



WESTPOINTE RETAIL

8603 SH-151, San Antonio, Texas 78245



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Carduner Commercial Inc

2161 NW Military Hwy., Ste. 402

San Antonio, Texas 78213



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WESTPOINTE RETAIL

8603 SH-151, San Antonio, Texas 78245

LOCATION

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

AVAILABLE

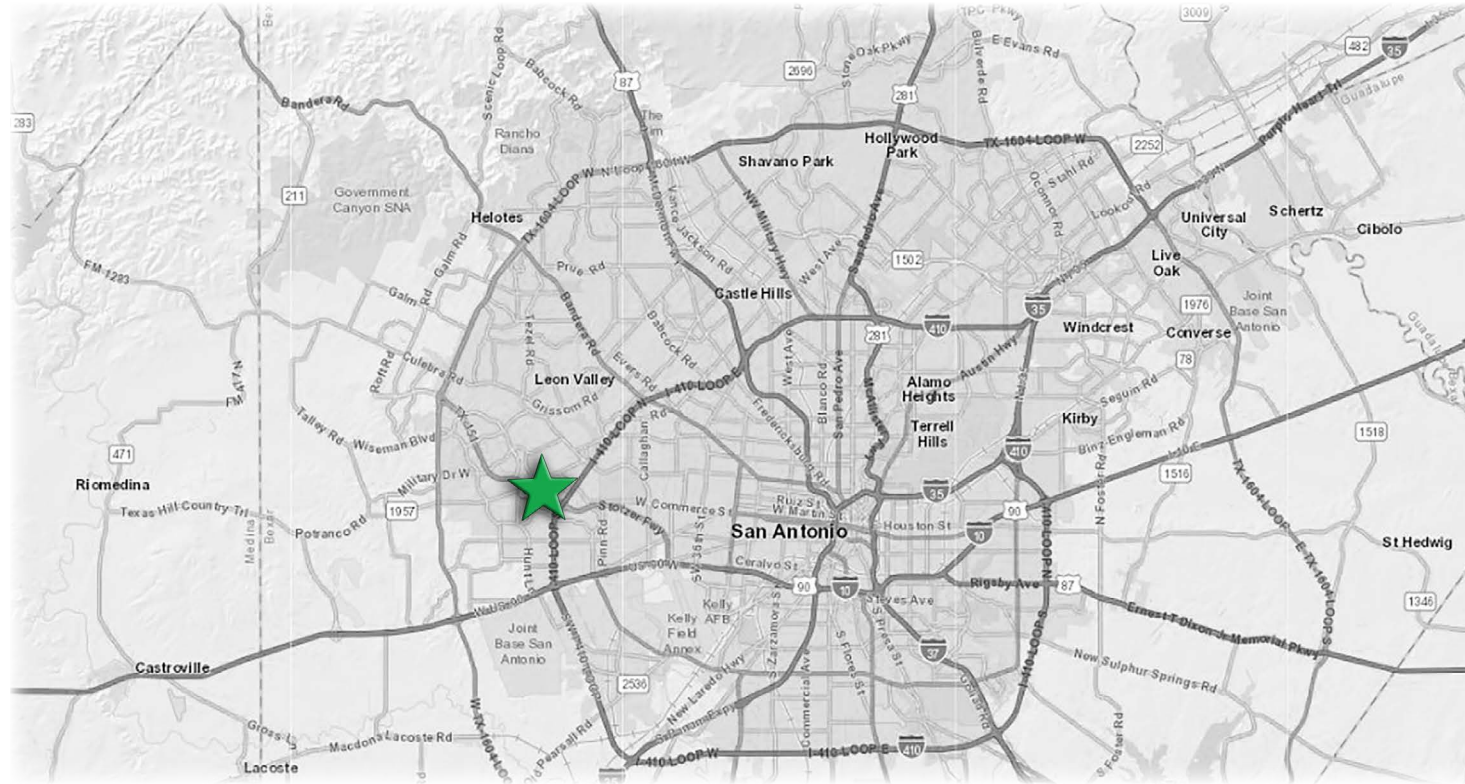
1,400 SF In-Line Space

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



2021 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	14,177
	3 mile	128,534
	5 mile	303,860

