



# LOOP 1604 PAD SITES: NEXT TO NEW HOME DEPOT

NWC Loop 1604 and Marbach, San Antonio, Texas 78245



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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 - 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



## 2023 DEMOGRAPHIC SNAPSHOT

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

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

Avg. HH Income	1 mile	\$97,246
	3 mile	\$98,493
	5 mile	\$94,643

## TRAFFIC COUNTS

Loop 1604  
48,589 VPD (~22)



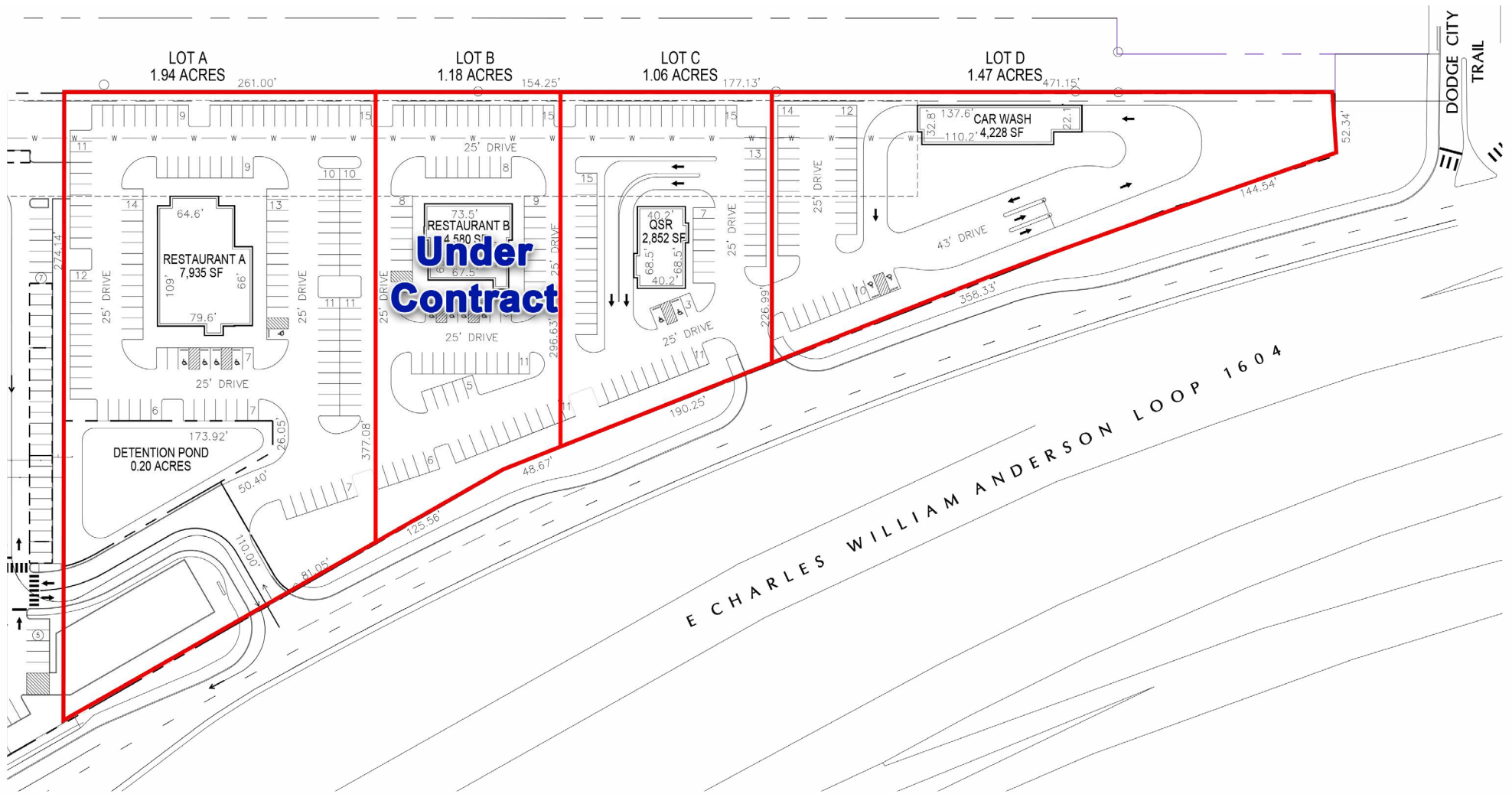
Marbach Rd  
9,383 VPD (~23)

FOR MORE INFORMATION:

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## PROPOSED SITE DEVELOPMENT PLAN

