



OPERATING RESTAURANT - DO NOT DISTURB TENANT

FREESTANDING RESTAURANT FOR SALE

10106 State Highway 151, San Antonio, Texas 78251



Rick Carduner

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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.



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10106 State Highway 151, San Antonio, Texas 78251

LOCATION

10106 State Highway 151
San Antonio, Texas 78251

AVAILABLE

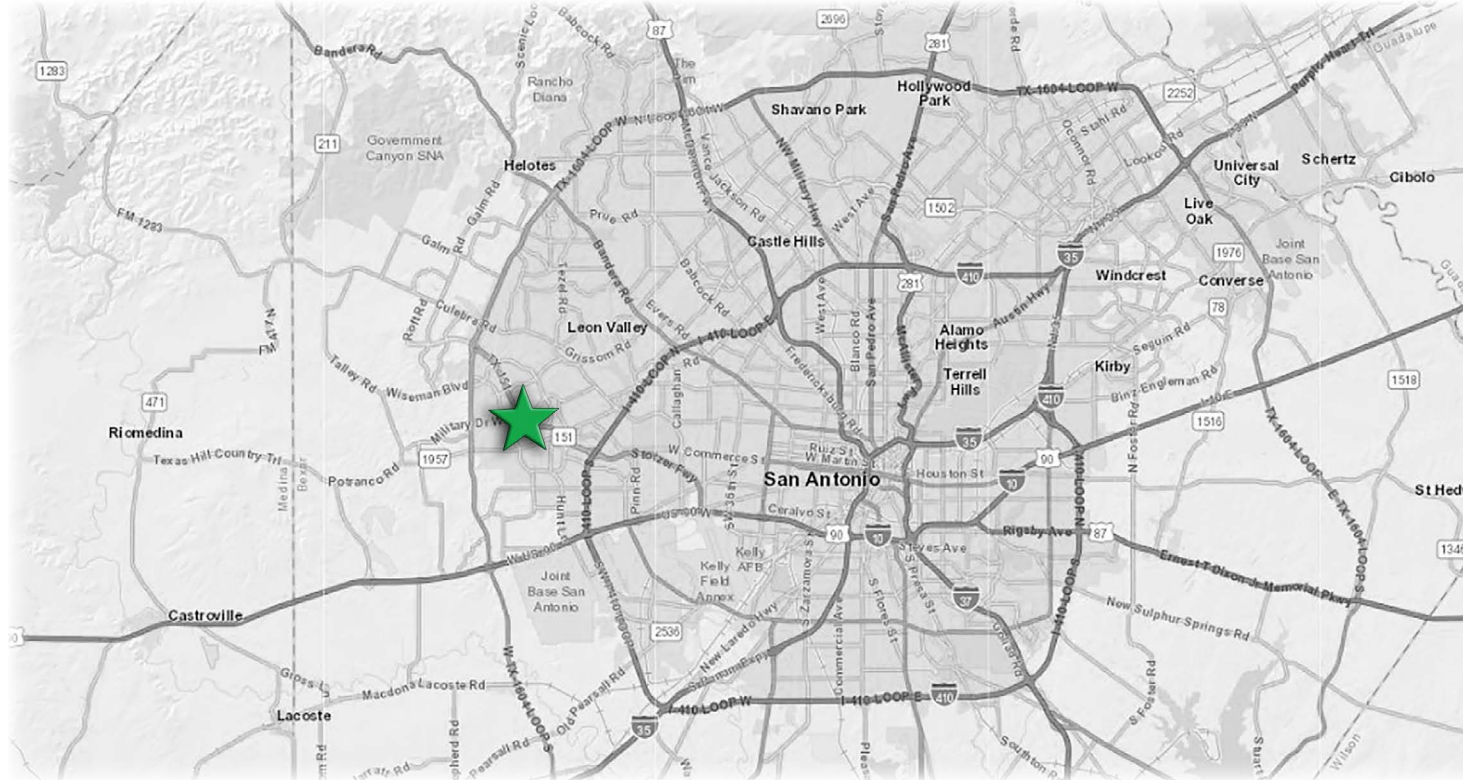
11,777 SF Building on 3.11 Acres

PRICE

Call Broker for Pricing

HIGHLIGHTS

- 📍 1 mile from Sea World
- 📍 Across highway from NW San Antonio VA Outpatient Clinic
- 📍 More than 300,000 people within 5 miles
- 📍 Average household income within 5 miles approx. \$100,000
- 📍 56,000 employees within 5 miles
- 📍 135 parking spaces



