

Nacogdoches Crossing Retail Center

In-Line Space and Pad Sites Available

6826 North Loop 1604 E

San Antonio, Texas 78247



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Location: NW of the 1604 & Nacogdoches intersection on the NE side of San Antonio.

Zoning: C-3

Available Space: 1,500-5,000 SF

Lease Rate: \$16/SF NNN (NNN estimated to be \$8/SF)

Demographics:	1 mile	3 mile	5 mile
Population:	16,132	98,315	226,399
Household Income:	\$66,275	\$68,096	\$69,318

Traffic Counts: O'Connor Road: 94,500 vpd
 Nacogdoches Road: 21,000 vpd

Comments: Great shopping center in NE San Antonio, in the shadow of Walmart and across the highway from Rolling Oaks Mall & a future HEB Plus. Available pads for build-to-suit, ground leases or sale. Contact Broker for prices.

100 NE Loop 410, Ste. 950 · San Antonio, Texas 78216

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NACOGDOCHES RD

Walmart
SUPERCENTER



Wendy's

WHATABURGER

TACO CABANA

NAVY CREDIT UNION

AVAILABLE
4,020 SF

AVAILABLE
4,020 SF

AVAILABLE
5,250 SF

PAD SITE #1
.90 ACRE

PAD SITE #2
.43 ACRE


PAD SITE #3
.69 ACRE

LOOP 1604

NACOGDOCHES CROSSING SHOPPING CENTER

18402 US Hwy 281 N Suite 229 • San Antonio, Texas 78259 • tel 210.496.1300 • office 210.436.2720

LEGEND

	Existing Building
	Future Development

- 6826 LOP 1604**
- Ste. 101 - Available 1,280 SF
 - Ste. 102 - Rolling Oaks Dental
 - Ste. 104 - Terra Spa
 - Ste. 105 - Available 1,000 SF
 - Ste. 106 - Subway
 - Ste. 107 - Taco Cabana

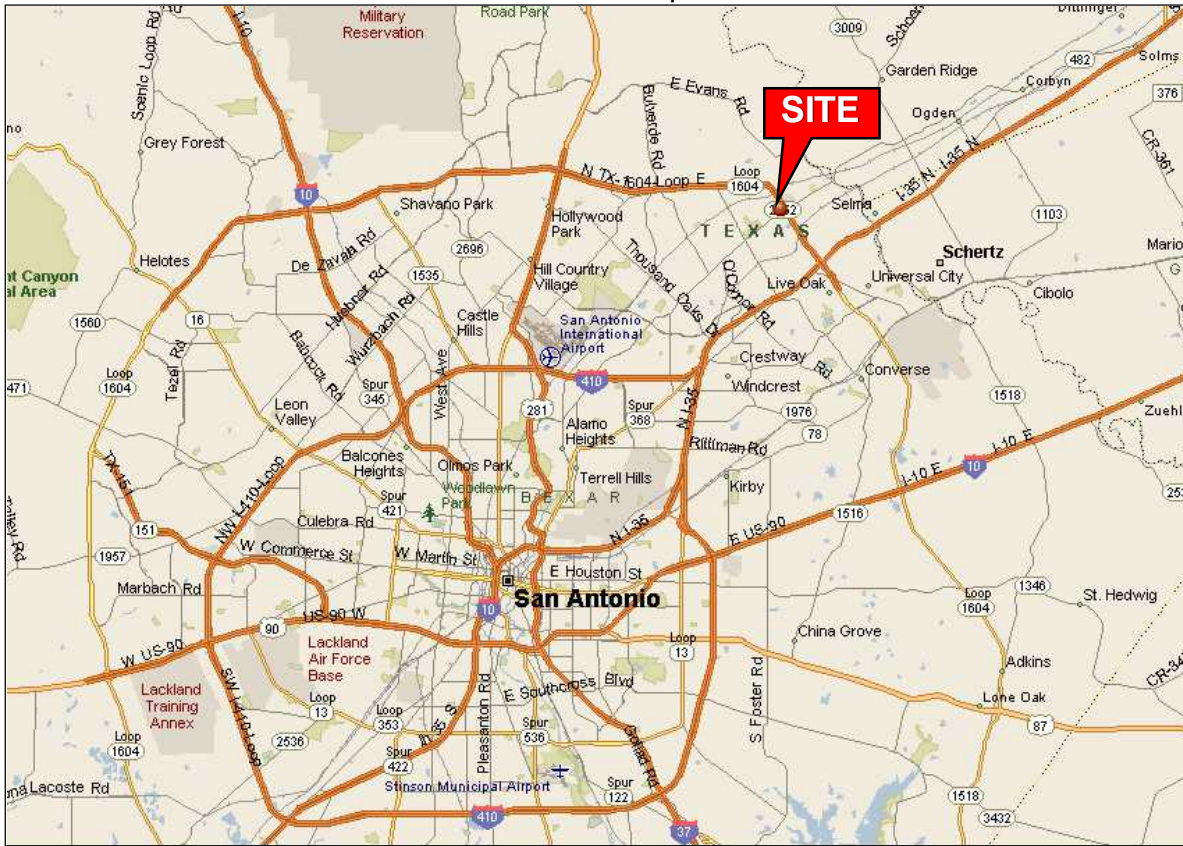
- 6818 LOP 1604**
- Ste. 202 - Cato Fashion
 - Ste. 203 - Angel Nails
 - Ste. 204 - Reefs 2 U
 - Ste. 206 - Available 3,600 SF
 - Ste. 208 - A Appliance Outlet