Daytime Population	1 mile	12,915
	3 mile	119,594
	5 mile	278,702

Avg. HH Income	1 mile	\$58,894
	3 mile	\$67,680
	5 mile	\$71,144

FOR MORE INFORMATION:

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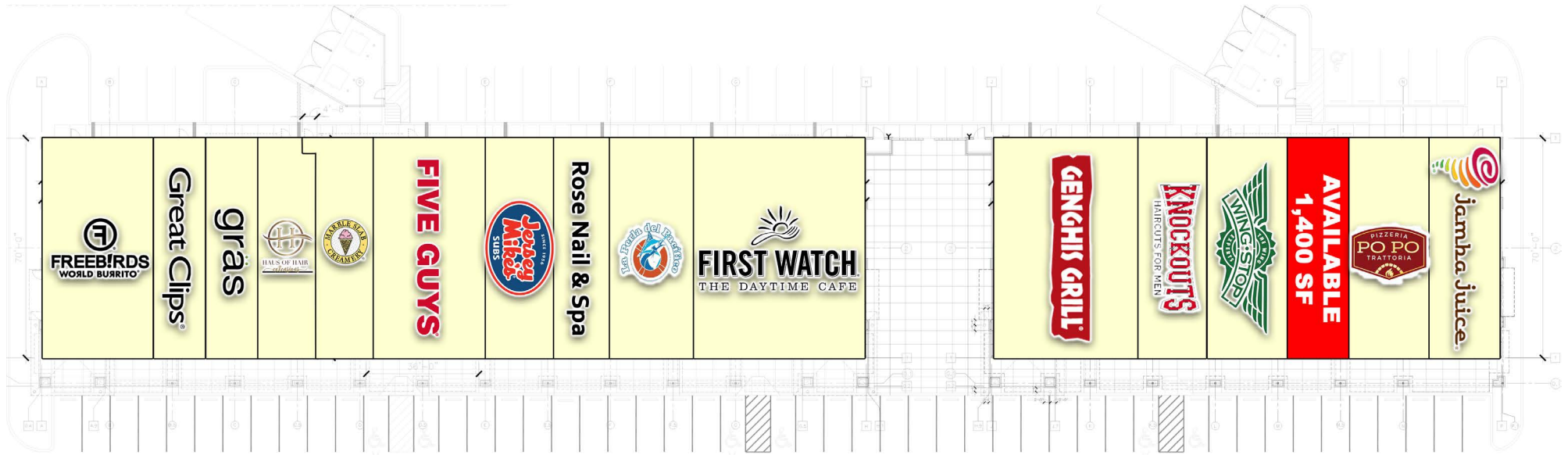
TRAFFIC COUNTS

TX Hwy 151
98,993 VPD ('20)



Ingram Rd
9,984 VPD ('20)

