

LOOP 1604 PAD SITES: NEXT TO HOME DEPOT

NWC Loop 1604 and Marbach, San Antonio, Texas 78245

CARDUNER COMMERCIAL

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Carduner Commercial Inc
2161 NW Military Hwy., Ste. 402
San Antonio, Texas 78213

SITE SOURCE RETAIL BROKER NETWORK

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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LOCATION

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

AVAILABLE

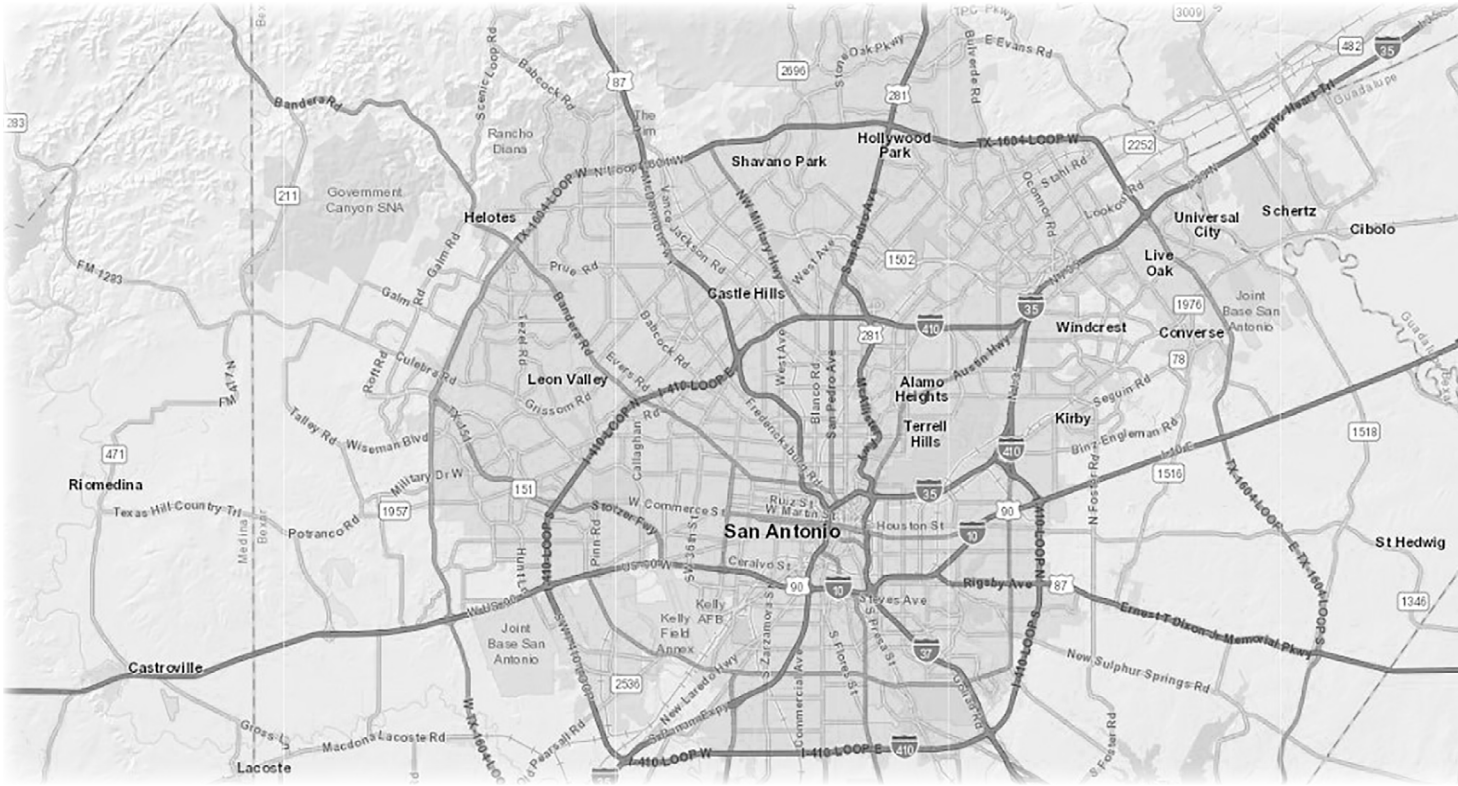
Pad Sites available for sale or lease

PRICE

Contact Broker

HIGHLIGHTS

- Adjacent to new Home Depot
- Future Target & Sam's Club coming in 2027
- Over 250,000 people within 5 miles with an average household income of $97,830
- Over 4,000 new platted lots within 5 miles
- Excellent visibility to Loop 1604
- Easy Access to Marbach Road