2025 DEMOGRAPHIC SNAPSHOT

	1 mile	3 mile	5 mile		1 mile	3 mile	5 mile		1 mile	3 mile	5 mile
	16,523	125,832	315,986		12,259	103,528	249,933		\$99,853	\$96,063	\$97,964

TRAFFIC COUNTS

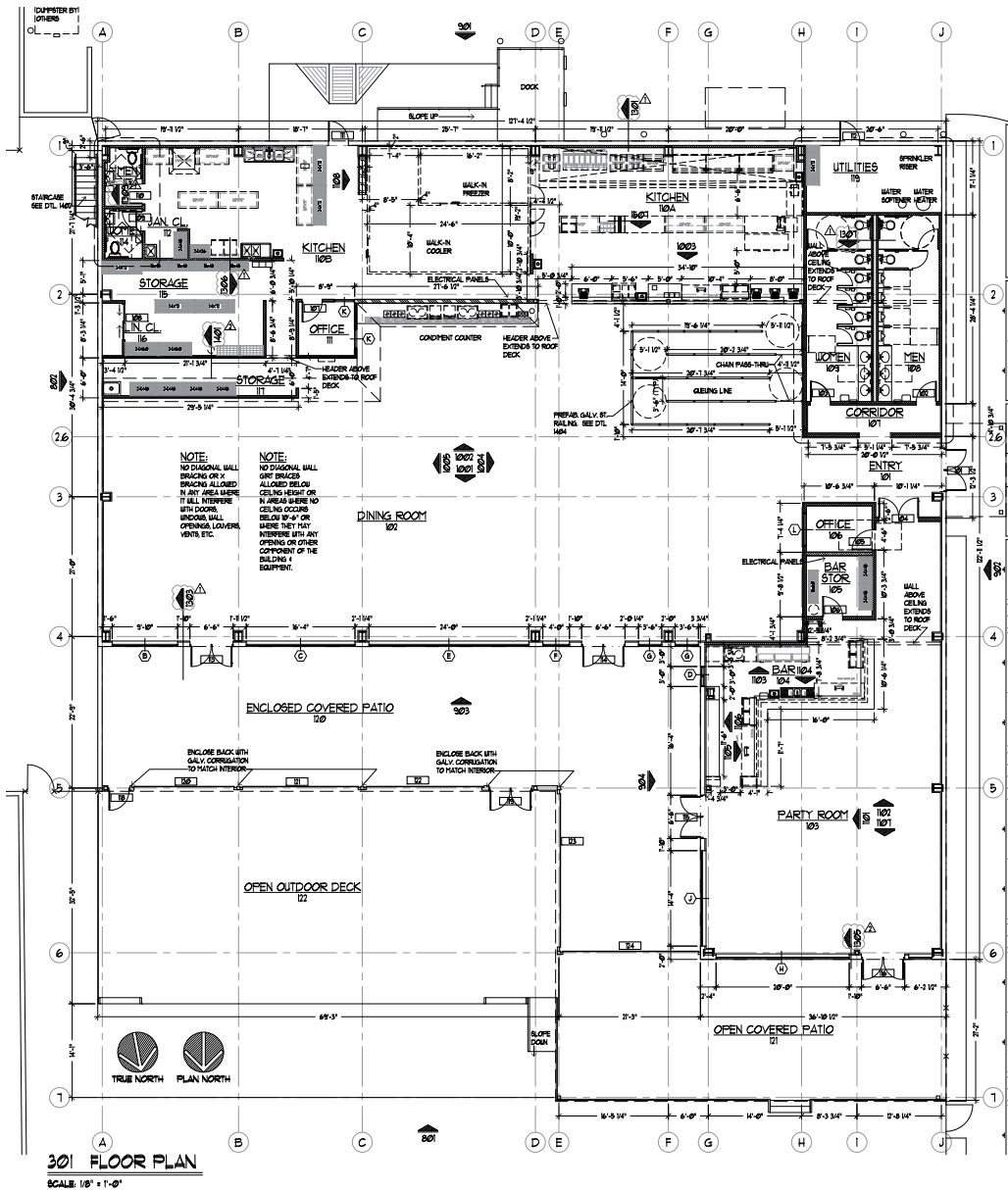
Highway 151	128,226 VPD ('24)	Hunt Ln	12,276 VPD ('20)
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FOR MORE INFORMATION:

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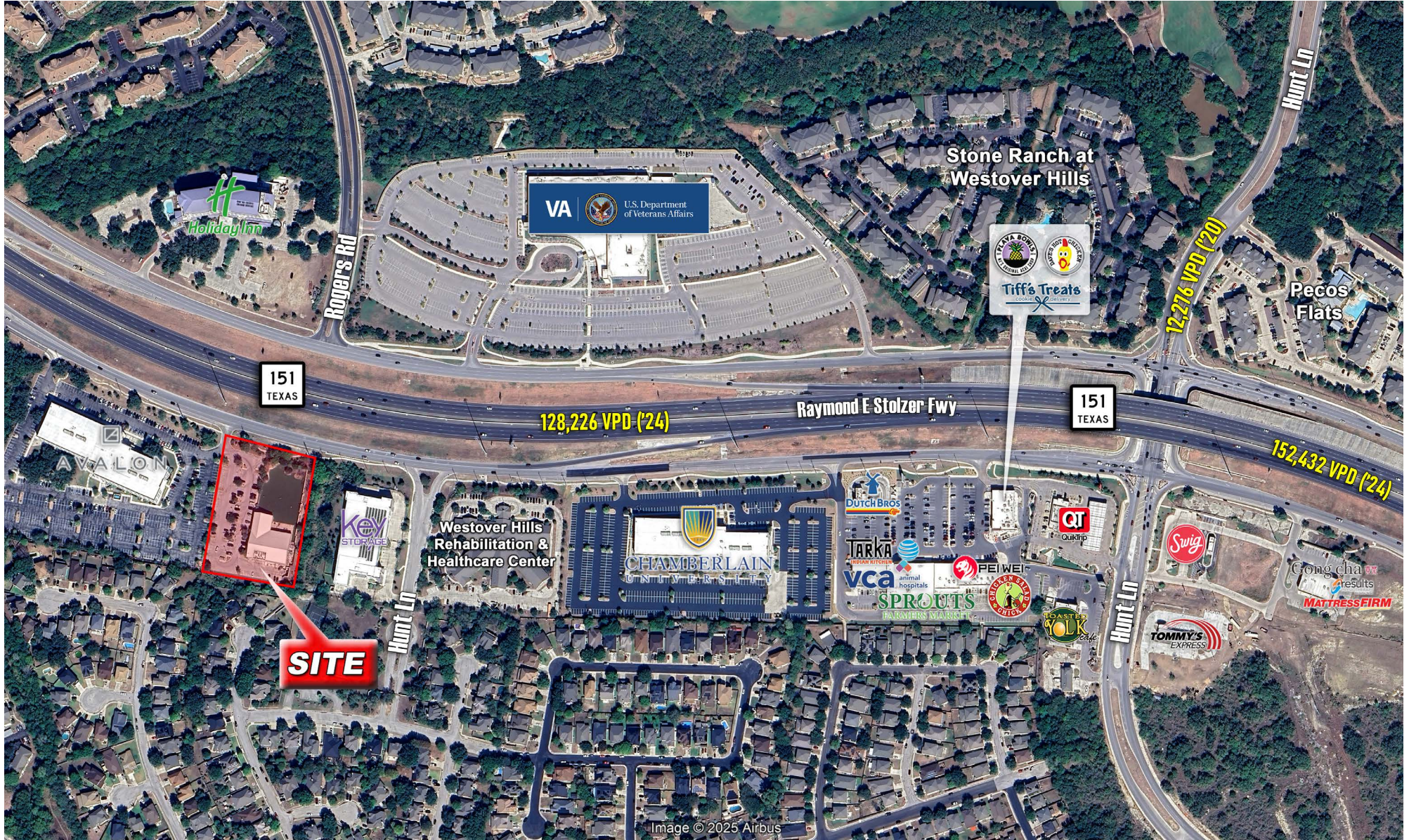
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Total
Population
(5 mi Radius)
315,986