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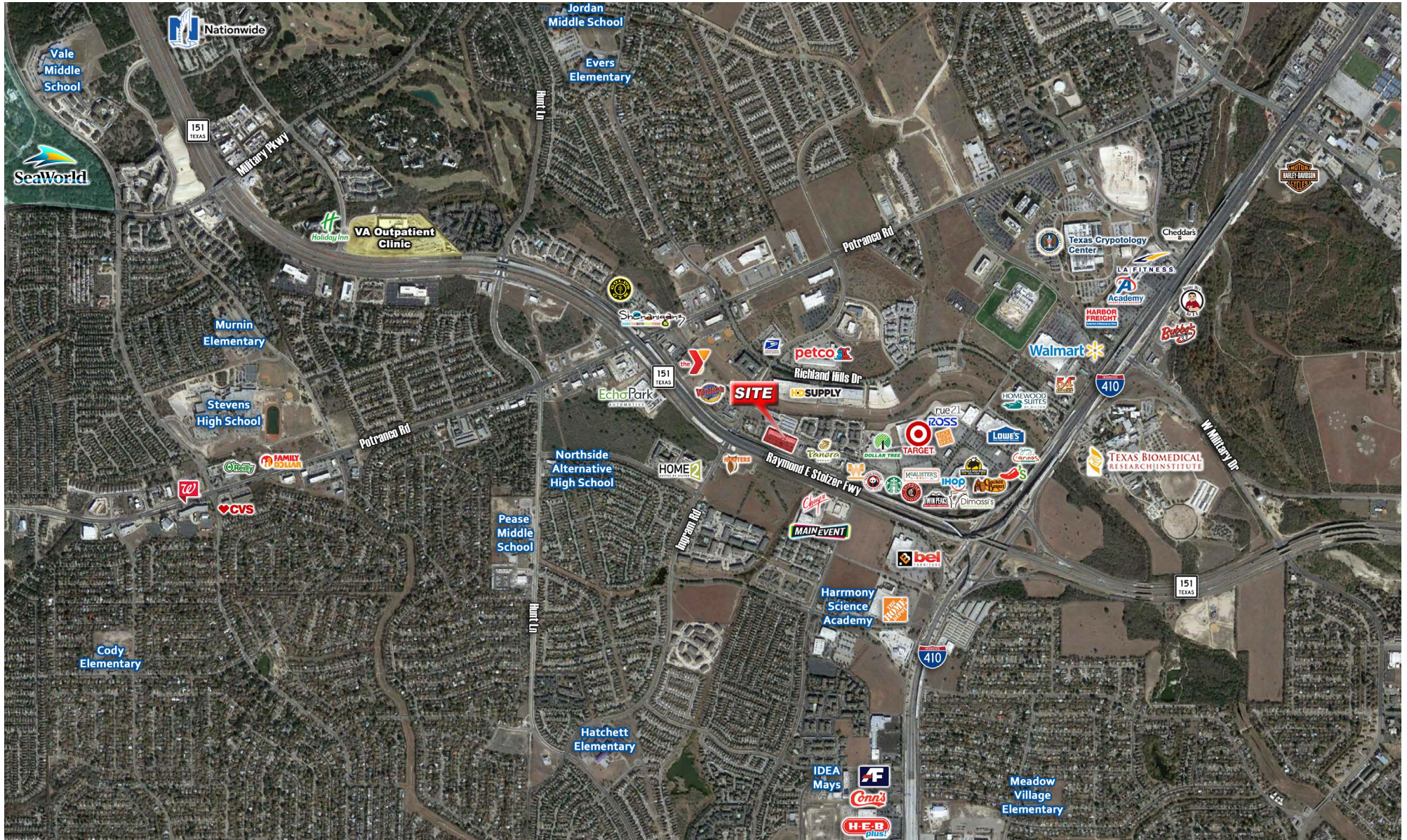
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