2024 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	18,922
	3 mile	105,210
	5 mile	225,710
Daytime Population	1 mile	10,893
	3 mile	68,624
	5 mile	172,236
Avg. HH Income	1 mile	$97,927
	3 mile	$99,458
	5 mile	$97,830

TRAFFIC COUNTS

Loop 1604
64,244 VPD (`23)

Marbach Rd
9,383 VPD (`24)

FOR MORE INFORMATION:

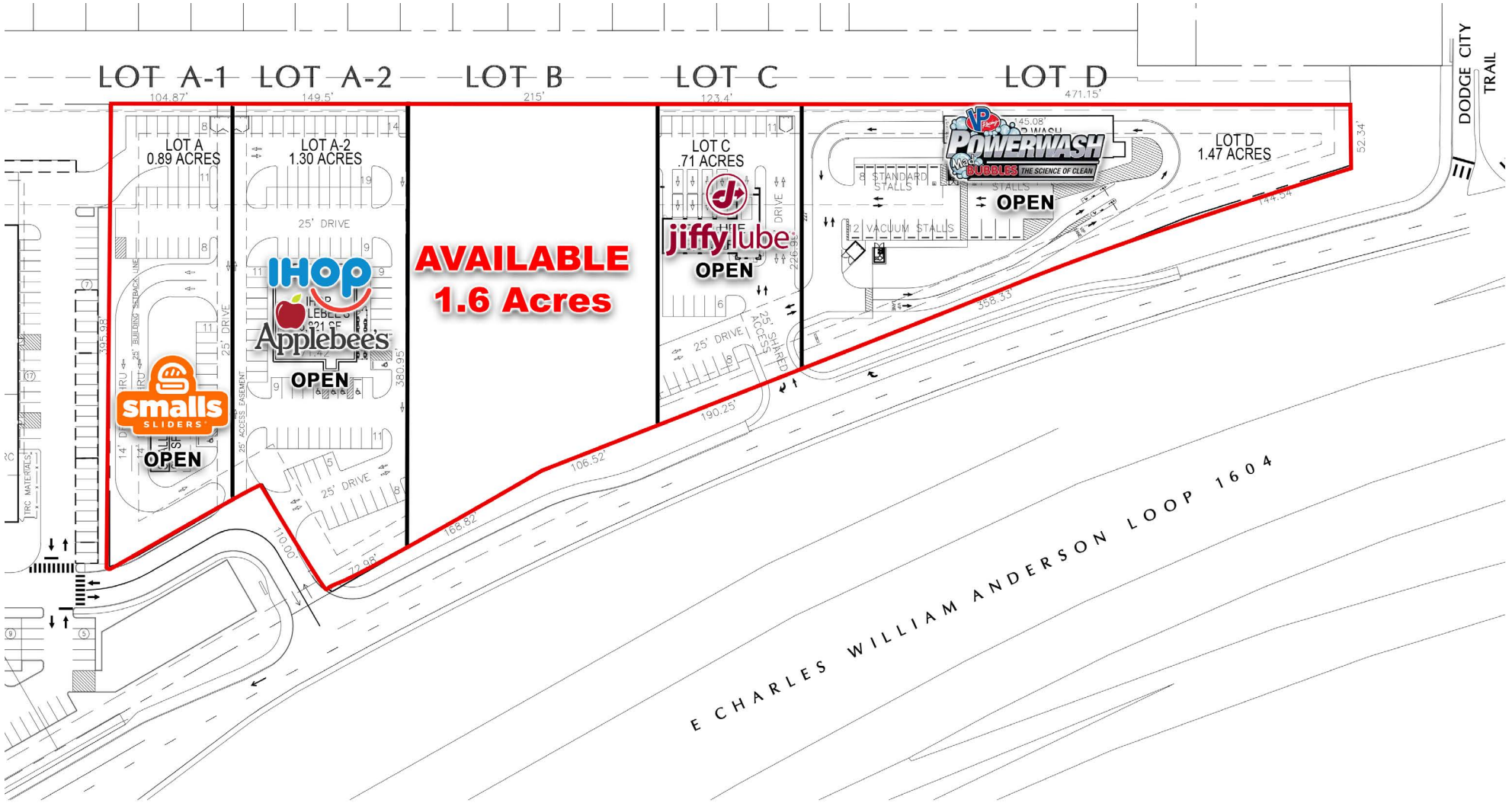
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PROPOSED SITE DEVELOPMENT PLAN

