

ORCHID PLAZA

SWC OF HIGHWAY 35 & POTEET JORDAN FREEWAY | SAN ANTONIO, TEXAS

NEW WALMART ANCHORED MULTI-TENANT RETAIL BUILDING
FOR LEASE

 **NewQuest**





PROJECT HIGHLIGHTS

Orchid Plaza

SWC OF HWY. 35 & POTEET JORDAN FWY. | SAN ANTONIO, TEXAS

- Brand new Walmart-anchored shopping center
- 1,400 SF - 8,500 SF available next to Starbucks
- Walmart ranked top 5% Walmart nationally per Placer.ai foot traffic data
- Located on the SWC of Highway 35 & Poteet Jordan Freeway
- Close proximity to Lackland Air Force base (46K people in base)
- Future Frontera Logistics super site less than a mile away (188 AC site; 2.8M SF industrial use)
- Abundant parking, easy access from highway, and excellent visibility



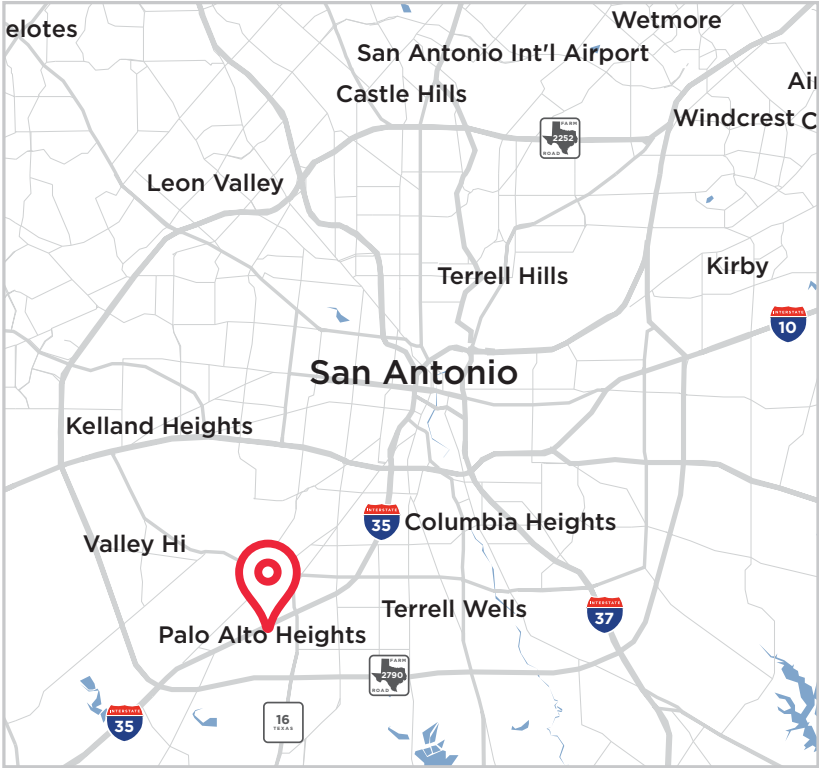
\$79K AVG HHI
within 1 mile



195,625 POPULATION
within 5 miles



30% GROWTH
from 2020 - 2023 within 1 mile



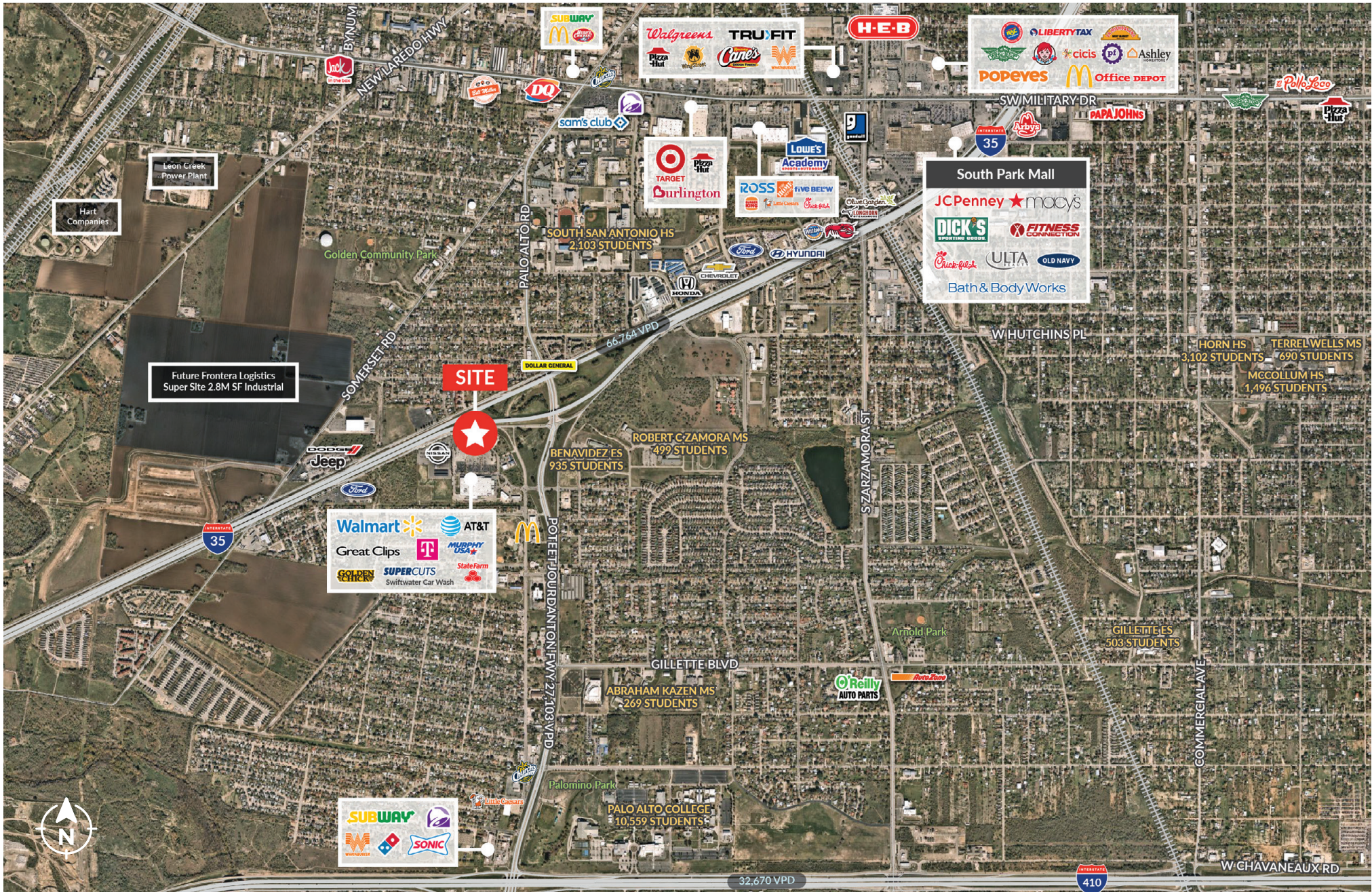
MAJOR AREA RETAILERS



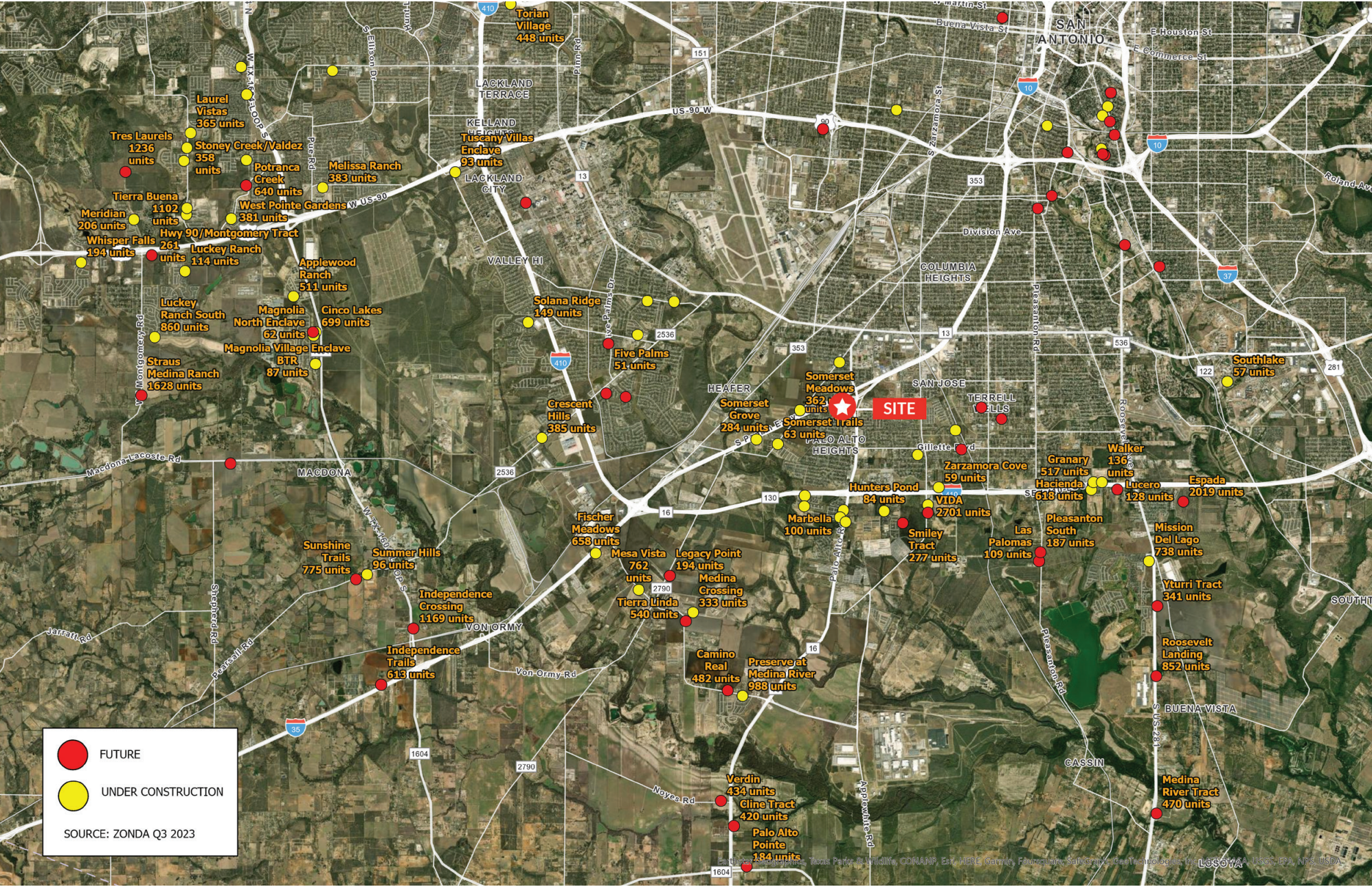
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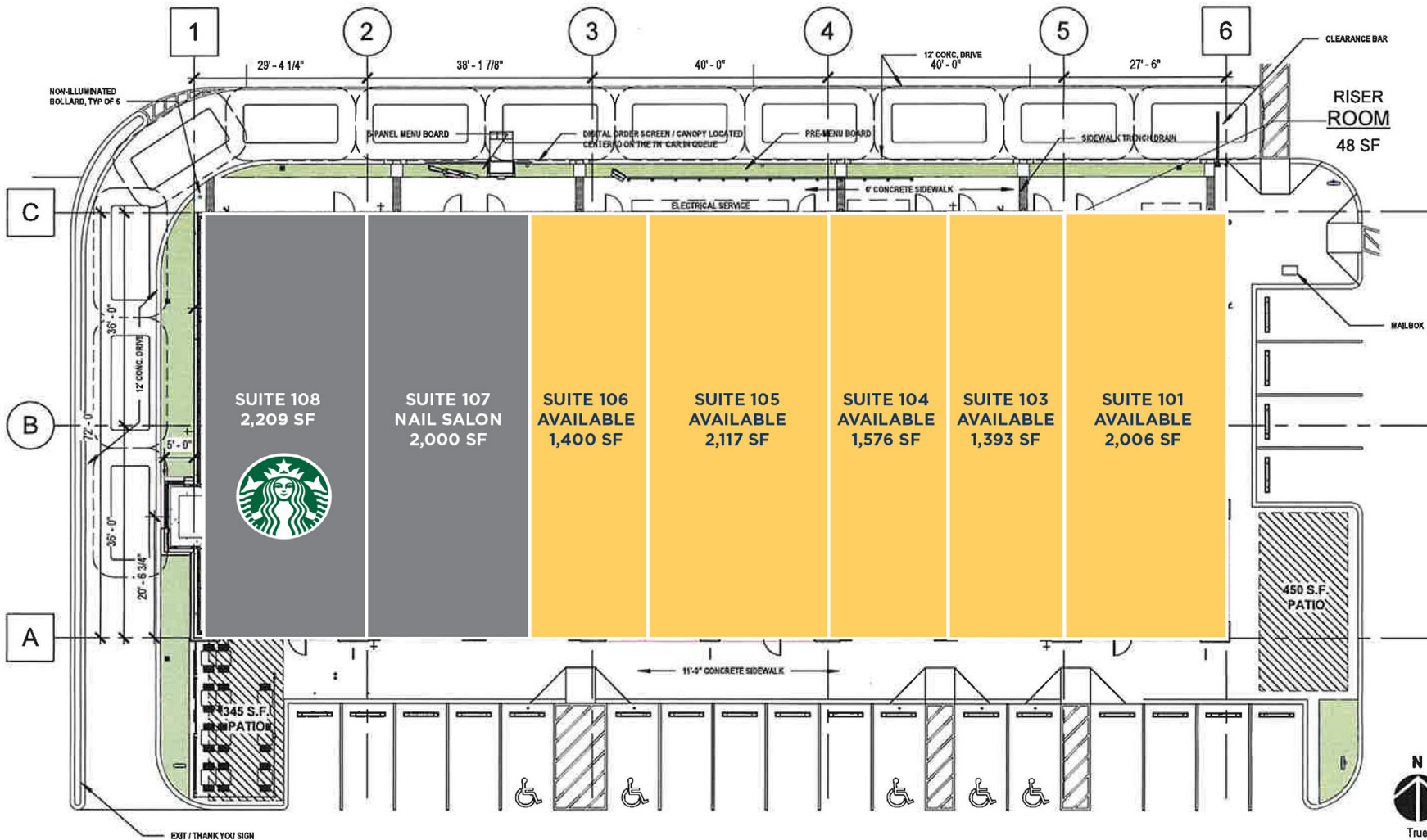




RESIDENTIAL AERIAL



SITE PLAN



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

01.24 | 01.24



DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/23



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POPULATION	1 MILE	3 MILES	5 MILES
Current Households	5,115	22,503	62,116
Current Population	16,548	73,922	195,625
2020 Census Population	12,715	65,194	182,238
Population Growth 2020 to 2023	30.15%	13.39%	7.35%
2023 Median Age	33.5	33.7	34.2

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$78,980	\$77,029	\$75,755
Median Household Income	\$52,832	\$53,844	\$52,511
Per Capita Income	\$24,244	\$23,098	\$23,737

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	39.30%	39.17%	38.90%
Black or African American	2.29%	2.29%	2.68%
Asian or Pacific Islander	1.14%	1.02%	0.98%
Hispanic	90.25%	89.98%	87.18%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	19.87%	19.36%	21.44%
2 Person Households	27.26%	26.45%	26.68%
3+ Person Households	52.87%	54.18%	51.87%
Owner-Occupied Housing Units	59.35%	58.79%	58.43%
Renter-Occupied Housing Units	40.65%	41.21%	41.57%

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Diandra Breen	754307	dbreen@newquest.com	(281)477-4353
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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