIC COUNTS

Loop 1604 48,589 VPD (`22)

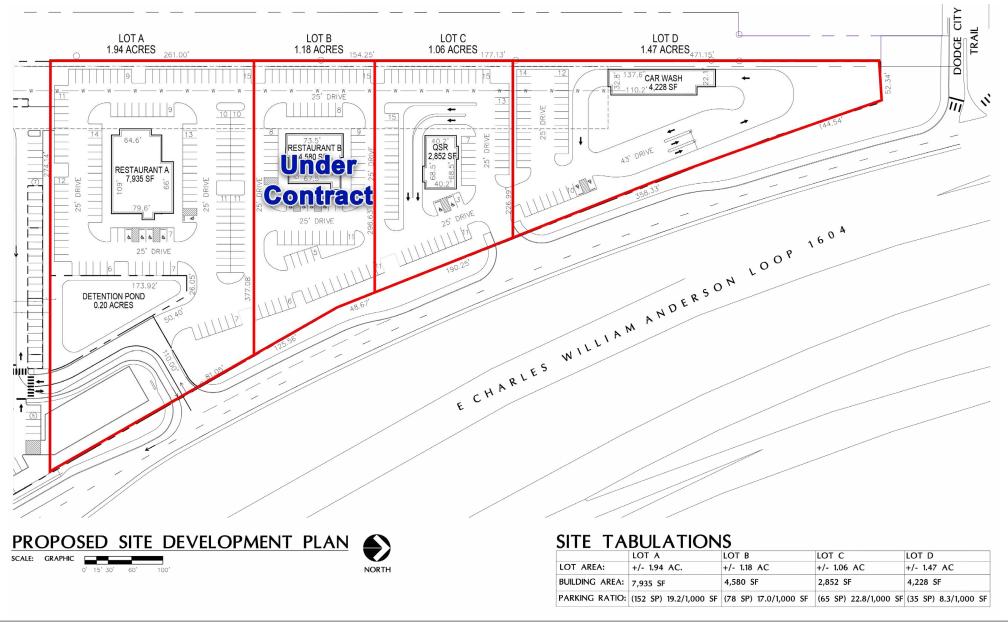


Marbach Rd 9,383 VPD (`23)

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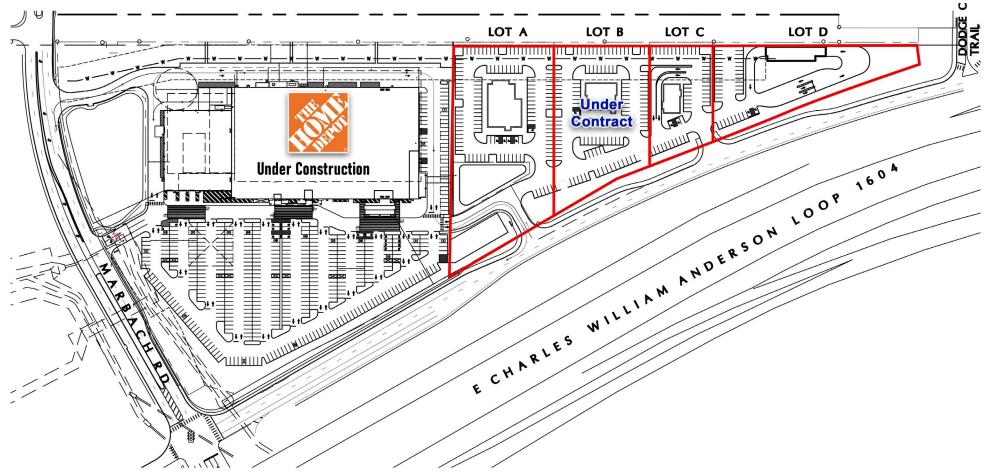
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OVERALL PROPOSED SITE DEVELOPMENT PLAN



SITE TABULATIONS

VIII 1/1		•		
	LOT A	LOT B	LOT C	LOT D
LOT AREA:	+/- 1.67 AC.	+/- 1.68 AC	+/- 0.84 AC	+/- 1.47 AC
BUILDING AREA:	7,935 SF	4,580 SF	2,852 SF	4,228 SF
PARKING RATIO:	(127 SP) 16.4/1,000 SF	(122 SP) 27.3/1,000 SF	(47 SP) 16.8/1,000 SF	(35 SP) 8.3/1,000 SF

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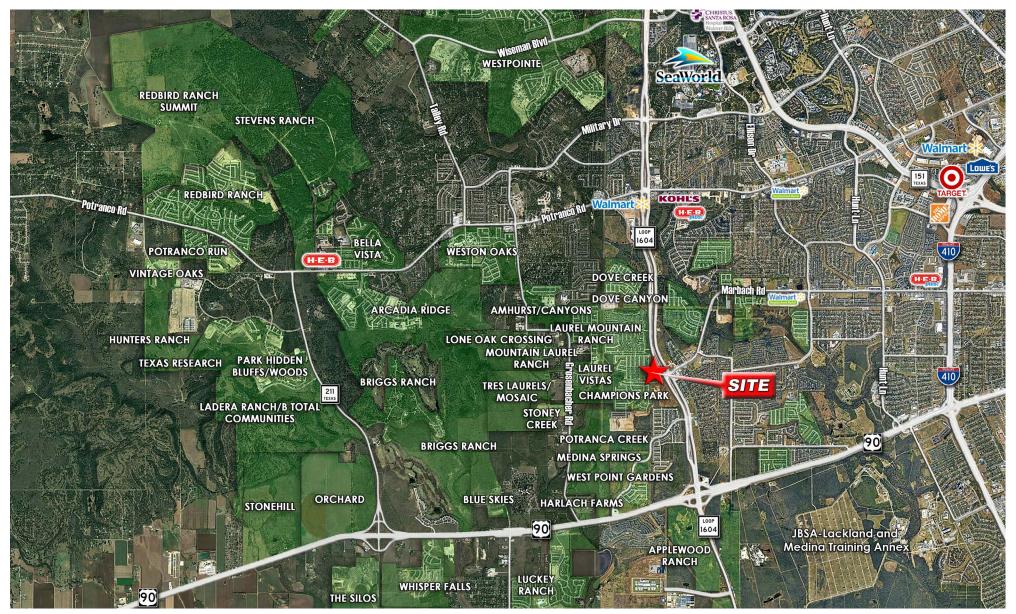
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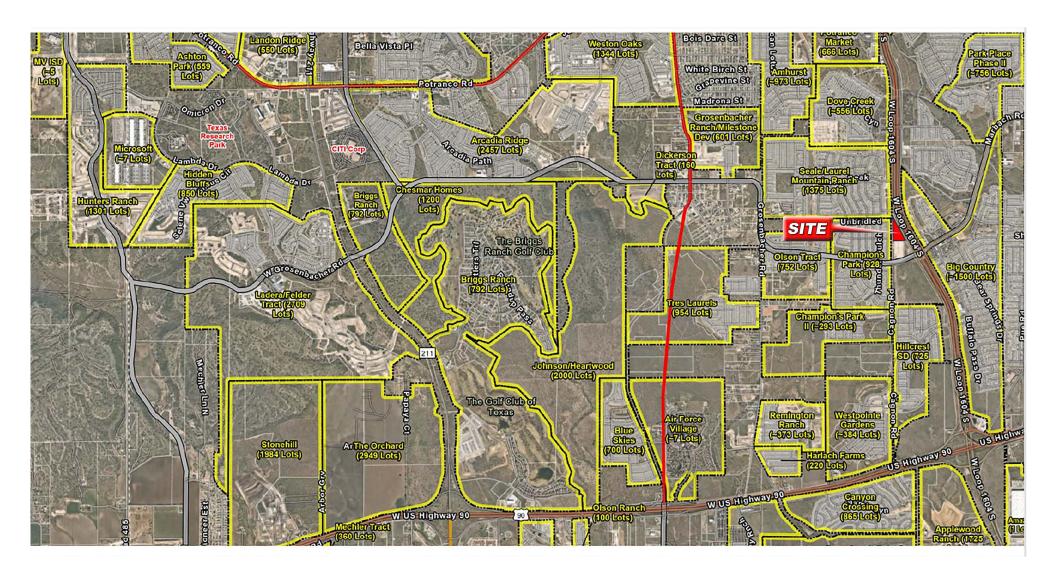
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Total Population (5 mi Radius) 221,438

Total Households (5 mi Radius) 69,756

Daytime Population (5 mi Radius) 169,588

Average
HH Income
(5 mi Radius)
\$94,643

Population Summary 2010 Total Population 9,514 68 2020 Total Population 16,939 99 99 2020 Group Quarters 5 2 2023 Total Population 18,079 109 2023 Group Quarters 5 2 2028 Total Population 21,922 122 2023-2028 Annual Rate 3.93% 2. 2023 Total Daytime Population 10,306 71 71 71 71 71 71 71 7		
2010 Total Population 9,514 68 2020 Total Population 16,939 99 2020 Group Quarters 5 2 2023 Total Population 18,079 109 2023 Group Quarters 5 2 2028 Total Population 21,922 122 2023-2028 Annual Rate 3.93% 2. 2023 Total Daytime Population 10,306 71 Workers 1,007 13 Residents 9,299 57 Household Summary 2 2010 Households 2,901 20 2010 Average Household Size 3.28 2020 Total Households 5,111 30 2020 Average Household Size 3.34 2023 Households 5,418 33 2023 Average Household Size 3.34 2028 Households 6,569 37 2028 Average Household Size 3.34 2028 Average Household Size 3.34 2028 Average Household Size 3.34 2023-2028 Annual Rate 3.93% 2. 2010 Families 2,367 16 2020 Average Family Size 3.59 2021 Families 4,367 25 2022 Families 4,367 25 2028 Families 5,300 29 2028 Families 5,300 29 2028 Average Family Size 3.69 2010 Housing Units 1,727 11 0 wner Occupied Housing Units 26.5% 22 Vacant Housing Units 3.007 21 0 Whore Occupied Housing Units 72.6% 77 Renter Occupied Housing Units 72.6% 77 Renter Occupied Housing Units 5,247 31 0 Owner Occupied Housing Units 77.2% 77 Renter Occupied Housing Units 80.2% 77 Renter Occupied Housing Units 5,601 35 0 Wher Occupied Housing Units 5,601 35 0 Owner Occupied Housing Units 80.2% 77 Renter Occupied Housing Units 6,815 35 0 Owner Occupied Housing Units	iles	5 miles