SCALE: GRAPHIC 



## SITE TABULATIONS

	LOT A	LOT B	LOT C	LOT D
LOT AREA:	+/- 1.94 AC.	+/- 1.18 AC	+/- 1.06 AC	+/- 1.47 AC
BUILDING AREA:	7,935 SF	4,580 SF	2,852 SF	4,228 SF
PARKING RATIO:	(152 SP) 19.2/1,000 SF	(78 SP) 17.0/1,000 SF	(65 SP) 22.8/1,000 SF	(35 SP) 8.3/1,000 SF

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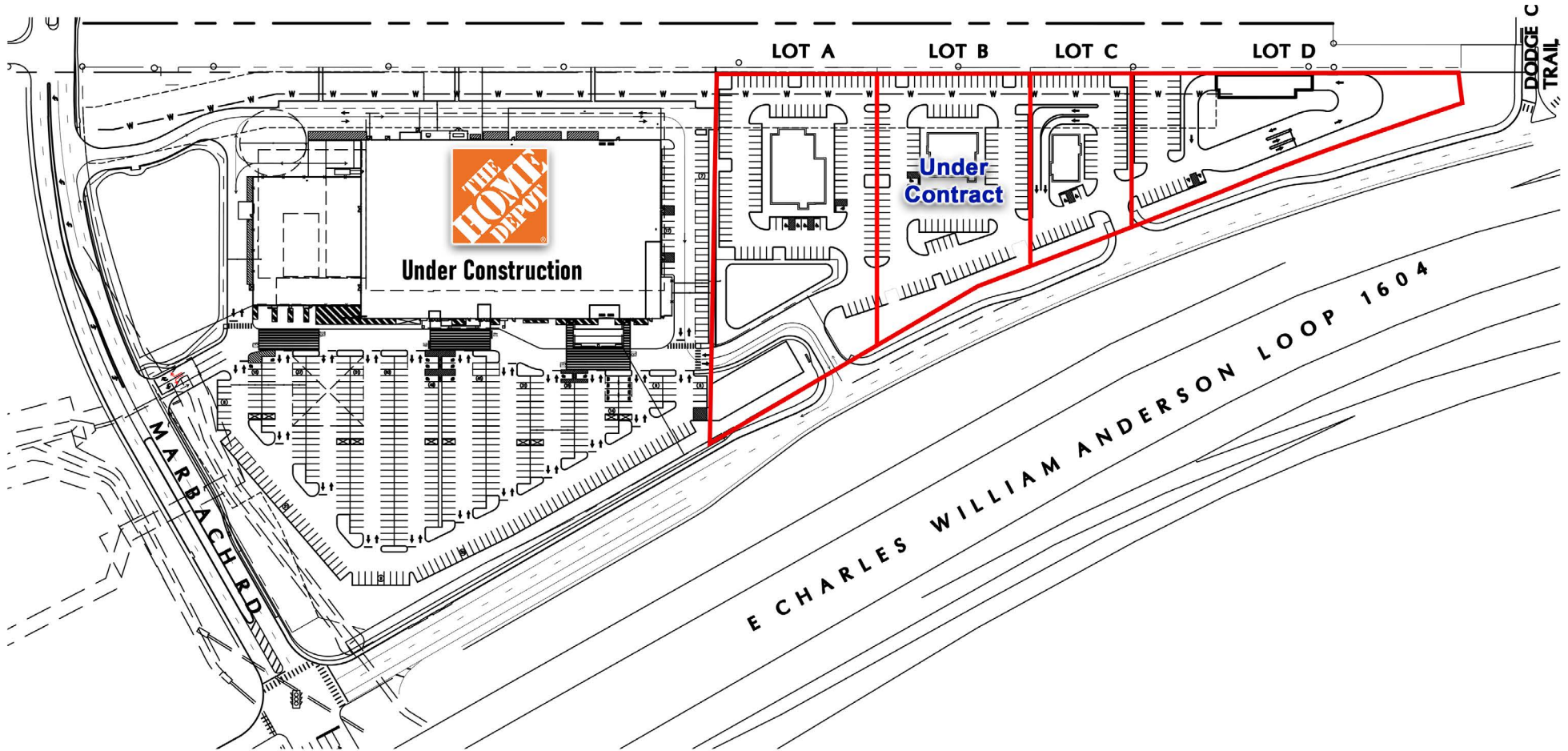
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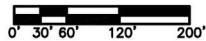
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## OVERALL PROPOSED SITE DEVELOPMENT PLAN