SCALE: GRAPHIC 0' 15' 30' 60' 100'

NORTH

SITE TABULATIONS

	LOT A-1 SMALLS	LOT A-2 IHOP/APPLEBEE'S	LOT B	LOT C	LOT D
LOT AREA:	+/- 0.89 AC	+/- 1.30 AC	+/- 1.60 AC	+/- .71 AC	+/- 1.47 AC
BUILDING AREA:	929 SF (WITH WALK-IN COOLER)	5,821 SF	8,600 SF	3,073 SF	4,747 SF
PARKING RATIO:	(38 SP) 40.9/1,000 SF	(95 SP) 16.3/1,000 SF	(135 SP) 15.7/1,000 SF	(65 SP) 21.1/1,000 SF	(26 SP) 5.5/1,000 SF

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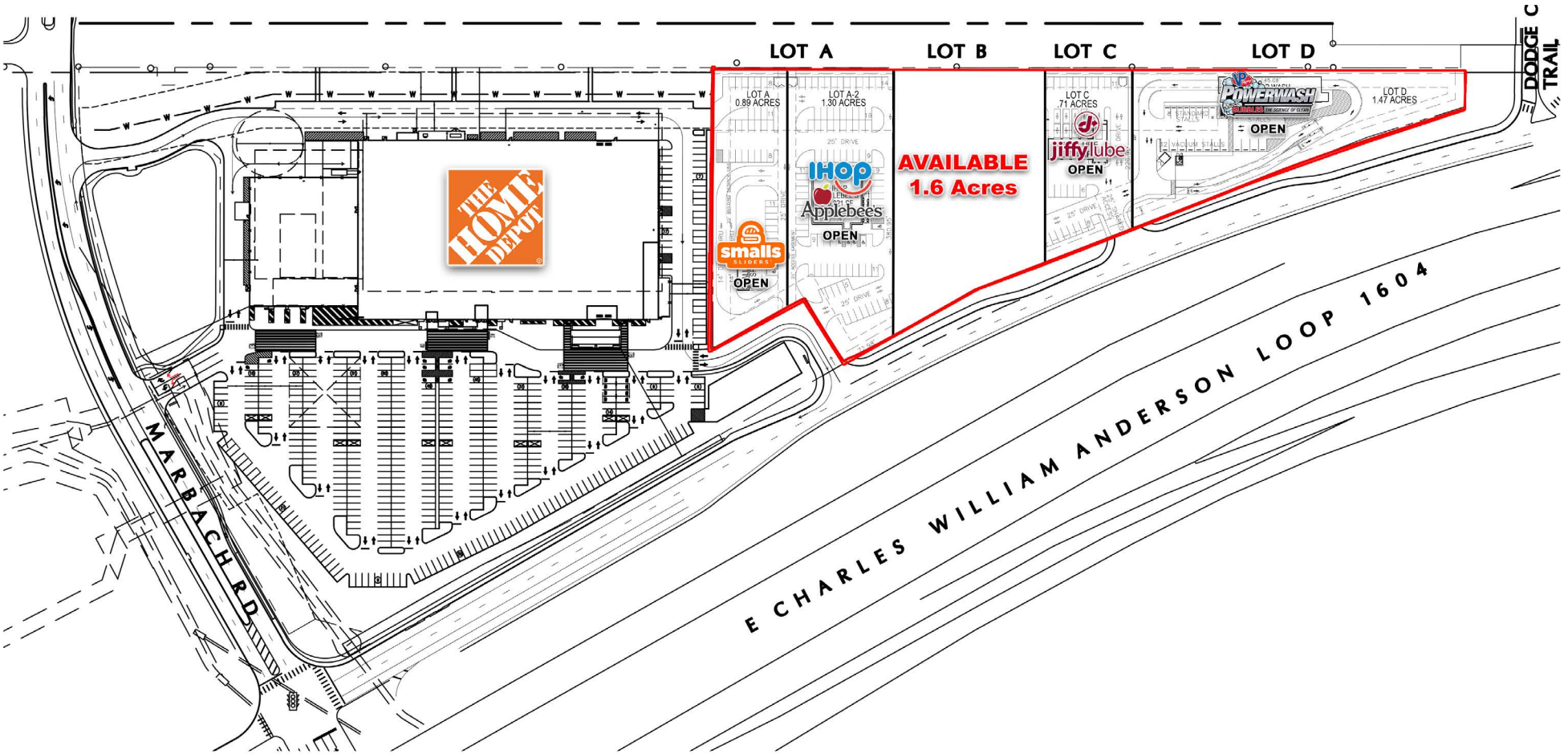
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OVERALL PROPOSED SITE DEVELOPMENT PLAN

