



OPERATING RESTAURANT - DO NOT DISTURB TENANT

FREESTANDING RESTAURANT FOR SALE

2303 N Loop 1604 W, San Antonio, Texas 78258



Rick Carduner

O: 210.402.3500

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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.

LOCATION

 2303 N Loop 1604 W
 San Antonio, Texas 78258






AVAILABLE

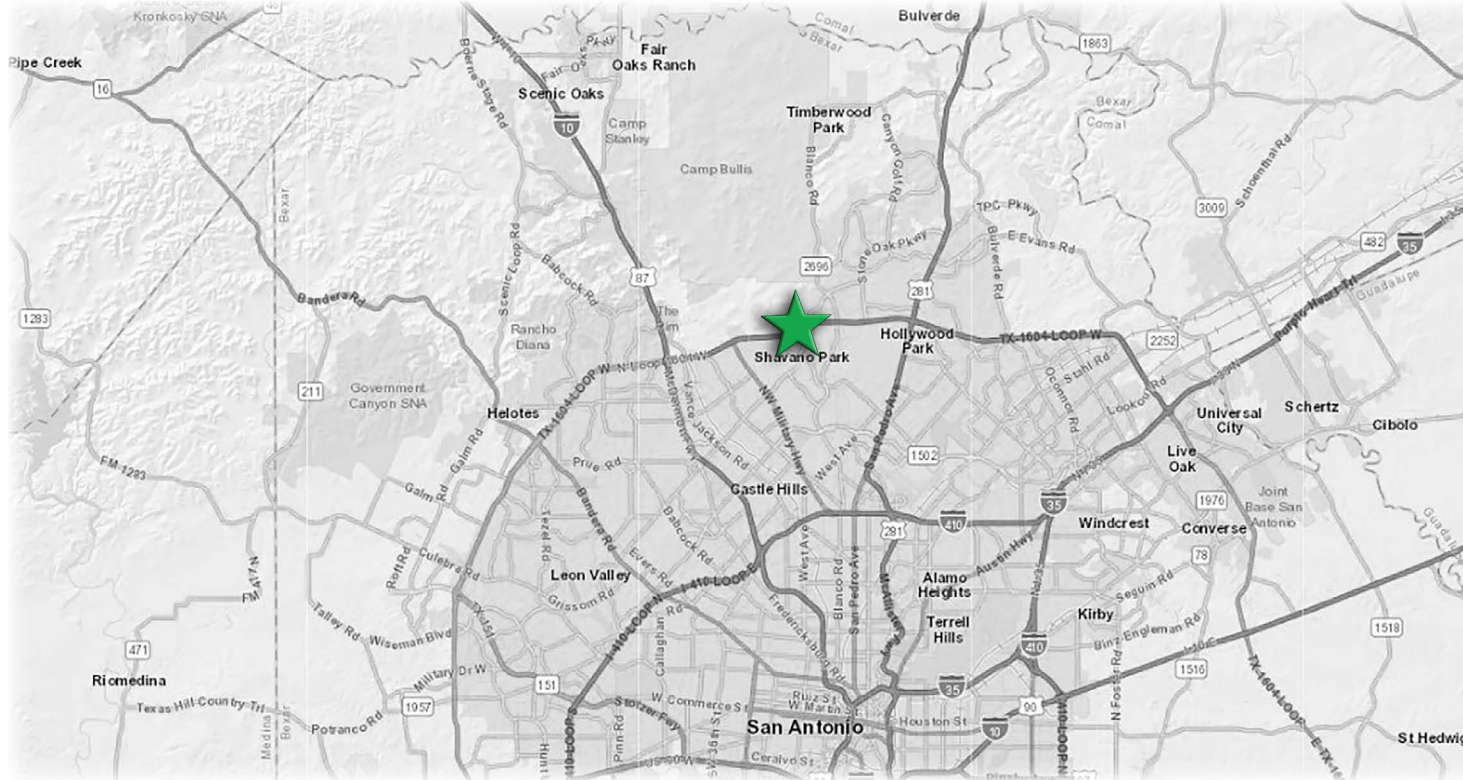
7,238 SF Building on 2.01 Acres


PRICE


Call Broker for Pricing

HIGHLIGHTS

-  Total population within 3 miles of site is 63,773, and 189,814 people within 5 miles
-  47,245 employees within 3 miles
-  Exposure to 117,978 VPD on Loop 1604
-  Beautiful property with numerous mature trees
-  4,178 SF restaurant with a 3,060 SF detached party room, including a dedicated bar and restrooms, ideal for banquets, receptions, and private events