SCALE: GRAPHIC 



## SITE TABULATIONS

	LOT A	LOT B	LOT C	LOT D
<b>LOT AREA:</b>	+/- 1.67 AC.	+/- 1.68 AC	+/- 0.84 AC	+/- 1.47 AC
<b>BUILDING AREA:</b>	7,935 SF	4,580 SF	2,852 SF	4,228 SF
<b>PARKING RATIO:</b>	(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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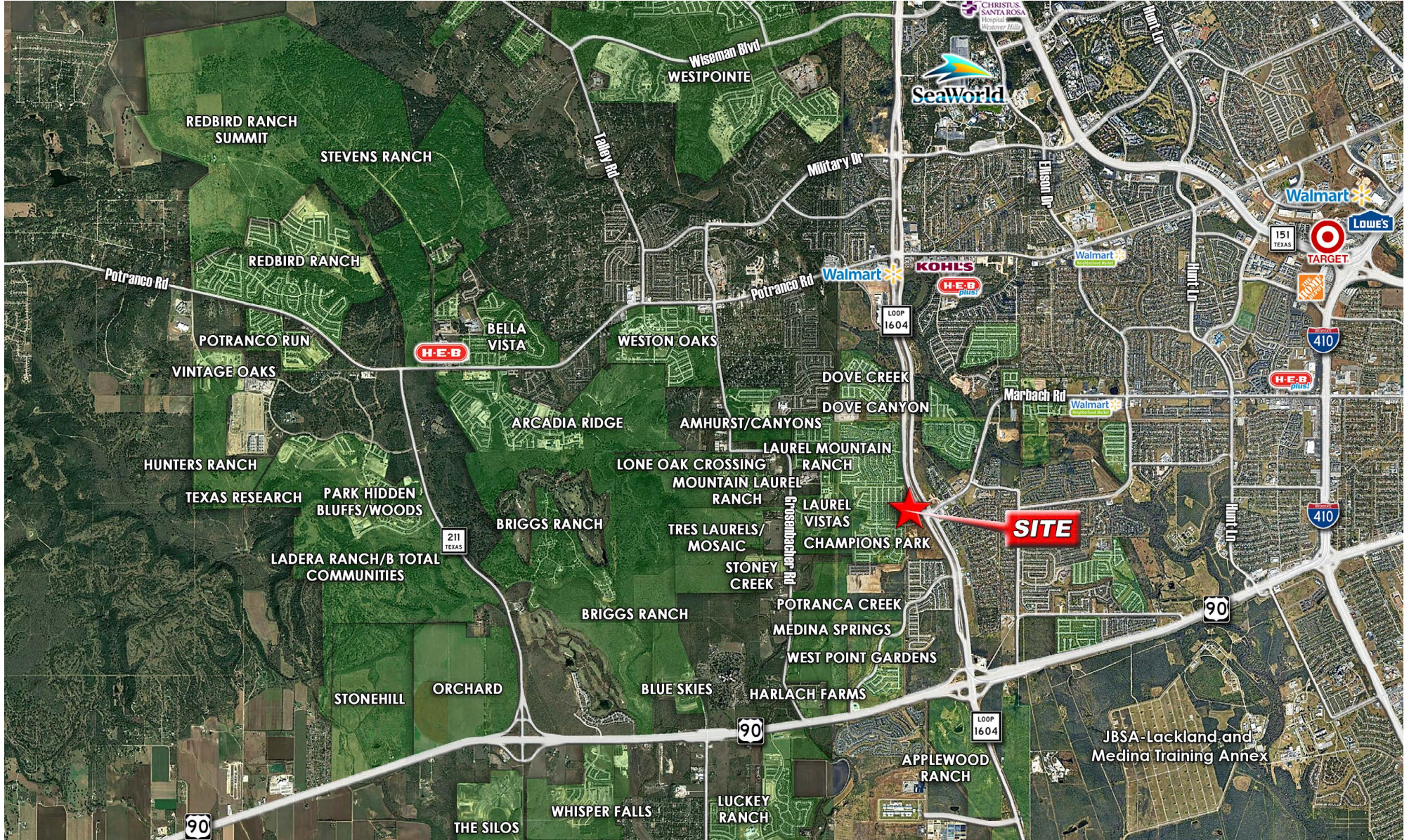
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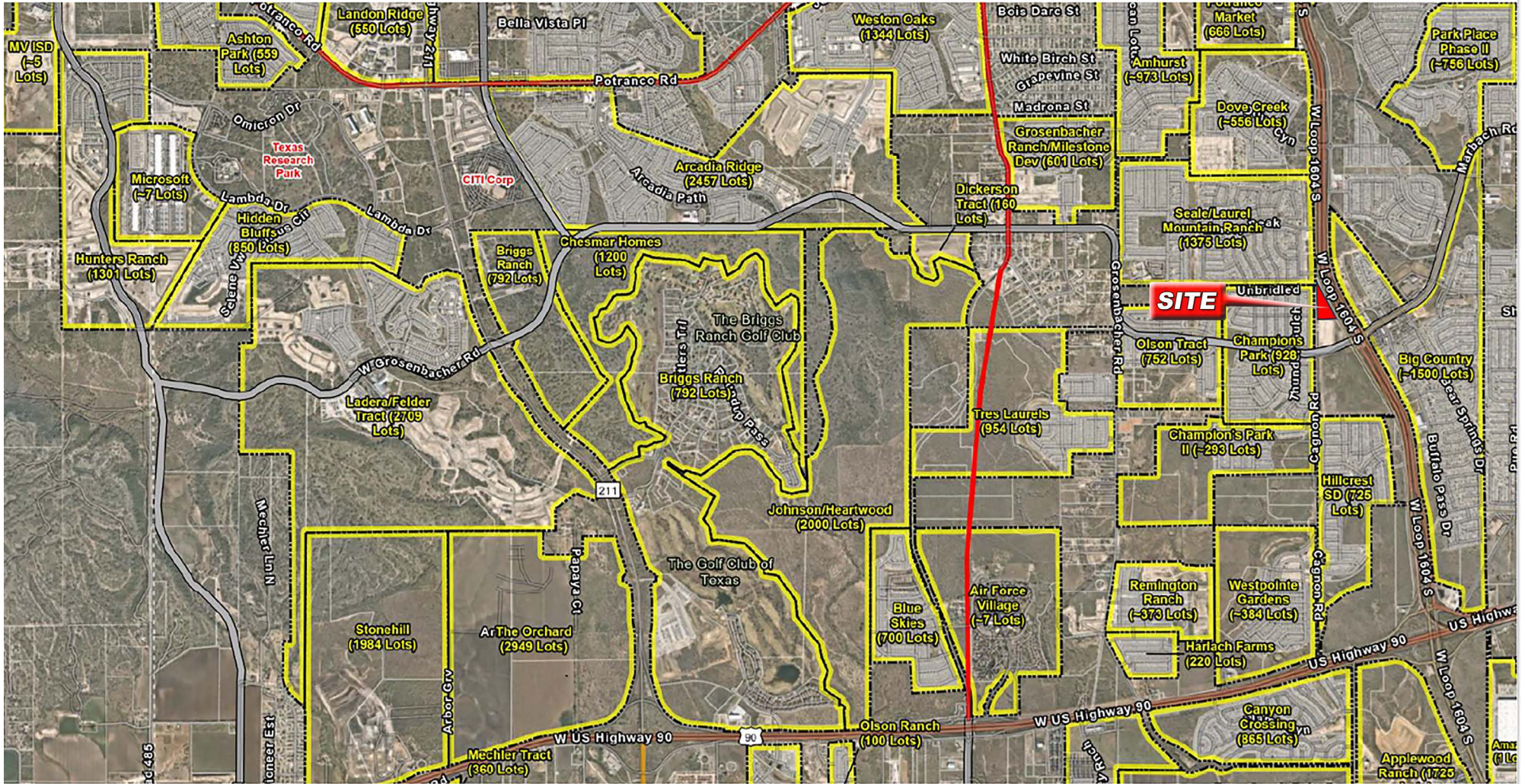
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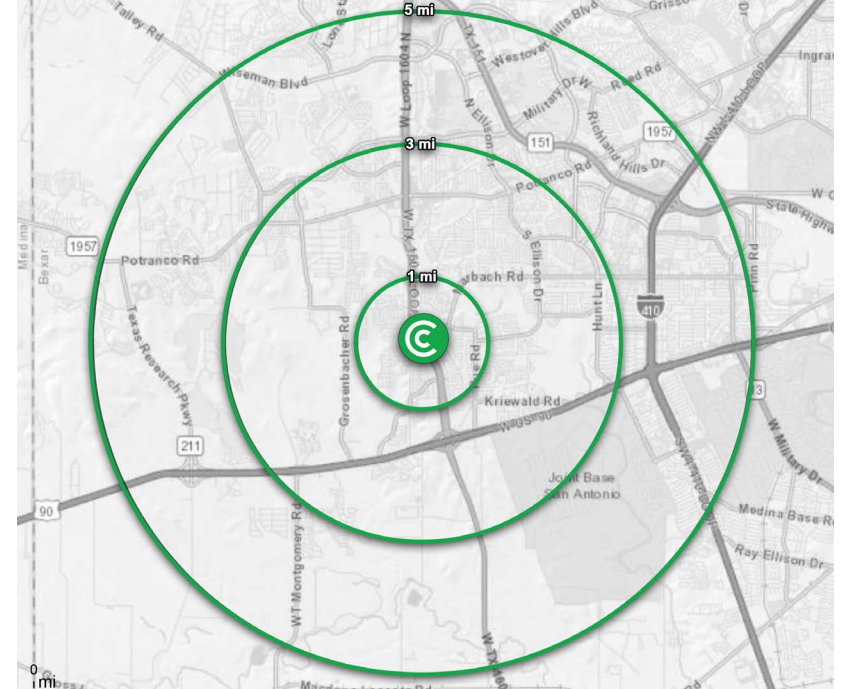
Total  
Population  
(5 mi Radius)  
**221,438**