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2020 Group Quarters 5 2023 Total Population 18,079 109 2023 Group Quarters 5 2028 Total Population 21,922 122 2023-2028 Annual Rate 3.93% 2. 2023 Total Daytime Population 10,306 71 Workers 1,007 13 Residents 9,299 57 Household Summary 2010 Households 2,901 20 2010 Average Household Size 3.28 2020 Total Households 5,111 30 2020 Average Household Size 3.31 2023 Households 5,418 33 2023 Households 5,418 33 2023 Households 6,569 37 2028 Households 6,569 37 2028 Average Household Size 3.34 2028 Average Household Size 3.34 2023-2028 Annual Rate 3.93% 2. 2010 Families 2,367 16 2010 Average Family Size 3.59 2023 Families 4,367 25 2023 Families 4,367 25 2028 Average Family Size 3.69 2028 Families 5,300 29 2028 Families 5,300 29 2028 Average Family Size 3.68 2023-2028 Annual Rate 3.95% 2. Housing Unit Summary 2000 Housing Units 1,727 11 Owner Occupied Housing Units 70.4% 73 Renter Occupied Housing Units 70.4% 73 Renter Occupied Housing Units 72.6% 73 Renter Occupied Housing Units 72.6% 73 Cowner Occupied Housing Units 77.2% 73 Owner Occupied Housing U	,422	145,449
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2023-2028 Annual Rate 3.93% 2. 2023 Total Daytime Population 10,306 71 Workers 1,007 13 Residents 9,299 57 Household Summary 2010 Households 2,901 20 2010 Average Household Size 3.28 2020 Total Households 5,111 30 2023 Average Household Size 3.31 2023 Households 5,418 33 2023 Average Household Size 3.34 2028 Households 6,569 37 2028 Average Household Size 3.34 2023-2028 Annual Rate 3,93% 2. 2010 Families 2,367 16 2010 Average Family Size 3.59 2023 Average Family Size 3.69 2028 Average Family Size 3.69 2028 Families 5,300 29 2028 Average Family Size 3.69 2028 Average Family Size 3.68 2023-2028 Annual Rate 3.95% 2. Housing Unit Summary 2000 Housing Units 1,727 11 Owner Occupied Housing Units 26.5% 22 Vacant Housing Units 3.1% 2. Vacant Housing Units 3.907 21 Owner Occupied Housing Units 72.6% 73 Renter Occupied Housing Units 23.9% 26 Vacant Housing Units 5,247 31 Owner Occupied Housing Units 5,601 35 Vacant Housing Units 5,601 35 Vacant Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 73 Renter Occupied Housing Units 80.2% 74 Renter Occupied Housing Units 80.2% 74 Renter Occupied Housing Units 80.2% 75 Renter Occupied Housing Units 80.2% 7	,384	8,851