SCALE: GRAPHIC 0' 30' 60' 120' 200'

SITE TABULATIONS

	LOT A-1 SMALLS	LOT A-2 IHOP/APPLEBEE'S	LOT B	LOT C	LOT D
LOT AREA:	+/- 0.89 AC	+/- 1.30 AC	+/- 1.60 AC	+/- .71 AC	+/- 1.47 AC
BUILDING AREA:	929 SF (WITH WALK-IN COOLER)	5,821 SF	8,600 SF	3,073 SF	4,747 SF
PARKING RATIO:	(38 SP) 40.9/1,000 SF	(95 SP) 16.3/1,000 SF	(135 SP) 15.7/1,000 SF	(65 SP) 21.1/1,000 SF	(26 SP) 5.5/1,000 SF

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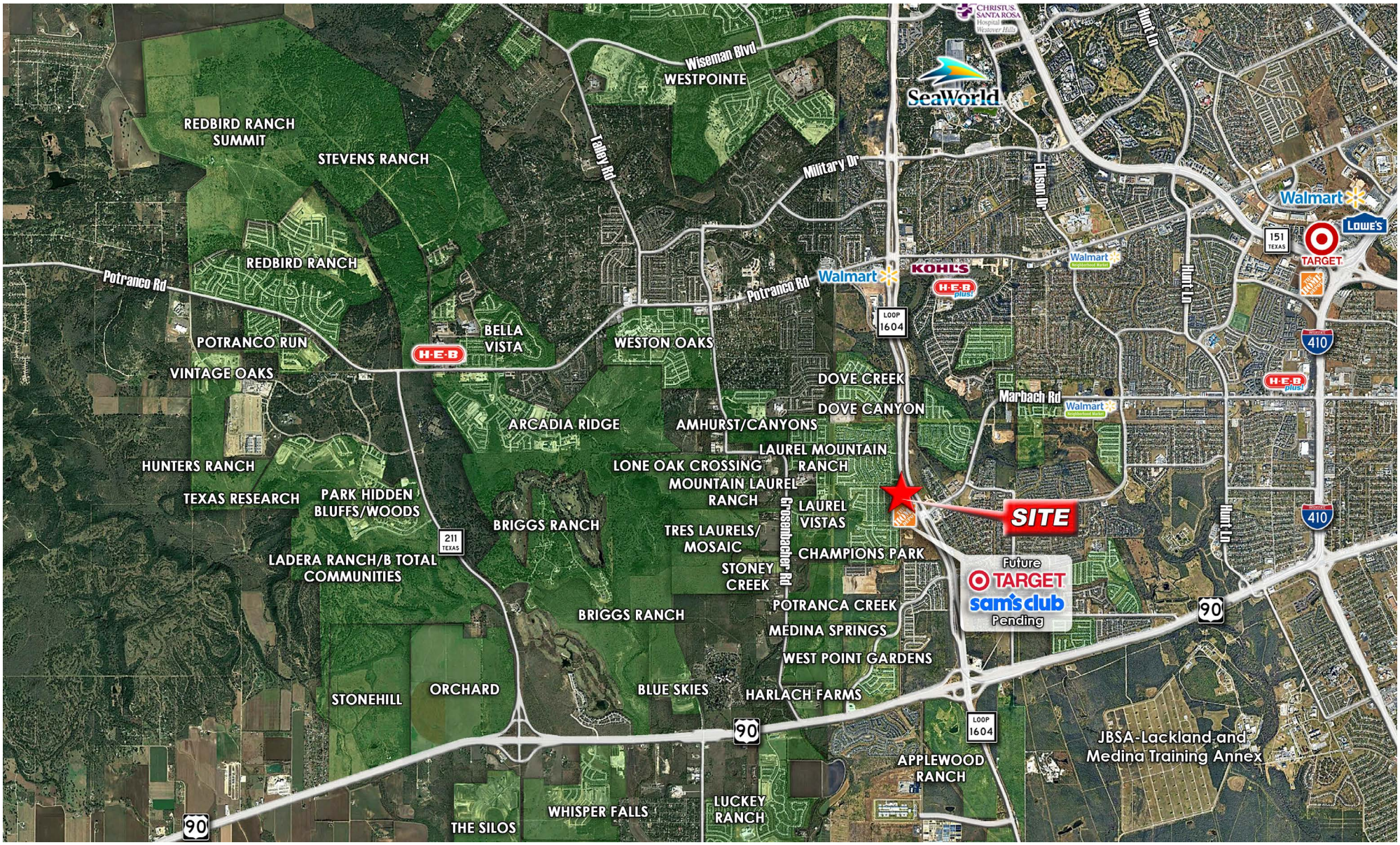