2025 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	8,821
	3 mile	63,773
	5 mile	189,814

Daytime Population	1 mile	10,290
	3 mile	75,168
	5 mile	242,611

Avg. HH Income	1 mile	\$196,512
	3 mile	\$151,819
	5 mile	\$125,408

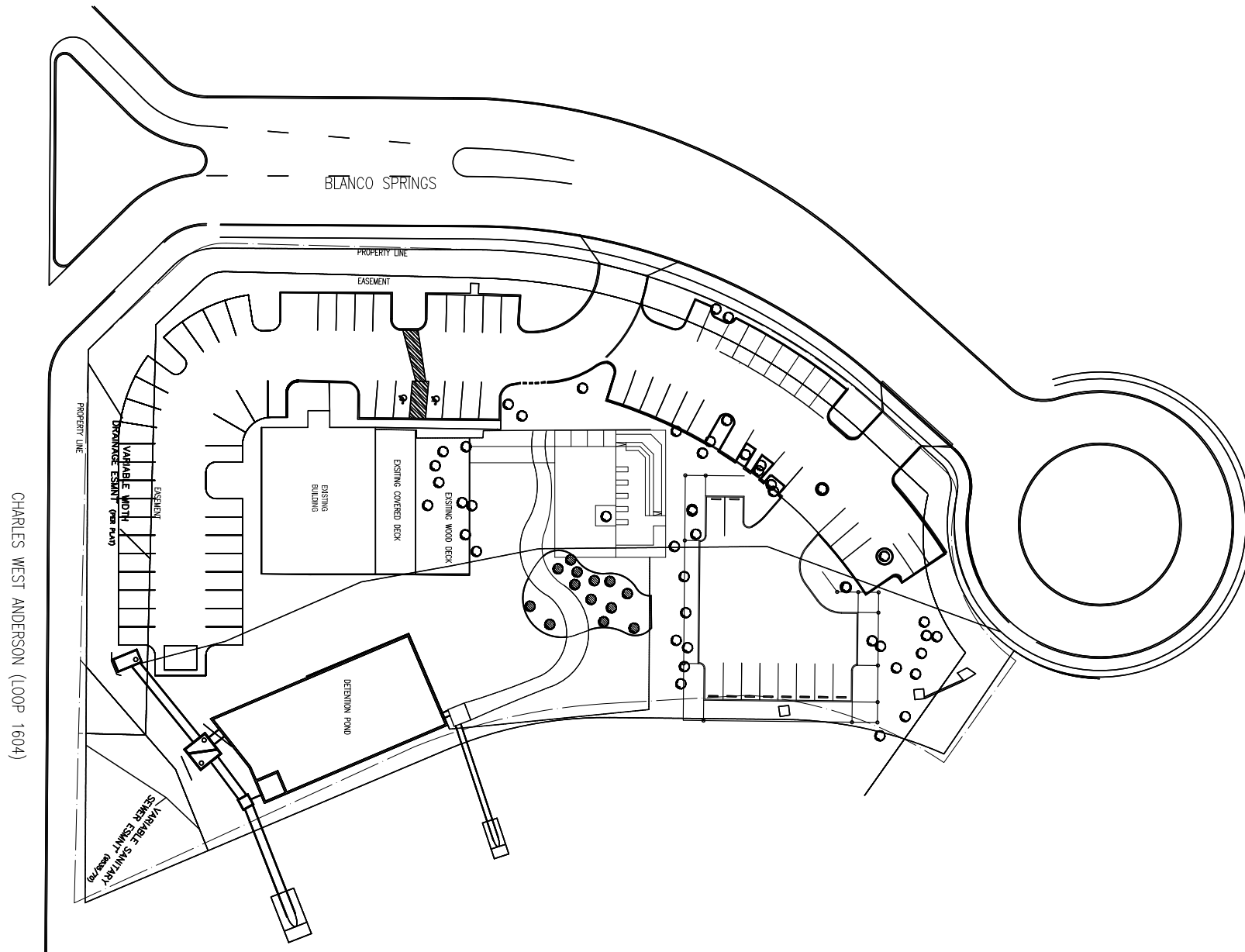
TRAFFIC COUNTS
Loop 1604
 117,978 VPD (~24)


