

2nd Gen. Automotive | Loop 1604 at Braun Rd.

10230 W Loop 1604 | San Antonio, TX 78254



FOR SALE

0.91 AC
Available

3,488 SF
Building Size

Contact
Broker
Sale Price

ABOUT THE PROPERTY

- Full service oil change automotive property available For Sale
- Great exposure and access to Loop 1604
- Sold as-is with all equipment
- Built in 2018, and in great condition
- Recently remodeled, with ability to add additional service bay

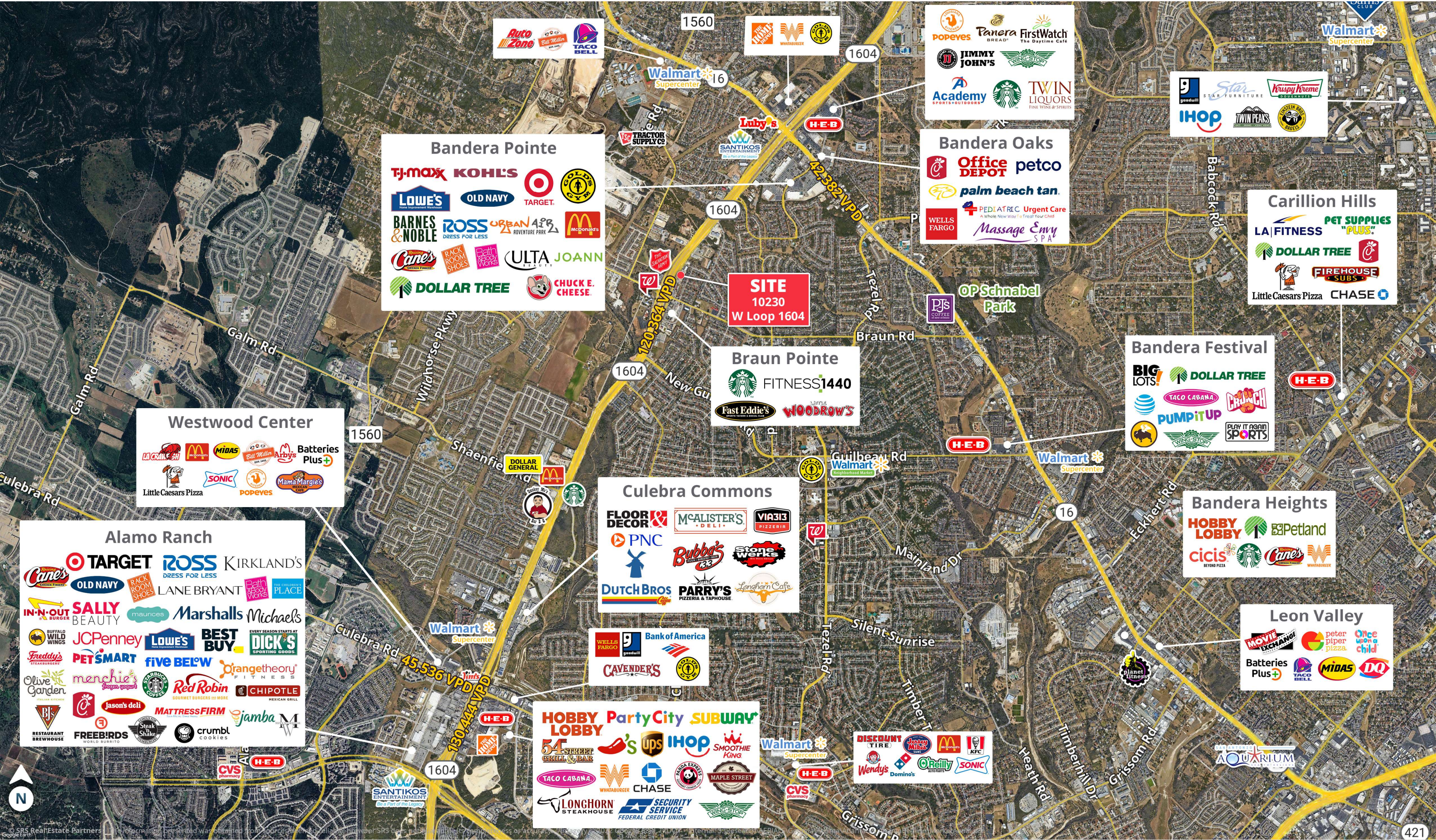
JOIN THESE RETAILERS



TRAFFIC COUNTS

W Loop 1604 N
Braun Rd

120,364 VPD
22,502 VPD



Bandera Pointe

TJ-MAXX KOHL'S Target GOLD'S GYM

LOWE'S OLD NAVY

BARNES & NOBLE ROSS DRESS FOR LESS URBAN ADV. ADVENTURE PARK McDonald's

Cane's RACK ROOM SHOES Bath Works ULTA JOANN

DOLLAR TREE CHUCK E. CHEESE

Bandera Oaks

Office DEPOT petco

palm beach tan.

WELLS FARGO PEDIATRIC Urgent Care

Massage Envy SPA

Carillion Hills

PET SUPPLIES "PLUS."