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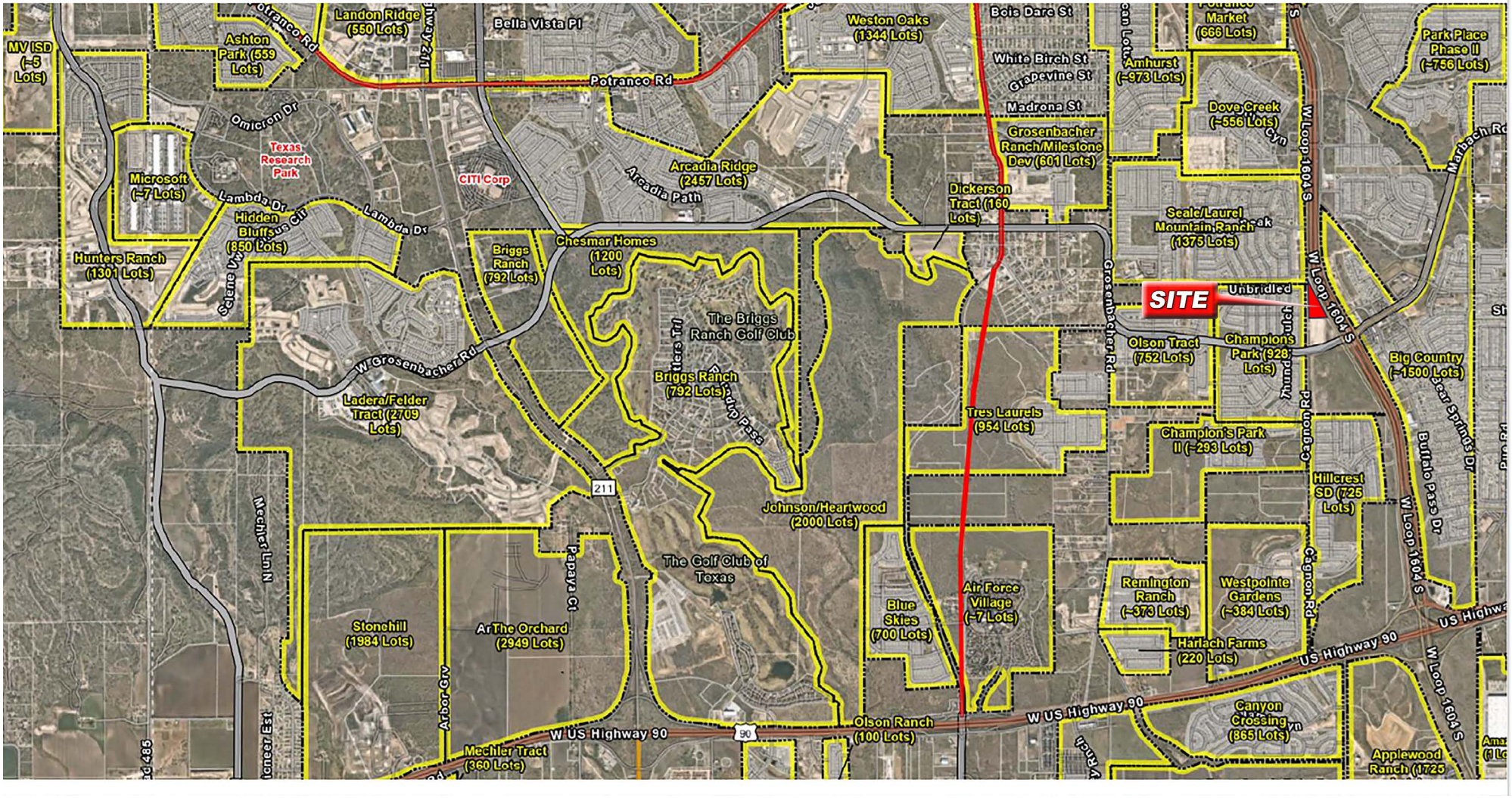
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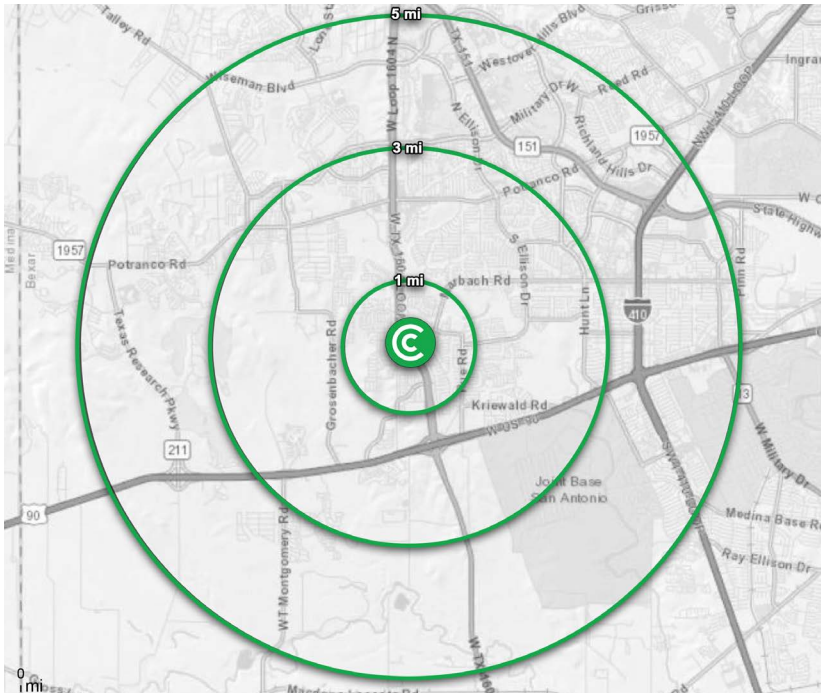
Total Population (5 mi Radius) 225,710