Huebner Rd
 13,167 VPD (~20)

FOR MORE INFORMATION:
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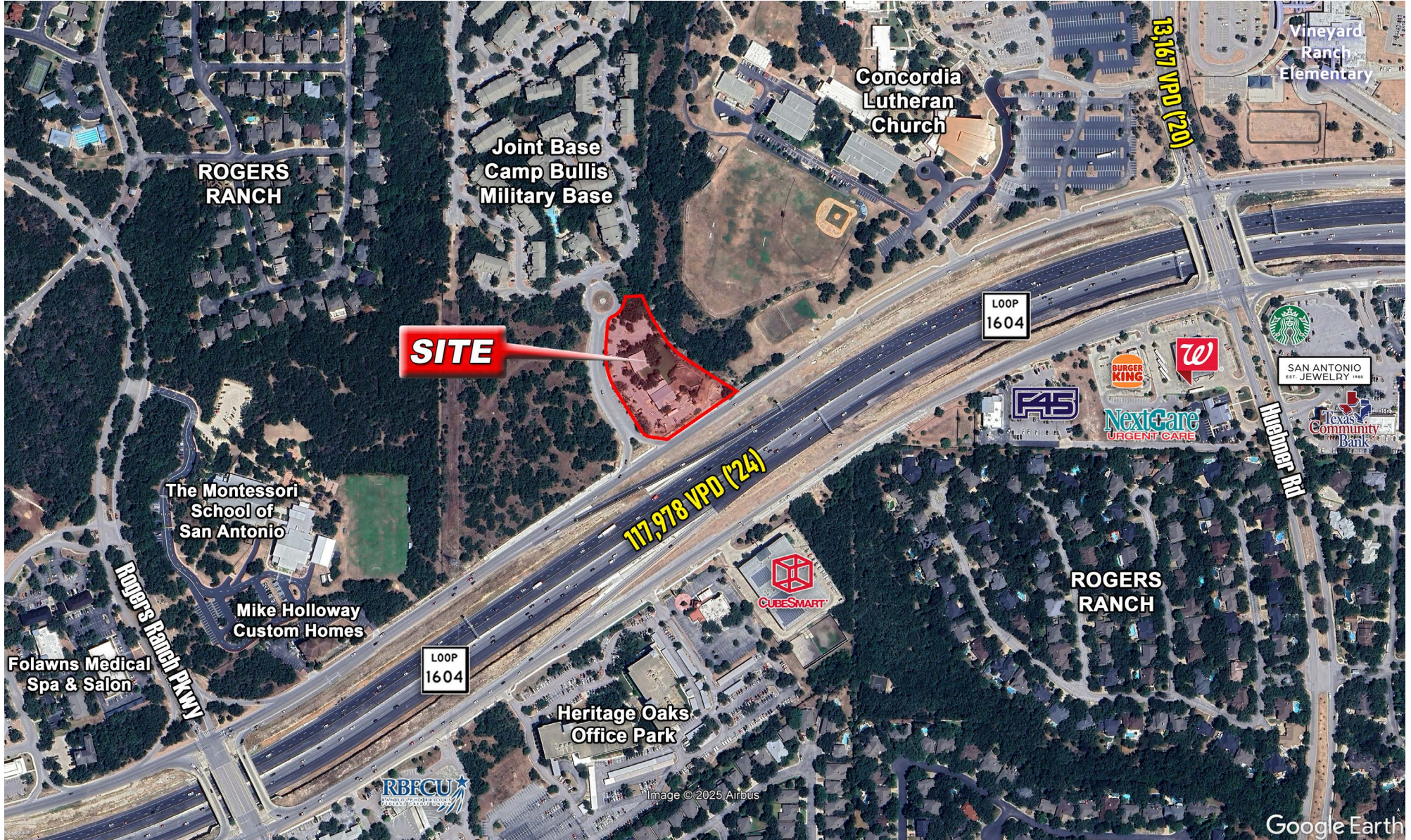
