

For Sale

17.84 Acres 10865 N Loop 1604 W San Antonio, Texas 78254



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CORFAC
International

Location: Located in NW San Antonio with frontage on both Leslie Road and Loop 1604, just south of the Loop 1604/Bandera Rd. Intersection.

Size: 17.84 acres

Zoning: C-3

Utilities: Water and Sewer (San Antonio Water System)
Gas and Electric (City Public Service)

Demographics:	1 mile	3 mile	5 mile
Population:	11,329	103,529	227,532
Household Income:	\$92,794	\$91,700	\$84,870

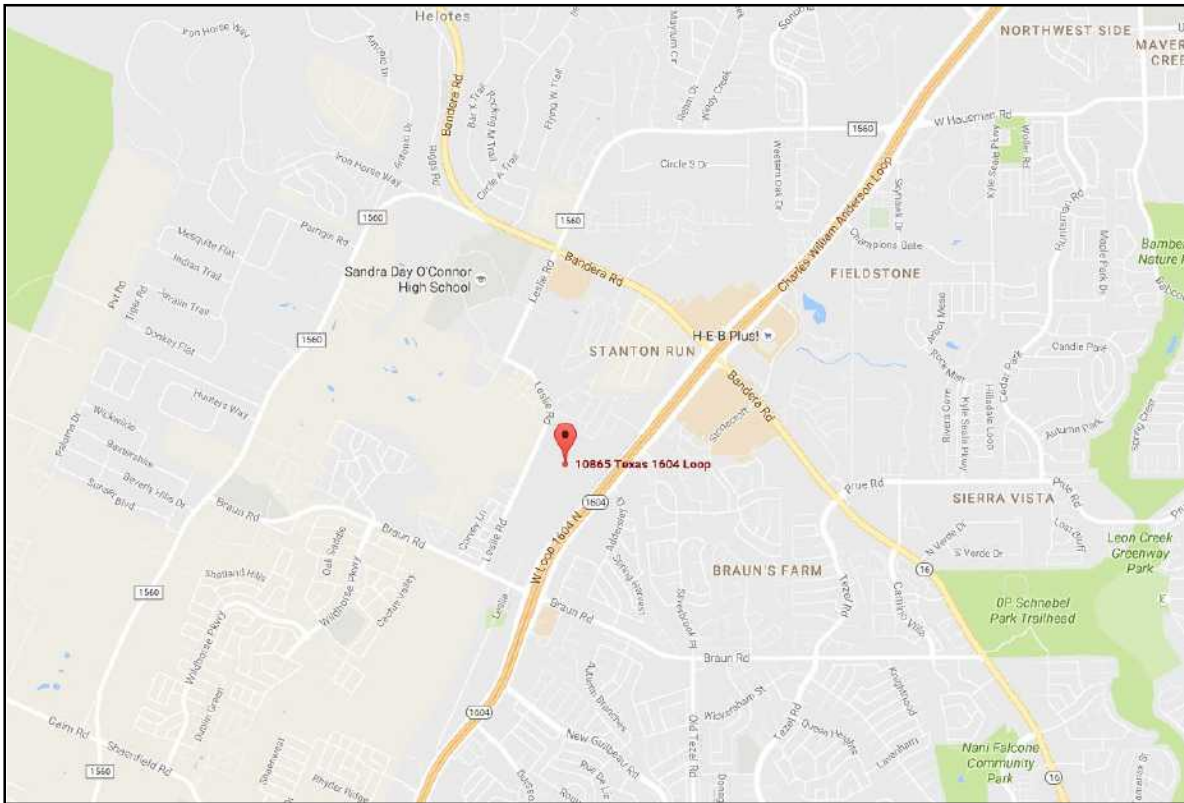
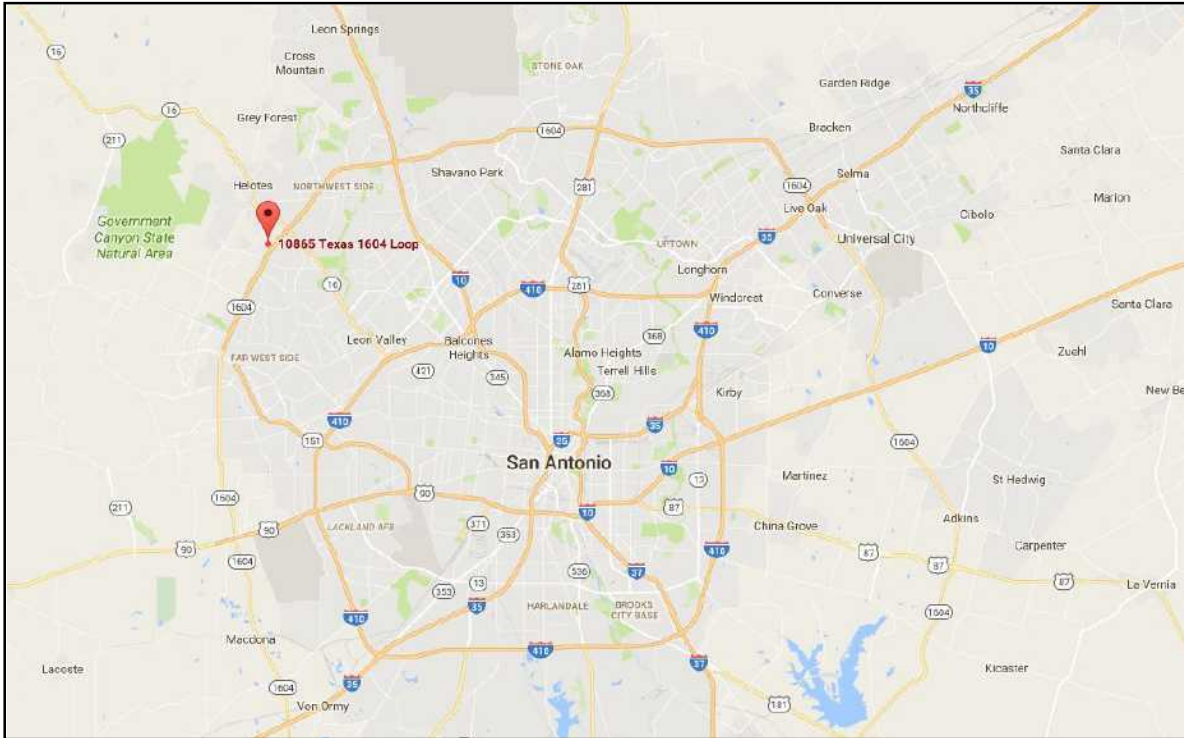
Price: Contact Broker