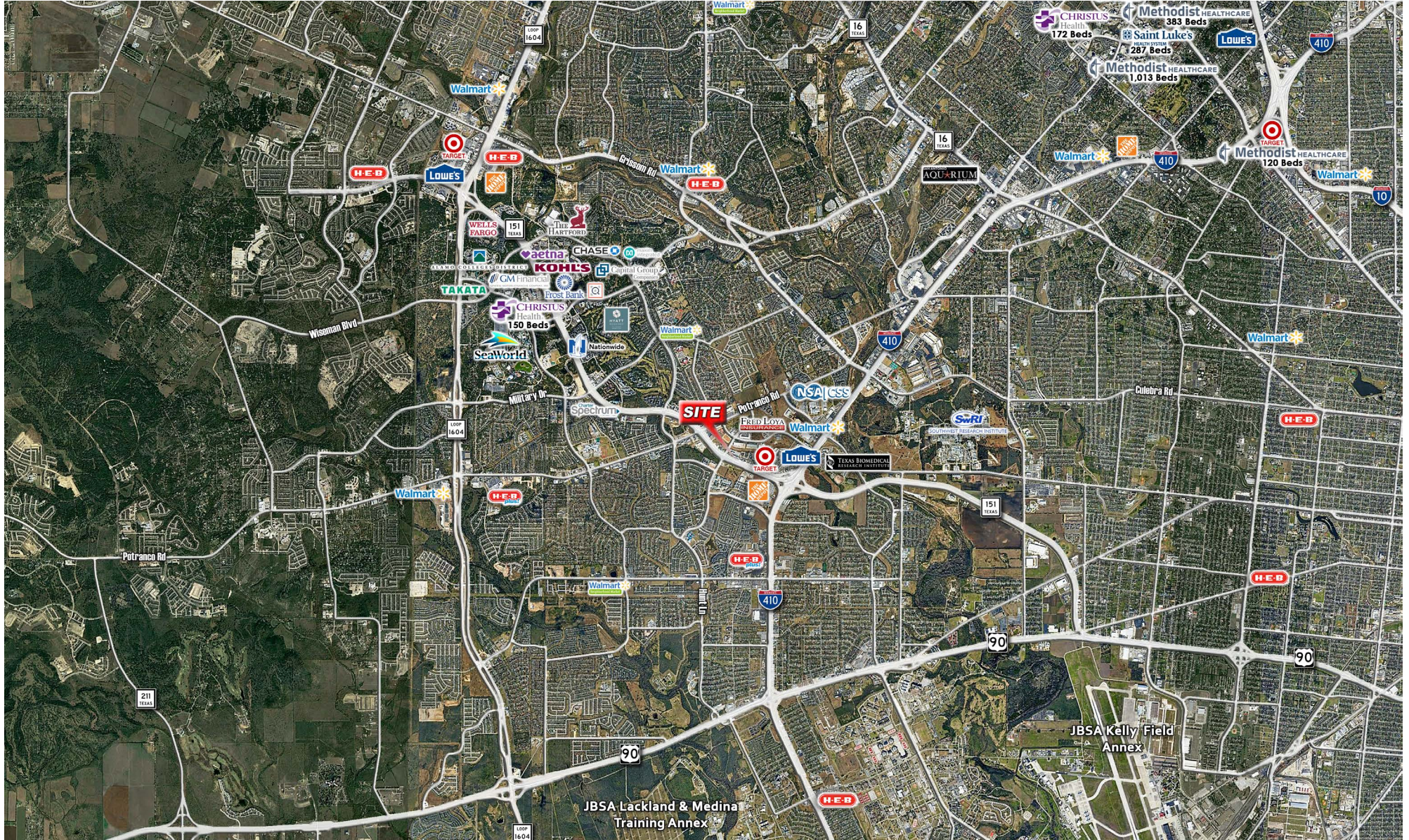
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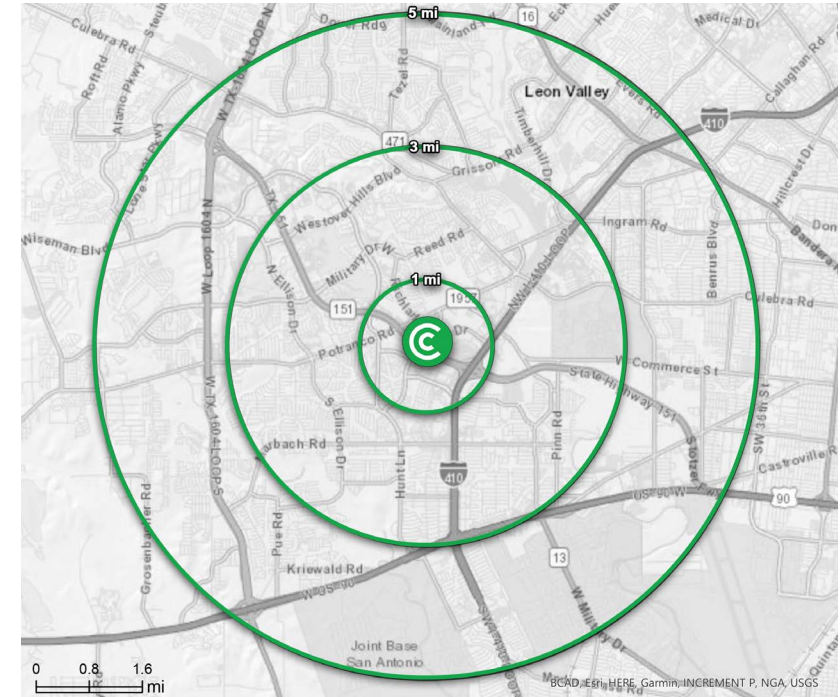
Total
Population
(5 mi Radius)
160,692