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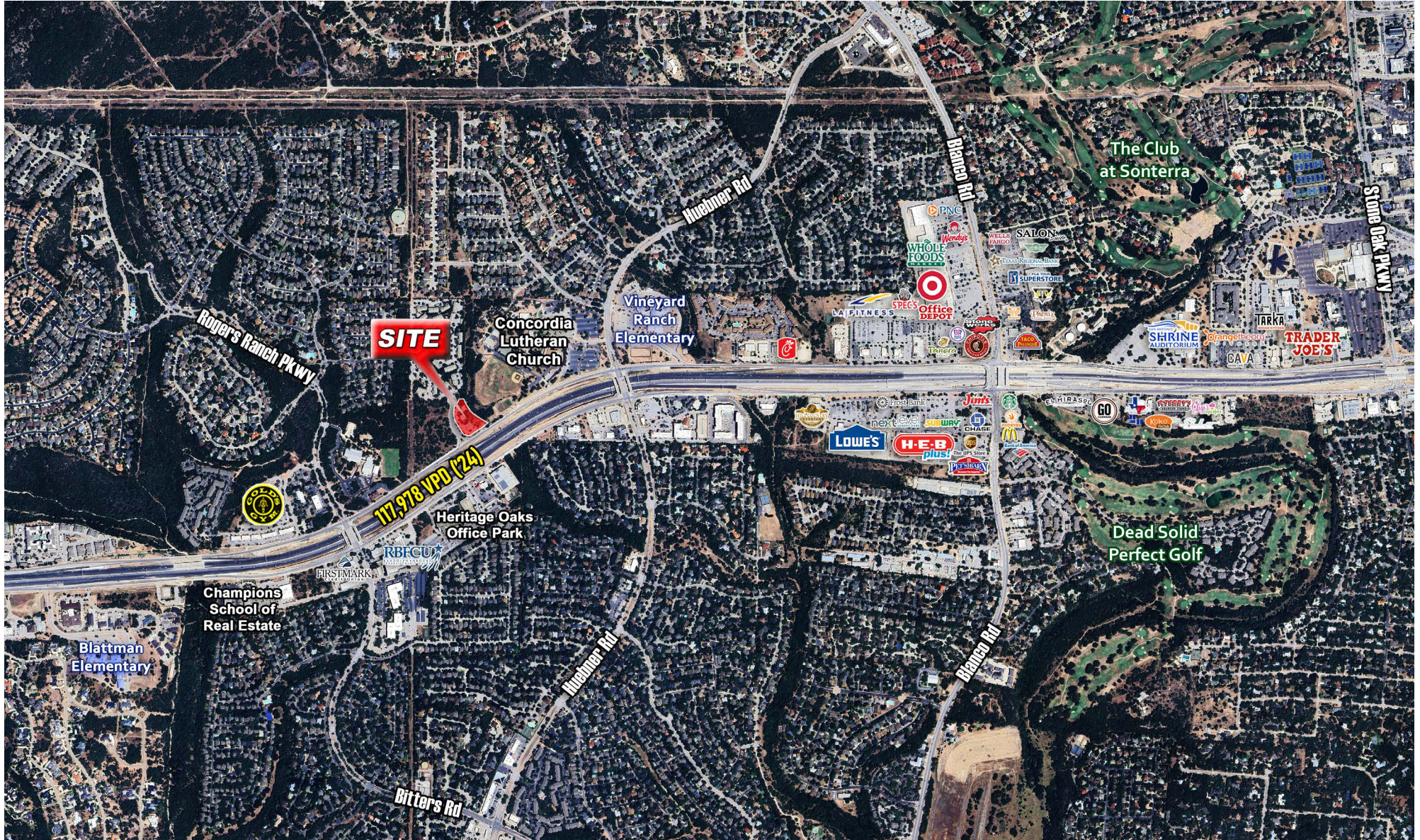
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Total
Population
(5 mi Radius)
189,814