Total  
Households  
(5 mi Radius)  
**69,756**

Daytime  
Population  
(5 mi Radius)  
**169,588**

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

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	9,514	68,422	145,449
2020 Total Population	16,939	99,886	200,697
2020 Group Quarters	5	2,575	8,836
2023 Total Population	18,079	109,414	221,438
2023 Group Quarters	5	2,384	8,851
2028 Total Population	21,922	122,387	242,170
2023-2028 Annual Rate	3.93%	2.27%	1.81%
2023 Total Daytime Population	10,306	71,225	169,588
Workers	1,007	13,860	57,292
Residents	9,299	57,365	112,296
<b>Household Summary</b>			
2010 Households	2,901	20,576	44,170
2010 Average Household Size	3.28	3.24	3.09
2020 Total Households	5,111	30,102	62,784
2020 Average Household Size	3.31	3.23	3.06
2023 Households	5,418	33,240	69,756
2023 Average Household Size	3.34	3.22	3.05
2028 Households	6,569	37,702	77,412
2028 Average Household Size	3.34	3.18	3.01
2023-2028 Annual Rate	3.93%	2.55%	2.10%
2010 Families	2,367	16,787	33,969
2010 Average Family Size	3.59	3.56	3.53
2023 Families	4,367	25,923	51,283
2023 Average Family Size	3.69	3.64	3.59
2028 Families	5,300	29,142	56,699
2028 Average Family Size	3.68	3.61	3.55
2023-2028 Annual Rate	3.95%	2.37%	2.03%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,727	11,654	26,822
Owner Occupied Housing Units	70.4%	73.1%	62.2%
Renter Occupied Housing Units	26.5%	23.0%	32.6%
Vacant Housing Units	3.1%	3.9%	5.2%
2010 Housing Units	3,007	21,472	47,119
Owner Occupied Housing Units	72.6%	73.9%	62.8%
Renter Occupied Housing Units	23.9%	21.9%	30.9%
Vacant Housing Units	3.5%	4.2%	6.3%
2020 Housing Units	5,247	31,724	67,759
Owner Occupied Housing Units	77.2%	72.4%	60.3%
Renter Occupied Housing Units	20.2%	22.4%	32.4%
Vacant Housing Units	3.6%	5.2%	7.3%
2023 Housing Units	5,601	35,508	75,893
Owner Occupied Housing Units	80.2%	73.8%	62.3%
Renter Occupied Housing Units	16.6%	19.8%	29.6%
Vacant Housing Units	3.3%	6.4%	8.1%
2028 Housing Units	6,815	39,954	83,659
Owner Occupied Housing Units	82.3%	74.9%	64.0%
Renter Occupied Housing Units	14.1%	19.4%	28.6%
Vacant Housing Units	3.6%	5.6%	7.5%
<b>Median Age</b>			
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	5 miles
<b>2023 Households by Income</b>			
Household Income Base	5,418	33,240	47,119
<\$15,000	2.9%	3.8%	6.1%
\$15,000 - \$24,999	3.7%	4.0%	5.5%
\$25,000 - \$34,999	4.2%	5.2%	6.7%
\$35,000 - \$49,999	14.1%	10.8%	11.7%
\$50,000 - \$74,999	15.4%	19.0%	19.3%
\$75,000 - \$99,999	19.2%	17.8%	15.4%
\$100,000 - \$149,999	29.8%	26.3%	21.3%
\$150,000 - \$199,999	7.0%	8.8%	8.9%
\$200,000+	3.6%	4.3%	5.1%
Average Household Income	\$97,246	\$98,493	\$94,643
<b>2023 Population 25+ by Educational Attainment</b>			
Total	10,981	69,143	83,659
Less than 9th Grade	3.5%	3.3%	4.1%
9th - 12th Grade, No Diploma	5.8%	6.5%	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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# 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

**9008529**

License No.

**349911**

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date

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