2023 Total Daytime Population 10,306 71 Workers 1,007 13 Residents 9,299 57 Fousehold Summary 2010 Households 2,901 20 2010 Average Household Size 3.28 2020 Total Households 5,111 30 2020 Average Household Size 3.31 2023 Households 5,418 33 2023 Average Household Size 3.34 2028 Households 6,569 37 2028 Average Household Size 3.34 2028 Average Household Size 3.34 2023-2028 Annual Rate 2,367 16 2010 Families 2,367 16 2010 Average Family Size 3.59 2023 Families 4,367 25 2023 Average Family Size 3.69 2028 Families 5,300 29 2028 Families 5,300 29 2028 Average Family Size 3.68 2023-2028 Annual Rate 3.95% 2.		242,170
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Residents	,225	169,588
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2010 Average Households 3.28 2020 Total Households 5,111 30 2020 Average Household Size 3.31 2023 Households 5,418 33 2023 Average Household Size 3.34 2028 Households 6,569 37 2028 Average Household Size 3.34 2023-2028 Annual Rate 3.93% 2. 2010 Families 2,367 16 2010 Average Family Size 3.59 2023 Families 4,367 25 2023 Average Family Size 3.69 2028 Families 5,300 29 2028 Average Family Size 3.68 2023-2028 Annual Rate 3.95% 2. 4Housing Units Summary 2000 Housing Units 1,727 11 Owner Occupied Housing Units 70.4% 72 Renter Occupied Housing Units 3.1% 3.1% 2010 Housing Units 3.1% 3.1% 2010 Housing Units 3.5% 2. Vacant Housing Units 5,247 31 Owner Occu	F76	
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2023 Households 5,418 33 2028 Households 6,569 37 2028 Households 6,569 37 2028 Average Household Size 3.34 2023-2028 Annual Rate 3.93% 2. 2010 Families 2,367 16 2010 Average Family Size 3.59 2010 Average Family Size 3.69 25 2023 Average Family Size 3.68 2028 Families 5,300 29 2028 Average Family Size 3.68 2 2028 Average Family Size 3.68 2 2023-2028 Annual Rate 3.95% 2 40sing Unit Summary 2000 Housing Units 1,727 11 Owner Occupied Housing Units 70.4% 73 Renter Occupied Housing Units 3.1% 3 Vacant Housing Units 3.1% 3 Vacant Housing Units 3.5% 2 Vacant Housing Units 5,247 31 Owner Occupied Housing Units 7.2% 7. Renter Occupied Housing Units 3.6% 9 2023 Housing Units	,102	62,784