Total
Households
(5 mi Radius)
84,864

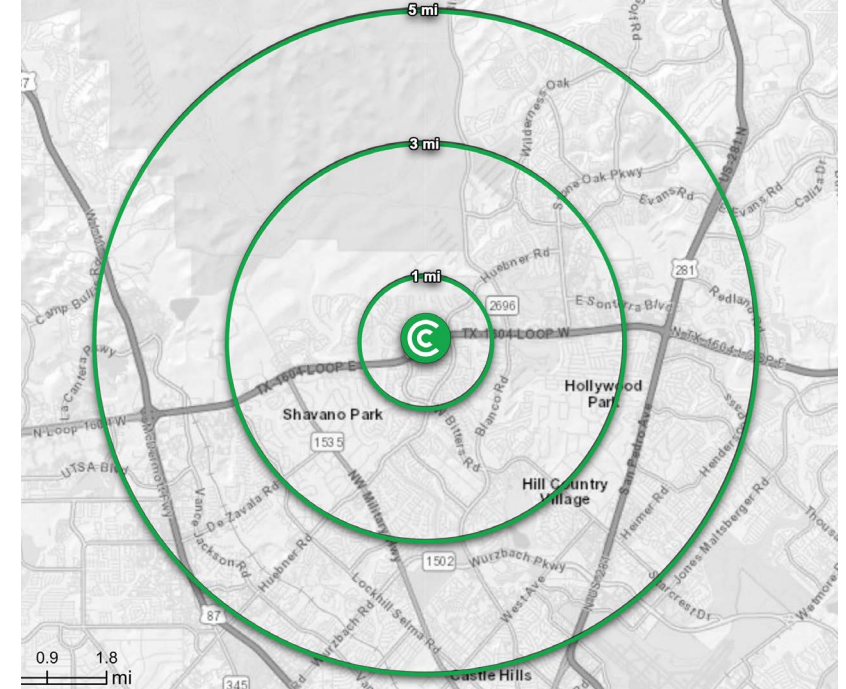
Daytime
Population
(5 mi Radius)
242,611

Average
HH Income
(5 mi Radius)
\$125,408

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	8,793	56,242	162,776
2020 Total Population	9,223	64,705	188,656
2020 Group Quarters	1	637	1,384
2025 Total Population	8,821	63,773	189,814
2025 Group Quarters	1	674	1,410
2030 Total Population	8,957	63,164	191,369
2025-2030 Annual Rate	0.31%	-0.19%	0.16%
2025 Total Daytime Population	10,290	75,168	242,611
Workers	6,239	47,245	162,991
Residents	4,051	27,923	79,620

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	3,397	22,519	69,019
2010 Average Household Size	2.59	2.48	2.34
2020 Total Households	3,568	26,242	80,864
2020 Average Household Size	2.58	2.44	2.32
2025 Total Households	3,532	26,824	84,191
2025 Average Household Size	2.50	2.35	2.24
2030 Total Households	3,689	27,212	86,814
2030 Average Household Size	2.43	2.30	2.19
2025-2030 Annual Rate	0.87%	0.29%	0.62%
2025 Families	2,567	17,174	48,367
2025 Average Family Size	3.06	3.01	2.99
2030 Families	2,647	17,159	49,131
2030 Average Family Size	2.99	2.97	2.96
2025-2030 Growth Rate	0.6%	-0.0%	0.3%

Median Household Income	1 mile	3 miles	5 miles
2025	\$159,186	\$112,075	\$88,944
2030	\$178,487	\$120,537	\$96,502



2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	6,261	45,573	134,433
Less than 9th Grade	1.7%	0.9%	1.4%
9th - 12th Grade, No Diploma	0.9%	1.2%	2.2%
High School Graduate	4.2%	8.2%	10.4%
GED/Alternative Credential	1.9%	1.3%	2.2%
Some College, No Degree	13.7%	15.2%	16.3%
Associate Degree	5.0%	9.2%	9.6%
Bachelor's Degree	38.0%	35.9%	33.5%
Graduate/Professional Degree	34.6%	28.1%	24.4%

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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.

License No.

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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