Total
Households
(5 mi Radius)
111,384

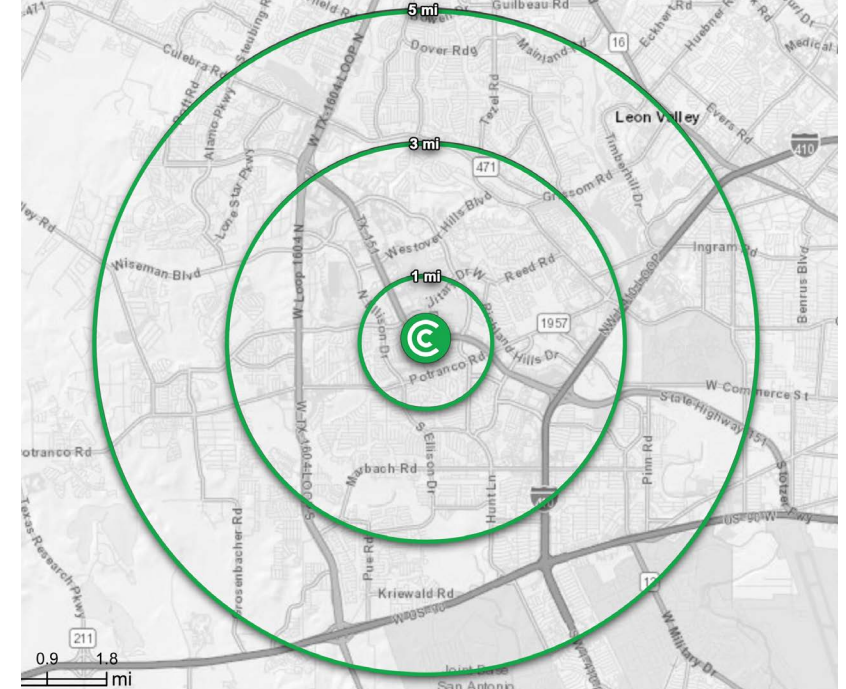
Daytime
Population
(5 mi Radius)
249,933

Average
HH Income
(5 mi Radius)
\$97,964

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	13,487	100,163	240,944
2020 Total Population	16,308	123,241	303,580
2020 Group Quarters	185	498	3,445
2025 Total Population	16,523	125,832	315,986
2025 Group Quarters	192	520	3,621
2030 Total Population	16,866	129,816	329,919
2025-2030 Annual Rate	0.41%	0.63%	0.87%
2025 Total Daytime Population	12,259	103,528	249,933
Workers	5,222	45,577	102,517
Residents	7,037	57,951	147,416

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	4,613	34,112	79,607
2010 Average Household Size	2.92	2.93	2.98
2020 Total Households	5,914	43,761	103,564
2020 Average Household Size	2.73	2.80	2.90
2025 Total Households	6,285	46,070	111,384
2025 Average Household Size	2.60	2.72	2.80
2030 Total Households	6,622	48,873	119,105
2030 Average Household Size	2.52	2.65	2.74
2025-2030 Annual Rate	1.05%	1.19%	1.35%
2025 Families	4,212	30,886	77,920
2025 Average Family Size	3.18	3.39	3.40
2030 Families	4,387	32,382	82,578
2030 Average Family Size	3.11	3.32	3.34
2025-2030 Growth Rate	0.8%	0.9%	1.2%

Median Household Income	1 mile	3 miles	5 miles
2025	\$82,780	\$79,244	\$79,251
2030	\$89,031	\$85,898	\$87,010



2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	11,017	82,495	203,954
Less than 9th Grade	2.0%	3.0%	3.5%
9th - 12th Grade, No Diploma	3.9%	4.8%	5.0%
High School Graduate	23.1%	21.4%	20.8%
GED/Alternative Credential	5.0%	5.0%	5.2%
Some College, No Degree	23.0%	21.6%	21.1%
Associate Degree	11.1%	13.8%	13.2%
Bachelor's Degree	20.4%	20.4%	20.4%
Graduate/Professional Degree	11.5%	10.0%	10.7%

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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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 written to do so by the party, disclose:
 - o that the owner will accept a price less than the written 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 written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

9008529

License No.

349911

License No.

349911

License No.

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Phone

Phone

Sales Agent / Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov