



Property Highlights

- Positioned along Loop 410 at McCullough in the heart of one of San Antonio's top retail corridors
- Trade area contains the highest concentration of major retail centers
- Trade area anchored by North Star mall, a 1.5 million SF enclosed mall
- Strong tenant mix (Jason's Deli, Chick-fil-A, Sam Ash Music and K&G Men's Wearhouse)
- Excellent visibility and signage opportunities
- High daytime traffic and population

Bryan / College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Houston

5050 Westheimer Road, Suite 300
Houston, Texas 77056
O: 281.256.2300

San Antonio / South Texas

200 East Grayson Street, Suite 102
San Antonio, Texas 78215
O: 210.404.4600

Waco / Temple / Killeen

600 Columbus Avenue, Suite 106
Waco, Texas 76701
O: 254.255.1111

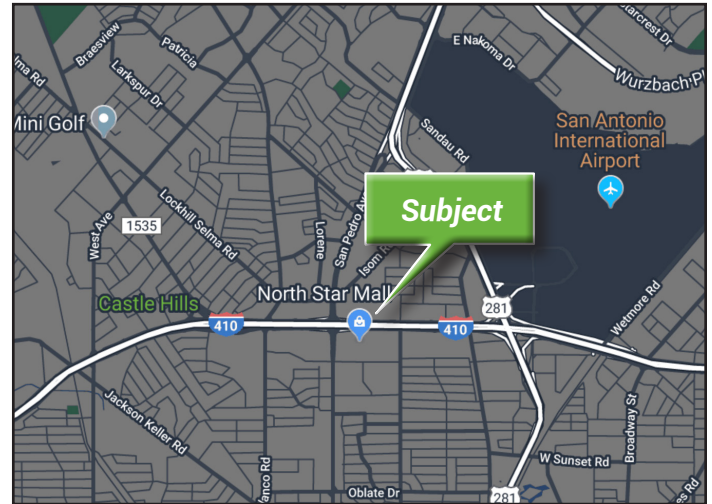
PROPERTY SUMMARY • DEMOGRAPHICS • IABS • CONTACT

PROPERTY ATTRIBUTES

Gross Leasable Area	165,993 SF
Site Size	13.03 AC
Year Built	1990
Zoning	C-3
Parking	650 surface spaces

TRAFFIC COUNTS

Interstate 410	~291,434 AADT
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Suite 130 - 2,725 SF Available



Suite 117 - 1,519 SF Available



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Site Plan



Suite	Availability	RSF
100	K&G Fashion Superstore	26,250
101	Conns	46,718
110	Sam Ash	32,267
115	JoAnn Fabrics	33,735
117	Available	1,519
119	Bean Sprout	4,000
121	Bexar Imaging	11,139
127	LA Crawfish	11,139
128	Jason's Deli	4,955
130	Available	2,725

Demographic Profile



INTERSTATE 410
OVER 291,000
VEHICLES PER DAY
(TxDOT, 2018)



TOTAL POPULATION OF
OVER 317,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



TOTAL HOUSEHOLDS
OVER 135,000
WITHIN FIVE MILE RADIUS
(ESRI 2019)



AVERAGE HH INCOME
OVER \$76,000
WITHIN FIVE MILE RADIUS
(ESRI 2019)



TOTAL EMPLOYEES
OVER 207,000
WITHIN FIVE MILE RADIUS
(ESRI 2019)



AVERAGE HOME VALUE
OVER \$227,000
WITHIN FIVE MILE RADIUS
(ESRI 2019)

	1 Mile	3 Mile	5 Mile
2019 Total Population	11,880	101,971	317,716
2024 Total Population	12,081	104,381	327,978
2019-2024 Annual Growth Rate	0.34%	0.53%	0.64%
2019 Households	4,925	42,667	135,458
2024 Households	5,000	43,755	139,895
2019 Average Home Value	\$174,145	\$203,328	\$227,064
2024 Average Home Value	\$182,013	\$231,011	\$250,952
2019 Average HH Income	\$57,037	\$73,662	\$76,486
2024 Average HH Income	\$64,460	\$82,590	\$85,392

Sources: Infogroup, Inc & ESRI

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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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

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Buyer / Tenant / Seller / Landlord Initials

Date

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