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2010 Families 2,367 16 2010 Average Family Size 3.59 2023 Families 4,367 25 2023 Average Family Size 3.69 2028 Families 5,300 29 2028 Average Family Size 3.68 2023-2028 Annual Rate 3.95% 2. Housing Unit Summary 2000 Housing Units 70.4% 77 Renter Occupied Housing Units 70.4% 77 Renter Occupied Housing Units 3.1% 3.1% 2010 Housing Units 3.007 21 2010 Housing Units 72.6% 77 Renter Occupied Housing Units 23.9% 23 Vacant Housing Units 3.5% 4 2020 Housing Units 5,247 31 Owner Occupied Housing Units 77.2% 77 Renter Occupied Housing Units 3.6% 9 2023 Housing Units 3.6% 9 2023 Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 7	3.18	3.01
2010 Average Family Size 3.59 2023 Families 4,367 25 2028 Families 5,300 29 2028 Families 5,300 29 2028 Average Family Size 3.68 2023-2028 Annual Rate 3.95% 2 Housing Unit Summary 3.95% 2 2000 Housing Units 70.4% 7 Owner Occupied Housing Units 70.4% 7 Renter Occupied Housing Units 3.1% 3 2010 Housing Units 3,007 21 Owner Occupied Housing Units 72.6% 7 Renter Occupied Housing Units 3.5% 2 2020 Housing Units 3.5% 2 2020 Housing Units 5,247 31 Owner Occupied Housing Units 77.2% 77 Renter Occupied Housing Units 3.6% 2 2023 Housing Units 5,601 35 2023 Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 7 Renter Occupied Housing Units 16.6% 19 Vacant Housing Units 6,815	55%	2.10%
2023 Families 4,367 25 2023 Average Family Size 3.69 2028 Families 5,300 29 2028 Average Family Size 3.68 2023-2028 Annual Rate 3.95% 2. Housing Unit Summary 2000 Housing Units 1,727 11 Owner Occupied Housing Units 70.4% 77 Renter Occupied Housing Units 3.1% 3 2010 Housing Units 3,007 21 Owner Occupied Housing Units 72.6% 73 Renter Occupied Housing Units 3.5% 2 Vacant Housing Units 3.5% 2 2020 Housing Units 5,247 31 Owner Occupied Housing Units 77.2% 73 Renter Occupied Housing Units 3.6% 2 Vacant Housing Units 5,601 35 2023 Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 73 Renter Occupied Housing Units 16.6% 19 Vacant Housing Units 6,815	,787	33,969
2023 Average Family Size 3.69 2028 Families 5,300 29 2028 Average Family Size 3.68 2023-2028 Annual Rate 3.95% 2. Housing Unit Summary 2000 Housing Units 1,727 11 Owner Occupied Housing Units 70.4% 73 Renter Occupied Housing Units 26.5% 22 Vacant Housing Units 3.1% 3 2010 Housing Units 3,007 21 Owner Occupied Housing Units 72.6% 73 Renter Occupied Housing Units 3.5% 2 Vacant Housing Units 5,247 31 Owner Occupied Housing Units 77.2% 73 Renter Occupied Housing Units 3.6% 9 2023 Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 73 Renter Occupied Housing Units 16.6% 19 Vacant Housing Units 3.3% 6 Vacant Housing Units 6,815 39 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units <	3.56	3.53