LA FITNESS DOLLAR TREE

FIREHOUSE SUBS Little Caesars Pizza CHASE

Braun Pointe

Starbucks FITNESS1440

Fast Eddie's WOODROW'S

Bandera Festival

BIG LOTS! DOLLAR TREE

TACO CABANA CRUNCH HEB

PUMPITUP PLAY IT AGAIN SPORTS

Westwood Center

Little Caesars Pizza SONIC POPEYES Mama Margies

McDonald's MIDAS Arby's Batteries Plus+

Culebra Commons

FLOOR DECOR PNC

McALISTER'S DELI VIA313 PIZZERIA

Bubba's Stone Works

DUTCH BROS PARRY'S PIZZERIA & TAPHOUSE Longhorn Cafe

Bandera Heights

HOBBY LOBBY Petland

cicis Starbucks Cane's

Alamo Ranch

Cane's TARGET ROSS KIRKLAND'S

OLD NAVY LANE BRYANT maui's Marshalls Michaels

IN-N-OUT BEAUTY Sally Beauty maui's

JCPenney LOWE'S BEST BUY DICK'S SPORTING GOODS

Freddy's PETSMART five BELOW OrangeTheory FITNESS

Olive Garden menchie's Starbucks Red Robin CHIPOTLE

Jason's deli MATTRESS FIRM jamba

RESTAURANT BREWHOUSE FREEBIRDS Steak Shake crumbl

WELLS FARGO Bank of America

CAVENDER'S

HOBBY LOBBY Party City SUBWAY

54 STREET GRILL & BAR UPS IHOP SMOOTHIE KING

TACO CABANA WHATABURGER CHASE

LONGHORN STEAKHOUSE SECURITY SERVICE FEDERAL CREDIT UNION

DISCOUNT TIRE

Wendys Domino's O'Reilly SONIC

Leon Valley

MOVIE EXCHANGE peter piper pizza Once Upon A Child

Batteries Plus+ TACO BELL MIDAS DQ

Site Aerial

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SITE
10230
W Loop 1604

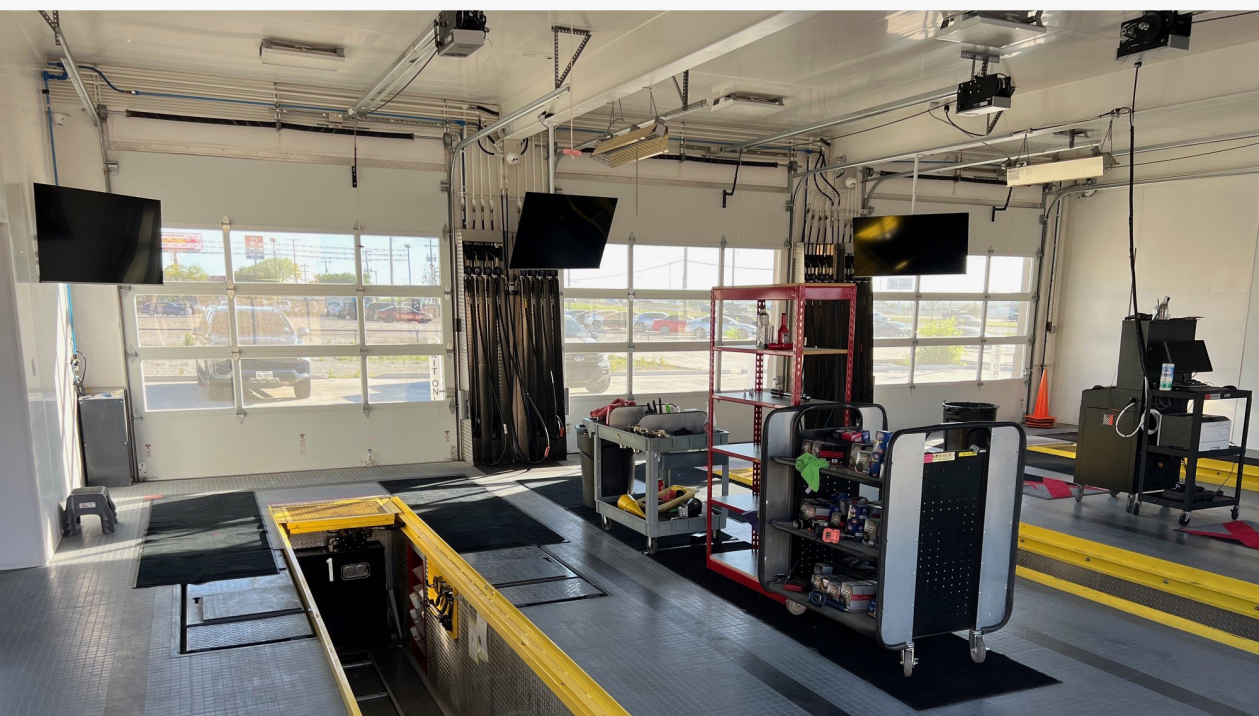
Braun Point

- FITNESS1440
- VALHALLAN ESPORTS TRAINING
- PHO FILE
- SOARION CREDIT UNION
- San Antonio MUSIC ACADEMY
- Tiu Steppi's
- Texas CHEER
- Fast Eddie's
- Hensley Dental Care