Total
Households
(5 mi Radius)
98,663

Daytime
Population
(5 mi Radius)
278,702

Average
HH Income
(5 mi Radius)
\$71,144

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,606	71,724	186,995
2010 Total Population	8,762	106,979	254,249
2021 Total Population	14,177	128,534	303,860
2021 Group Quarters	2	34	6,919
2026 Total Population	16,173	138,690	325,416
2021-2026 Annual Rate	2.67%	1.53%	1.38%
2021 Total Daytime Population	12,915	119,594	278,702
Workers	5,740	50,911	118,010
Residents	7,175	68,683	160,692
Household Summary			
2000 Households	949	24,207	59,558
2000 Average Household Size	2.74	2.96	3.06
2010 Households	2,810	36,554	82,316
2010 Average Household Size	3.12	2.93	3.01
2021 Households	4,576	44,300	98,663
2021 Average Household Size	3.10	2.90	3.01
2026 Households	5,210	47,934	105,919
2026 Average Household Size	3.10	2.89	3.01
2021-2026 Annual Rate	2.63%	1.59%	1.43%
2010 Families	1,946	26,413	61,609
2010 Average Family Size	3.74	3.46	3.48
2021 Families	2,906	30,949	72,596
2021 Average Family Size	3.88	3.48	3.51
2026 Families	3,273	33,193	77,515
2026 Average Family Size	3.91	3.49	3.52
2021-2026 Annual Rate	2.41%	1.41%	1.32%
Housing Unit Summary			
2000 Housing Units	971	25,413	62,249
Owner Occupied Housing Units	31.2%	55.3%	62.6%
Renter Occupied Housing Units	66.5%	40.0%	33.0%
Vacant Housing Units	2.3%	4.7%	4.3%
2010 Housing Units	2,951	39,101	87,496
Owner Occupied Housing Units	49.4%	54.4%	60.2%
Renter Occupied Housing Units	45.8%	39.1%	33.8%
Vacant Housing Units	4.8%	6.5%	5.9%
2021 Housing Units	4,777	46,436	103,231
Owner Occupied Housing Units	39.0%	51.5%	59.9%
Renter Occupied Housing Units	56.8%	43.9%	35.7%
Vacant Housing Units	4.2%	4.6%	4.4%
2026 Housing Units	5,431	50,098	110,390
Owner Occupied Housing Units	39.0%	52.0%	60.7%
Renter Occupied Housing Units	56.9%	43.7%	35.3%
Vacant Housing Units	4.1%	4.3%	4.1%
Median Household Income			
2021	\$51,775	\$54,889	\$57,537
2026	\$53,626	\$58,519	\$61,972
Median Home Value			
2021	\$185,575	\$173,719	\$179,120
2026	\$211,892	\$214,945	\$225,221
Per Capita Income			
2021	\$20,178	\$23,403	\$23,393
2026	\$21,960	\$25,909	\$25,946
Median Age			
2010	27.2	29.9	29.8
2021	28.7	31.5	31.7
2026	28.6	31.7	32.0



	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	4,576	44,300	98,663
<\$15,000	11.3%	9.5%	9.1%
\$15,000 - \$24,999	8.2%	7.9%	7.7%
\$25,000 - \$34,999	10.4%	10.7%	10.3%
\$35,000 - \$49,999	16.9%	15.5%	13.8%
\$50,000 - \$74,999	26.8%	23.2%	22.6%
\$75,000 - \$99,999	11.9%	13.4%	14.3%
\$100,000 - \$149,999	11.9%	13.8%	15.0%
\$150,000 - \$199,999	1.9%	3.9%	4.7%
\$200,000+	0.6%	2.1%	2.5%
Average Household Income	\$58,894	\$67,680	\$71,144
2021 Population 25+ by Educational Attainment			
Total	8,355	80,252	187,989
Less than 9th Grade	7.6%	6.4%	6.5%
9th - 12th Grade, No Diploma	8.7%	8.4%	8.3%
High School Graduate	19.5%	22.5%	22.8%
GED/Alternative Credential	10.1%	5.7%	5.2%
Some College, No Degree	24.1%	24.8%	24.0%
Associate Degree	7.9%	10.5%	11.0%
Bachelor's Degree	13.8%	14.2%	15.1%
Graduate/Professional Degree	8.2%	7.4%	7.2%

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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

498582

License No.

349911

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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