2028 Families 5,300 29 2028 Average Family Size 3.68 2023-2028 Annual Rate 3.95% 2. Housing Unit Summary 2000 Housing Units 1,727 11 Owner Occupied Housing Units 70.4% 73 Renter Occupied Housing Units 26.5% 23 Vacant Housing Units 3.007 21 Owner Occupied Housing Units 72.6% 73 Renter Occupied Housing Units 23.9% 23 Vacant Housing Units 3.5% 4 2020 Housing Units 5,247 31 Owner Occupied Housing Units 77.2% 77 Renter Occupied Housing Units 20.2% 22 Vacant Housing Units 3.6% 9 2023 Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 73 Renter Occupied Housing Units 3.6% 9 2023 Housing Units 3.6% 9 Owner Occupied Housing Units 3.3% 6 Owner Occupied Hous	,923	51,283
2028 Average Family Size 3.68 2023-2028 Annual Rate 3.95% 2000 Housing Units 1,727 2000 Housing Units 70.4% Owner Occupied Housing Units 26.5% Renter Occupied Housing Units 3.1% 2010 Housing Units 3,007 Owner Occupied Housing Units 72.6% Renter Occupied Housing Units 23.9% Vacant Housing Units 3.5% 2020 Housing Units 5,247 Owner Occupied Housing Units 77.2% Renter Occupied Housing Units 20.2% Vacant Housing Units 3.6% 2023 Housing Units 5,601 Owner Occupied Housing Units 80.2% Renter Occupied Housing Units 16.6% Vacant Housing Units 3.3% C28 Housing Units 6,815 Owner Occupied Housing Units 82.3% Powner	3.64	3.59
2023-2028 Annual Rate 3.95% 2. Housing Unit Summary 2000 Housing Units 1,727 11 Owner Occupied Housing Units 70.4% 73 Renter Occupied Housing Units 26.5% 22 Vacant Housing Units 3.1% 3.1% 2010 Housing Units 3,007 21 Owner Occupied Housing Units 72.6% 73 Renter Occupied Housing Units 3.5% 2 Vacant Housing Units 3.5% 2 2020 Housing Units 5,247 31 Owner Occupied Housing Units 77.2% 77 Renter Occupied Housing Units 3.6% 2 2023 Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 7 Renter Occupied Housing Units 16.6% 19 Vacant Housing Units 6,815 35 Owner Occupied Housing Units 82.3% 74 Owner Occupied Housing Units 82.3% 74 Vacant Housing Units 82.3% 74	,142	56,699
Housing Unit Summary 2000 Housing Units 1,727 11 11 11 11 11 11 11	3.61	3.55