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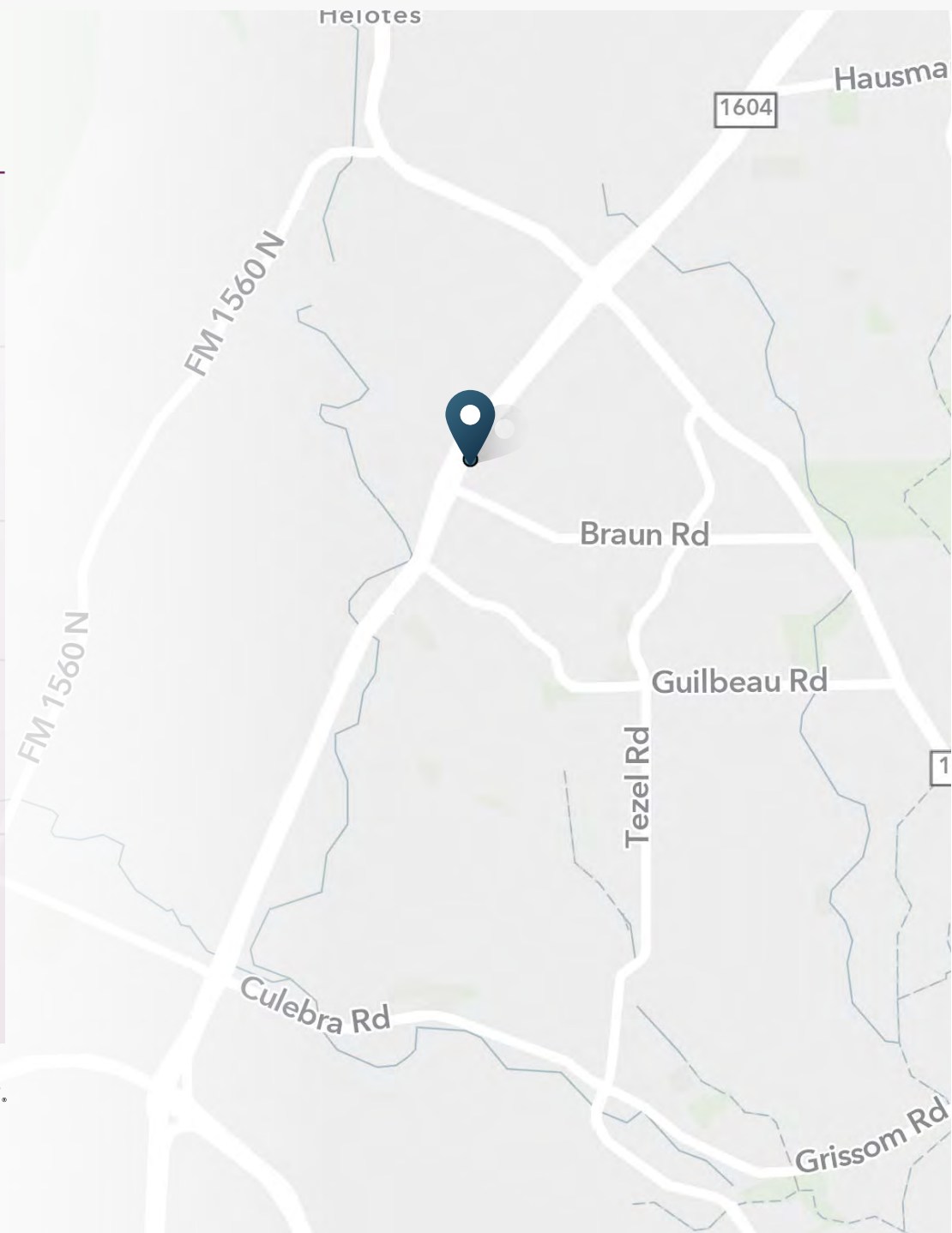
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DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	11,542	115,755	257,804
2028 Projected Population	11,072	116,788	264,512
Projected Annual Growth Rate 2023 to 2028	-0.83%	0.18%	0.52%
Daytime Population			
2023 Daytime Population	8,665	82,149	201,231
Workers	3,134	27,753	78,274
Residents	5,531	54,396	122,957
Income			
2023 Est. Average Household Income	\$114,495	\$113,507	\$110,985
2023 Est. Median Household Income	\$102,272	\$93,936	\$87,854
Households & Growth			
2023 Estimated Households	3,971	40,064	91,521
2028 Estimated Households	3,875	41,033	95,222
Projected Annual Growth Rate 2023 to 2028	-0.49%	0.48%	0.80%
Race & Ethnicity			
2023 Est. White	47%	46%	46%
2023 Est. Black or African American	5%	6%	7%
2023 Est. Asian or Pacific Islander	3%	5%	6%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	12%	12%	12%
2023 Est. Hispanic	59%	57%	56%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4646
Designated Broker of Firm	License No.	Email	Phone

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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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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