Comments: Excellent development tract on 1604 just south of Bandera Hwy.

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

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10865 N Loop 1604 W
Location Maps



10865 N Loop 1604 W
Aerial



10865 N Loop 1604 W
Parcel and Zoning Maps





Executive Summary

29.54519, -98.67968
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.54519
Longitude: -98.67968

	1 mile	3 miles	5 miles
Population			
2000 Population	5,881	54,631	129,195
2010 Population	9,909	93,863	200,018
2016 Population	11,329	103,529	227,532
2021 Population	12,555	112,993	249,584
2000-2010 Annual Rate	5.36%	5.56%	4.47%
2010-2016 Annual Rate	2.17%	1.58%	2.08%
2016-2021 Annual Rate	2.08%	1.76%	1.87%
2016 Male Population	48.8%	48.6%	48.6%
2016 Female Population	51.2%	51.4%	51.4%
2016 Median Age	33.7	34.1	33.0

In the identified area, the current year population is 227,532. In 2010, the Census count in the area was 200,018. The rate of change since 2010 was 2.08% annually. The five-year projection for the population in the area is 249,584 representing a change of 1.87% annually from 2016 to 2021. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 33.7, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	76.1%	75.2%	73.3%
2016 Black Alone	5.6%	5.6%	6.1%
2016 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2016 Asian Alone	3.6%	4.4%	5.0%
2016 Pacific Islander Alone	0.0%	0.1%	0.2%
2016 Other Race	10.0%	9.7%	10.4%
2016 Two or More Races	4.3%	4.3%	4.3%
2016 Hispanic Origin (Any Race)	54.7%	52.5%	53.2%

Persons of Hispanic origin represent 53.2% of the population in the identified area compared to 17.9% 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 72.7 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	1,856	17,707	43,522
2010 Households	3,146	31,545	69,039
2016 Total Households	3,562	34,265	77,693
2021 Total Households	3,928	37,162	84,891
2000-2010 Annual Rate	5.42%	5.94%	4.72%
2010-2016 Annual Rate	2.01%	1.33%	1.91%
2016-2021 Annual Rate	1.98%	1.64%	1.79%
2016 Average Household Size	3.16	3.01	2.88

The household count in this area has changed from 69,039 in 2010 to 77,693 in the current year, a change of 1.91% annually. The five-year projection of households is 84,891, a change of 1.79% annually from the current year total. Average household size is currently 2.88, compared to 2.84 in the year 2010. The number of families in the current year is 56,343 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$83,515	\$78,771	\$71,947
2021 Median Household Income	\$90,319	\$85,922	\$79,550
2016-2021 Annual Rate	1.58%	1.75%	2.03%
Average Household Income			
2016 Average Household Income	\$92,794	\$91,700	\$84,870
2021 Average Household Income	\$100,129	\$99,441	\$91,959
2016-2021 Annual Rate	1.53%	1.63%	1.62%
Per Capita Income			
2016 Per Capita Income	\$29,373	\$30,614	\$29,458
2021 Per Capita Income	\$31,490	\$32,983	\$31,729
2016-2021 Annual Rate	1.40%	1.50%	1.50%

Households by Income

Current median household income is \$71,947 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$79,550 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$84,870 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$91,959 in five years, compared to \$84,021 for all U.S. households