2000 Housing Units 1,727 11 Owner Occupied Housing Units 70.4% 73 Renter Occupied Housing Units 26.5% 22 Vacant Housing Units 3.1% 21 2010 Housing Units 3,007 21 Owner Occupied Housing Units 72.6% 73 Renter Occupied Housing Units 23.9% 23 Vacant Housing Units 3.5% 4 2020 Housing Units 5,247 31 Owner Occupied Housing Units 20.2% 22 Vacant Housing Units 3.6% 9 2023 Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 73 Renter Occupied Housing Units 16.6% 19 Vacant Housing Units 3.3% 6 2028 Housing Units 6,815 35 Owner Occupied Housing Units 82.3% 74 Vacant Housing Units 82.3% 74 Vacant Housing Units 3.6% 9 Owner Occupied Housing Units 82.3% 74 <td>37%</td> <td>2.03%</td>	37%	2.03%
Owner Occupied Housing Units 70.4% 73 Renter Occupied Housing Units 26.5% 22 Vacant Housing Units 3.1% 3.1% 2010 Housing Units 3,007 21 Owner Occupied Housing Units 72.6% 73 Renter Occupied Housing Units 23.9% 23 Vacant Housing Units 3.5% 4 2020 Housing Units 5,247 31 Owner Occupied Housing Units 77.2% 73 Renter Occupied Housing Units 20.2% 23 Vacant Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 73 Renter Occupied Housing Units 16.6% 19 Vacant Housing Units 6,815 39 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 82.3% 74 Vacant Housing Units 14.1% 15 Vacant Housing Units 3.6% 5		
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Vacant Housing Units 3.1% 2010 Housing Units 3,007 21 Owner Occupied Housing Units 72.6% 7. Renter Occupied Housing Units 23.9% 2. Vacant Housing Units 3.5% 4 2020 Housing Units 5,247 31 Owner Occupied Housing Units 20.2% 2. Renter Occupied Housing Units 3.6% 5 Vacant Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 7. Renter Occupied Housing Units 16.6% 19 Vacant Housing Units 6,815 35 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 14.1% 19 Vacant Housing Units 3.6% 5 Wedian Age 5 5	3.1%	62.2%
2010 Housing Units 3,007 21 Owner Occupied Housing Units 72.6% 7. Renter Occupied Housing Units 23.9% 2. Vacant Housing Units 3.5% 2. 2020 Housing Units 5,247 31 Owner Occupied Housing Units 77.2% 7. Renter Occupied Housing Units 20.2% 2. Vacant Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 7. Renter Occupied Housing Units 16.6% 19 Vacant Housing Units 6,815 35 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 14.1% 11 Vacant Housing Units 3.6% 5	.0%	32.6%
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Renter Occupied Housing Units 23.9% Vacant Housing Units 3.5% 2020 Housing Units 5,247 31 77.2% Owner Occupied Housing Units 20.2% Renter Occupied Housing Units 20.2% Vacant Housing Units 3.6% 2023 Housing Units 5,601 Owner Occupied Housing Units 80.2% Renter Occupied Housing Units 16.6% Vacant Housing Units 3.3% 2028 Housing Units 6,815 Owner Occupied Housing Units 82.3% Renter Occupied Housing Units 14.1% Vacant Housing Units 3.6% Median Age 5	,472	47,119