Total Households (5 mi Radius) 71,881

Daytime Population (5 mi Radius) 172,236

Average HH Income (5 mi Radius) $97,830

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,783	67,534	143,120
2020 Total Population	17,270	96,627	199,246
2020 Group Quarters	5	2,576	6,367
2024 Total Population	18,922	105,210	225,710
2024 Group Quarters	6	2,250	6,543
2029 Total Population	21,771	116,461	251,378
2024-2029 Annual Rate	2.84%	2.05%	2.18%
2024 Total Daytime Population	10,893	68,624	172,236
Workers	1,481	15,372	60,118
Residents	9,412	53,252	112,118
Household Summary			
2010 Households	2,985	20,298	44,394
2010 Average Household Size	3.28	3.24	3.09
2020 Total Households	5,226	29,077	63,244
2020 Average Household Size	3.30	3.23	3.05
2024 Households	5,678	31,955	71,881
2024 Average Household Size	3.33	3.22	3.05
2029 Households	6,545	35,884	80,976
2029 Average Household Size	3.33	3.18	3.02
2024-2029 Annual Rate	2.88%	2.35%	2.41%
2010 Families	2,438	16,573	34,156
2010 Average Family Size	3.58	3.56	3.52
2024 Families	4,482	24,703	52,436
2024 Average Family Size	3.69	3.67	3.60
2029 Families	5,150	27,442	58,835
2029 Average Family Size	3.72	3.65	3.59
2024-2029 Annual Rate	2.82%	2.13%	2.33%
Housing Unit Summary			
2000 Housing Units	1,777	11,362	26,902
Owner Occupied Housing Units	69.3%	74.0%	63.4%
Renter Occupied Housing Units	28.0%	22.2%	31.5%
Vacant Housing Units	2.8%	3.8%	5.1%
2010 Housing Units	3,092	21,163	47,349
Owner Occupied Housing Units	72.9%	74.1%	62.9%
Renter Occupied Housing Units	23.6%	21.8%	30.8%
Vacant Housing Units	3.5%	4.1%	6.2%
2020 Housing Units	5,362	30,556	68,194
Owner Occupied Housing Units	77.0%	72.3%	60.5%
Renter Occupied Housing Units	20.5%	22.8%	32.2%
Vacant Housing Units	3.6%	5.0%	7.3%
2024 Housing Units	5,863	34,544	78,703
Owner Occupied Housing Units	78.4%	71.1%	62.5%
Renter Occupied Housing Units	18.4%	21.4%	28.8%
Vacant Housing Units	3.2%	7.5%	8.7%
2029 Housing Units	6,776	38,498	88,167
Owner Occupied Housing Units	81.5%	72.8%	65.1%
Renter Occupied Housing Units	15.1%	20.4%	26.7%
Vacant Housing Units	3.4%	6.8%	8.2%
Median Age			
2010	28.1	29.6	29.3
2020	30.7	31.8	31.6
2024	32.0	32.8	32.6
2029	33.2	34.1	34.0



	1 mile	3 miles	5 miles
2024 Households by Income			
Household Income Base	5,678	31,955	71,881
<$15,000	2.9%	3.7%	6.0%
$15,000 - $24,999	3.8%	4.1%	5.4%
$25,000 - $34,999	3.4%	4.3%	5.4%
$35,000 - $49,999	12.6%	10.1%	11.1%
$50,000 - $74,999	14.9%	17.5%	18.2%
$75,000 - $99,999	20.4%	19.0%	16.2%
$100,000 - $149,999	29.1%	26.1%	20.4%
$150,000 - $199,999	9.4%	10.7%	11.0%
$200,000+	3.7%	4.6%	6.2%
Average Household Income	$97,927	$99,458	$97,830
2024 Population 25+ by Educational Attainment			
Total	11,442	65,469	140,769
Less than 9th Grade	3.1%	2.8%	3.6%
9th - 12th Grade, No Diploma	5.5%	5.9%	5.7%
High School Graduate	19.6%	21.4%	22.3%
GED/Alternative Credential	7.6%	6.3%	5.8%
Some College, No Degree	21.5%	22.1%	22.4%
Associate Degree	10.9%	12.4%	11.8%
Bachelor's Degree	20.3%	20.0%	18.9%
Graduate/Professional Degree	11.4%	9.0%	9.5%

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Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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 listng 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. **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 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	**9008529**	**rick@cardunercommercial.com**	**210-402-3500**
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Carduner	**349911**	**rick@cardunercommercial.com**	**210-402-3500**
Designated Broker of Firm	License No.	Email	Phone
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 Texas Real Estate Commission

Information available at www.trec.texas.gov