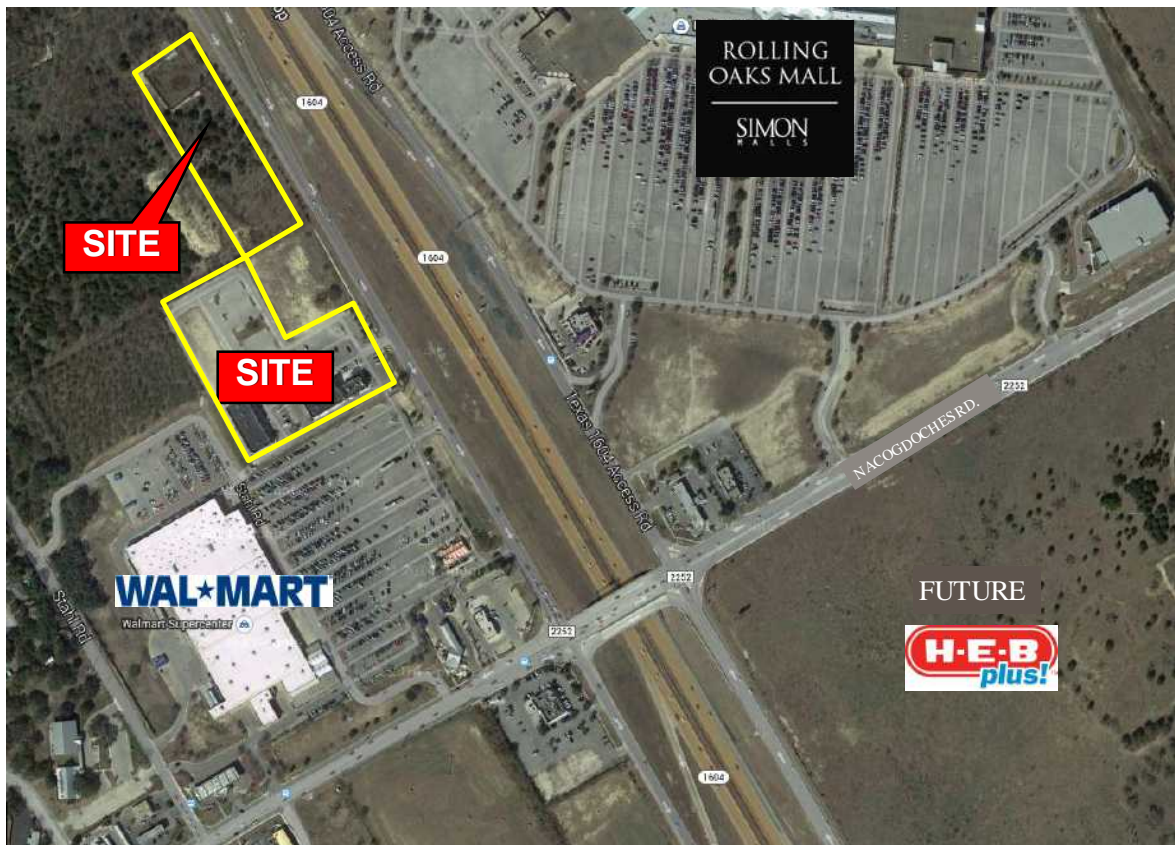
Rolling Oaks Mall

6826 N LOOP 1604
SAN ANTONIO, TEXAS 78247

6826 NORTH LOOP 1604 E Location Maps



6826 NORTH LOOP 1604 E
Aerials



6826 NORTH LOOP 1604 E
Parcel and Zoning Maps



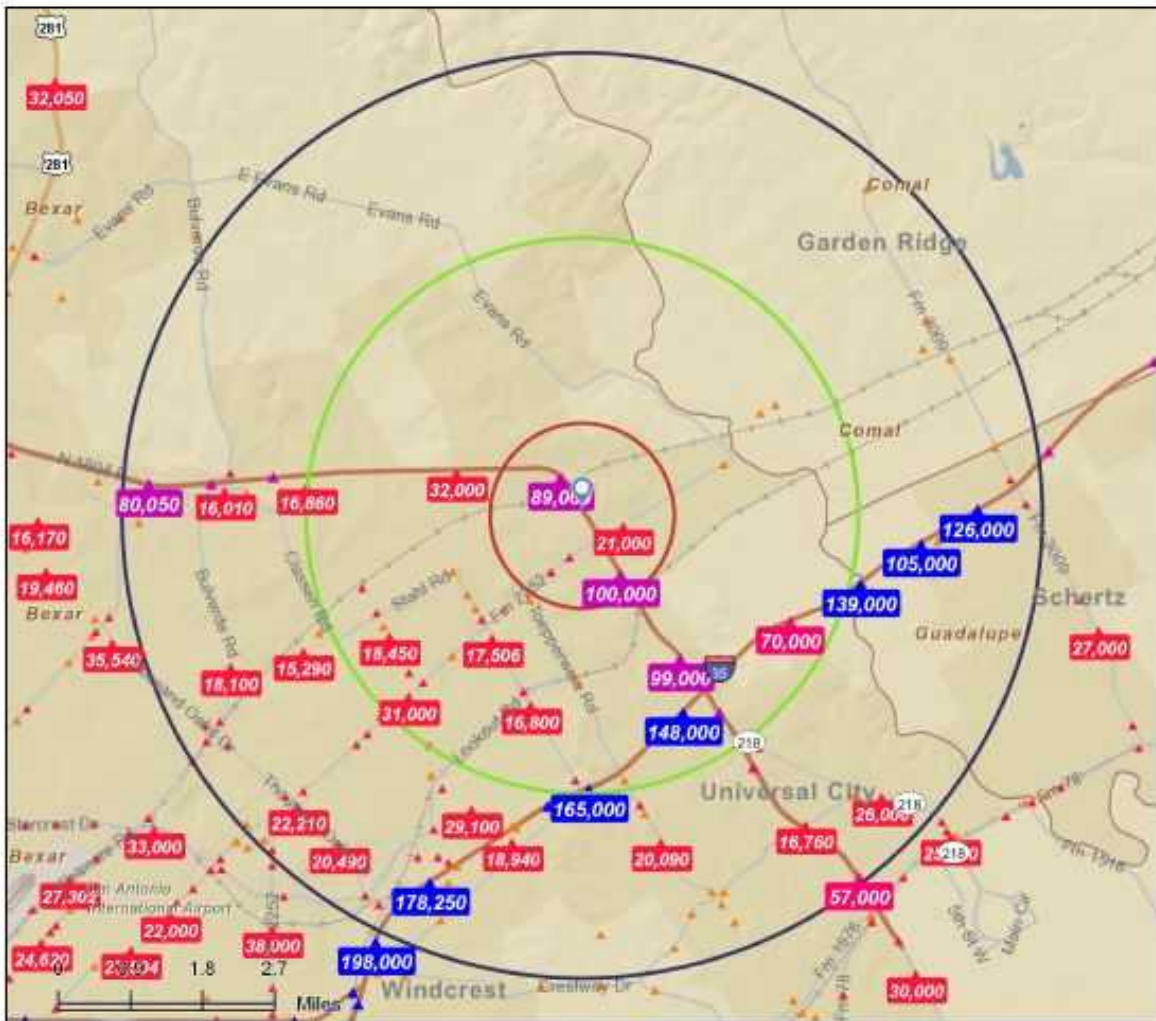
6826 NORTH LOOP 1604 E Demographics



Traffic Count Map

6826 North Loop 1604 E
6826 N Loop 1604 E, San Antonio, Texas, 78247
Ring: 1, 3, 5 Miles

Latitude: 29.553333
Longitude: -98.323100



- Average Daily Traffic Volume**
- ▲ Up to 5,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2011 WPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMatrix®

June 02, 2014

6826 NORTH LOOP 1604 E Demographics



Executive Summary

6826 North Loop 1604 E
6826 N Loop 1604 E, San Antonio, Texas, 78247,
Rings: 1, 3, 5 mile radii

Latitude: 29.593392667
Longitude: -98.53310946

Population	1 mile	3 miles	5 miles
2000 Population	2,611	34,836	109,153
2010 Population	4,308	51,532	146,265
2013 Population	4,423	53,617	152,629
2018 Population	4,732	57,808	166,736
2000-2010 Annual Rate	5.14%	3.99%	2.97%
2010-2013 Annual Rate	0.81%	1.23%	1.32%
2013-2018 Annual Rate	1.36%	1.52%	1.66%
2013 Male Population	48.4%	48.2%	48.3%
2013 Female Population	51.6%	51.8%	51.7%
2013 Median Age	35.1	34.2	36.3