Vacant Housing Units 3.5% 2020 Housing Units 5,247 31 Owner Occupied Housing Units 77.2% 72 Renter Occupied Housing Units 20.2% 22 Vacant Housing Units 3.6% 5 2023 Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 73 Renter Occupied Housing Units 16.6% 15 Vacant Housing Units 6,815 35 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 14.1% 19 Vacant Housing Units 3.6% 5 Median Age 5 5	3.9%	62.8%
2020 Housing Units 5,247 31 Owner Occupied Housing Units 77.2% 77 Renter Occupied Housing Units 20.2% 22 Vacant Housing Units 3.6% 3 2023 Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 77 Renter Occupied Housing Units 16.6% 15 Vacant Housing Units 6,815 39 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 14.1% 15 Vacant Housing Units 3.6% 5 Median Age 5	.9%	30.9%
Owner Occupied Housing Units 77.2% 77.2% Renter Occupied Housing Units 20.2% 22.2% Vacant Housing Units 3.6% 9.20 2023 Housing Units 5,601 35.2% Owner Occupied Housing Units 80.2% 77.2% Renter Occupied Housing Units 16.6% 19.2% Vacant Housing Units 6,815 35.2% Owner Occupied Housing Units 82.3% 74.2% Renter Occupied Housing Units 14.1% 11.2% Vacant Housing Units 3.6% 9.2% Median Age 9.2% 9.2%	.2%	6.3%
Renter Occupied Housing Units 20.2% 22 Vacant Housing Units 3.6% 9 2023 Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 73 Renter Occupied Housing Units 16.6% 19 Vacant Housing Units 3.3% 6 2028 Housing Units 6,815 39 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 14.1% 15 Vacant Housing Units 3.6% 9 Median Age 9	,724	67,759
Vacant Housing Units 3.6% 2023 Housing Units 5,601 Owner Occupied Housing Units 80.2% Renter Occupied Housing Units 16.6% Vacant Housing Units 3.3% 2028 Housing Units 6,815 Owner Occupied Housing Units 82.3% Renter Occupied Housing Units 14.1% Vacant Housing Units 3.6% Median Age	.4%	60.3%
2023 Housing Units 5,601 35 Owner Occupied Housing Units 80.2% 73 Renter Occupied Housing Units 16.6% 19 Vacant Housing Units 3.3% 6 2028 Housing Units 6,815 39 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 14.1% 19 Vacant Housing Units 3.6% 5 Median Age 5	.4%	32.4%
Owner Occupied Housing Units 80.2% 73 Renter Occupied Housing Units 16.6% 15 Vacant Housing Units 3.3% 6 2028 Housing Units 6,815 39 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 14.1% 19 Vacant Housing Units 3.6% 5 Median Age 5	.2%	7.3%