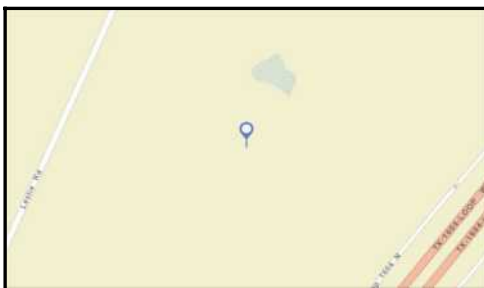
Current per capita income is \$29,458 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$31,729 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	1,933	18,299	45,073
2000 Owner Occupied Housing Units	1,747	15,027	33,382
2000 Renter Occupied Housing Units	109	2,680	10,140
2000 Vacant Housing Units	77	592	1,551
2010 Total Housing Units	3,229	32,662	72,295
2010 Owner Occupied Housing Units	2,762	25,250	50,741
2010 Renter Occupied Housing Units	384	6,295	18,298
2010 Vacant Housing Units	83	1,117	3,256
2016 Total Housing Units	3,614	34,936	80,298
2016 Owner Occupied Housing Units	3,039	26,408	54,798
2016 Renter Occupied Housing Units	523	7,856	22,894
2016 Vacant Housing Units	52	671	2,605
2021 Total Housing Units	3,987	37,859	87,677
2021 Owner Occupied Housing Units	3,331	28,538	59,513
2021 Renter Occupied Housing Units	598	8,625	25,377
2021 Vacant Housing Units	59	697	2,786

Currently, 68.2% of the 80,298 housing units in the area are owner occupied; 28.5%, renter occupied; and 3.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 72,295 housing units in the area - 70.2% owner occupied, 25.3% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 4.78%. Median home value in the area is \$171,518, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.07% annually to \$190,019.

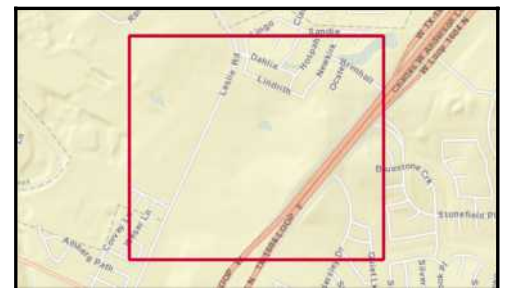
Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Average Daily Traffic Volume

- ▲ Up to 6,000 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





Traffic Count Profile

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Latitude: 29.54519
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.21	Leslie Rd	Rostock Ln (0.16 miles SW)	2014	7,400
0.28	C W Anderson Loop	State Hwy 1604 Access Rd (0.51 miles SW)	2013	72,175
0.44	Stonefield Pl	State Hwy 1604 Access Rd (0.06 miles NW)	2003	2,351
0.45	Alisa Brooke	Braun Pt (0.03 miles NW)	2009	777
0.47	Stonefield Pl	Cedarstone Creek (0.02 miles S)	2003	2,148
0.47	Garden Path	Briar Patch (0.01 miles NW)	2004	170
0.50	Leslie Rd	Rainbow Ridge (0.16 miles NW)	2008	5,291
0.51		(0.00 miles)	2003	364
0.55	Addersley Dr	Alisa Brooke (0.03 miles N)	2009	185
0.55	Braun Pt	Gentle Pt (0.03 miles NE)	2004	735
0.58	Elmstone Dr	Pelican Oak Dr (0.05 miles E)	2004	2,133
0.58	Leslie Rd	Braun Rd (0.07 miles SW)	2010	7,940
0.60	Silverwagon	Silver Crown (0.02 miles N)	2004	451
0.60	Rainbow Ridge	Signal Hill (0.03 miles SW)	2014	4,040
0.62	Silver Moon	Addersley Dr (0.13 miles NW)	2004	412
0.62	Alisa Brooke	Addersley Dr (0.10 miles NW)	2009	946
0.63	Braun Rd	Leslie Rd (0.02 miles NW)	2010	21,620
0.63	Braun Rd	Leslie Rd (0.08 miles SE)	2007	17,332
0.64	Silver Branch	Silver Crown (0.03 miles N)	2004	2,038
0.66	Braun Rd	Braun Pt (0.02 miles SE)	2009	16,444
0.67	Braun Rd	Corvey Ln (0.06 miles NW)	2014	20,479
0.69	Silverbrook Pl	Silver Crown (0.01 miles SW)	2004	179
0.70	Silver Branch	Silver Crown (0.11 miles N)	2004	1,517
0.72	Spring Harvest Rd	Dwights Creek (0.08 miles NW)	2008	519
0.74	Stonecroft	Bandera Rd (0.32 miles NE)	2008	7,027
0.75	Stonefield Pl	Sunset Stone (0.02 miles E)	2007	4,705
0.75	Single Spr	Belmont Stakes (0.03 miles SW)	2000	1,660
0.75	Braun Rd	Single Spr (0.09 miles NW)	2009	17,126
0.79	Alisa Brooke	Braun Rd (0.04 miles SW)	2000	2,110
0.84	Passion Elm	Winding Elm (0.07 miles S)	2003	257

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2016 to 1963. Over 25% of the counts were taken between 2010 and 2016 and over 77% of the counts were taken between 2000 and 2016. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2016 Kalibrate Technologies



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