In the identified area, the current year population is 152,629. In 2010, the Census count in the area was 146,265. The rate of change since 2010 was 1.32% annually. The five-year projection for the population in the area is 166,736 representing a change of 1.66% annually from 2013 to 2018. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	75.5%	73.1%	74.1%
2013 Black Alone	8.0%	8.5%	9.3%
2013 American Indian/Alaska Native Alone	0.6%	0.7%	0.6%
2013 Asian Alone	2.7%	3.1%	2.9%
2013 Pacific Islander Alone	0.2%	0.3%	0.3%
2013 Other Race	9.3%	10.0%	8.8%
2013 Two or More Races	3.8%	4.5%	4.3%
2013 Hispanic Origin (Any Race)	43.0%	44.3%	39.4%

Persons of Hispanic origin represent 39.4% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.9 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	853	12,081	39,448
2010 Households	1,385	18,198	54,382
2013 Total Households	1,416	18,920	56,726
2018 Total Households	1,514	20,415	61,628
2000-2010 Annual Rate	4.97%	4.18%	3.26%
2010-2013 Annual Rate	0.69%	1.20%	1.31%
2013-2018 Annual Rate	1.34%	1.53%	1.67%
2013 Average Household Size	3.11	2.82	2.68

The household count in this area has changed from 54,382 in 2010 to 56,726 in the current year, a change of 1.31% annually. The five-year projection of households is 61,628, a change of 1.97% annually from the current year total. Average household size is currently 2.68, compared to 2.68 in the year 2010. The number of families in the current year is 40,834 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1, San Antonio for 2013 and 2018. SanI converted Census 2000 data into 2010 geography.

June 02, 2014

6826 NORTH LOOP 1604 E Demographics



Executive Summary

6826 North Loop 1604 E
6826 N Loop 1604 E, San Antonio, Texas, 78247,
Rings: 1, 3, 5 mile radii

Latitude: 29.593292667
Longitude: -98.55510948

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$68,891	\$60,530	\$63,225
2018 Median Household Income	\$80,752	\$75,034	\$77,402
2013-2018 Annual Rate	3.23%	4.66%	4.13%
Average Household Income			
2013 Average Household Income	\$78,644	\$71,633	\$75,517
2018 Average Household Income	\$91,461	\$82,371	\$87,860
2013-2018 Annual Rate	3.07%	2.83%	2.80%
Per Capita Income			
2013 Per Capita Income	\$26,899	\$25,397	\$28,366
2018 Per Capita Income	\$31,228	\$29,200	\$32,553
2013-2018 Annual Rate	3.03%	2.83%	2.79%

Households by Income:

Current median household income is \$63,225 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$77,402 in five years, compared to \$59,580 for all U.S. households.

Current average household income is \$75,517 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$87,860 in five years, compared to \$83,567 for all U.S. households.

Current per capita income is \$28,366 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$32,553 in five years, compared to \$32,073 for all U.S. households.

Housing			
2000 Total Housing Units	872	12,508	41,048
2000 Owner Occupied Housing Units	717	8,819	28,951
2000 Renter Occupied Housing Units	136	3,262	10,497
2000 Vacant Housing Units	19	427	1,601
2010 Total Housing Units	1,421	19,023	57,153
2010 Owner Occupied Housing Units	1,113	13,209	38,970
2010 Renter Occupied Housing Units	272	4,989	15,412
2010 Vacant Housing Units	36	825	2,771
2013 Total Housing Units	1,492	19,966	60,256
2013 Owner Occupied Housing Units	1,129	13,679	40,412
2013 Renter Occupied Housing Units	287	5,241	16,315
2013 Vacant Housing Units	76	1,046	3,530
2018 Total Housing Units	1,611	21,767	65,735
2018 Owner Occupied Housing Units	1,220	15,054	44,693
2018 Renter Occupied Housing Units	294	5,362	16,935
2018 Vacant Housing Units	97	1,351	4,107

Currently, 67.1% of the 60,256 housing units in the area are owner occupied; 27.1% renter occupied; and 5.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 57,153 housing units in the area - 68.2% owner occupied, 27.0% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 2.38%. Median home value in the area is \$174,436, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 2.82% annually to \$200,494.

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1, San Francisco 94-2013 and 2018. San combined Census 2000 data into 2010 geography.

June 02, 2014



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:
 - 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 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.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
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