Renter Occupied Housing Units 16.6% 19 Vacant Housing Units 3.3% 6 2028 Housing Units 6,815 35 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 14.1% 19 Vacant Housing Units 3.6% 9 Median Age 9	,508	75,893
Vacant Housing Units 3.3% 6 2028 Housing Units 6,815 35 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 14.1% 15 Vacant Housing Units 3.6% 5 Median Age 5	.8%	62.3%
2028 Housing Units 6,815 39 Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 14.1% 19 Vacant Housing Units 3.6% 9 Median Age 9	.8%	29.6%
Owner Occupied Housing Units 82.3% 74 Renter Occupied Housing Units 14.1% 19 Vacant Housing Units 3.6% 9 Median Age	.4%	8.1%
Renter Occupied Housing Units 14.1% 19 Vacant Housing Units 3.6% 9 Median Age	,954	83,659
Vacant Housing Units 3.6% Median Age	.9%	64.0%
Median Age	.4%	28.6%
	.6%	7.5%
2010 28.2		
	29.6	28.8
2020 30.8	31.8	31.1
2023 31.5	33.2	32.3
2028 30.8	32.6	32.3



	1 mile	3 miles	32.6%	5 miles
2023 Households by Income				
Household Income Base	5,418	33,240	47,119	69,756
<\$15,000	2.9%	3.8%		6.1%
\$15,000 - \$24,999	3.7%	4.0%	30.9%	5.5%
\$25,000 - \$34,999	4.2%	5.2%		6.7%
\$35,000 - \$49,999	14.1%	10.8%	67,759	11.7%
\$50,000 - \$74,999	15.4%	19.0%		19.3%
\$75,000 - \$99,999	19.2%	17.8%	32.4%	15.4%
\$100,000 - \$149,999	29.8%	26.3%		21.3%
\$150,000 - \$199,999	7.0%	8.8%	75,893	8.9%
\$200,000+	3.6%	4.3%		5.1%
Average Household Income	\$97,246	\$98,493	29.6%	\$94,643
2023 Population 25+ by Educationa	l Attainment			
Total	10,981	69,143	83,659	137,607
Less than 9th Grade	3.5%	3.3%		4.1%
9th - 12th Grade, No Diploma	5.8%	6.5%	28.6%	6.7%
High School Graduate	19.7%	20.8%		21.6%
GED/Alternative Credential	6.9%	5.5%		5.3%
Some College, No Degree	20.4%	21.3%		21.3%
Associate Degree	10.6%	13.3%		12.2%
Bachelor's Degree	21.9%	20.3%		19.2%
Graduate/Professional Degree	11.1%	9.0%		9.6%

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Carduner Commercial Inc



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 off er to or counter-off er from the client; and
- Treat all par ties 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the wriΣen asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Richard Carduner	349911	rick@cardunercommercial.com	210-402-3500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date		Regulated by the	$Information\ a vailable\ at\ www.trec.texas.gov$
buyer, renand selicit Editatora finitiais		Texas Real Estate Commission	IABS 1-0