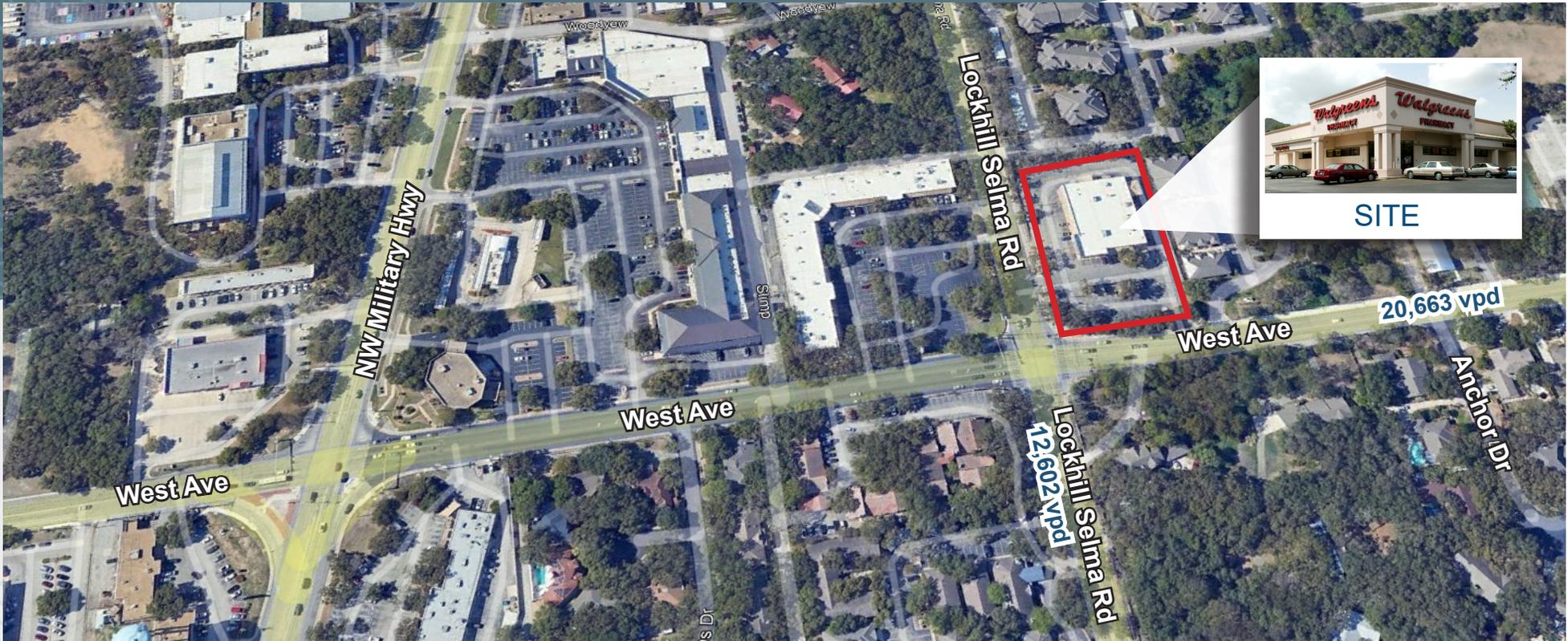


AVAILABLE FOR SALE OR LEASE - FORMER WALGREENS

10411 West Ave, San Antonio, TX 78213



13,905 sf

Building Size

1.61 acres

Land Size

5.39/1,000 sf

Parking Ratio

ABOUT THE PROPERTY

- Freestanding retail building located in North Central San Antonio
- Positioned along the highly traveled West Avenue corridor with strong visibility
- Suitable for a variety of retail or service-oriented uses
- Convenient access to Loop 410 & major North Central San Antonio roadways
- Surrounded by established neighborhoods & nearby commercial development
- Available for sale or lease, ideal for owner-users, tenants, or investors

JOIN NEARBY RESTAURANTS & RETAILERS



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office / 210.366.2231 fax
www.endurasa.com

ERIC LUNDBLAD, CCIM
210.918.6402 direct
210.273.2946 mobile
elundblad@endurasa.com

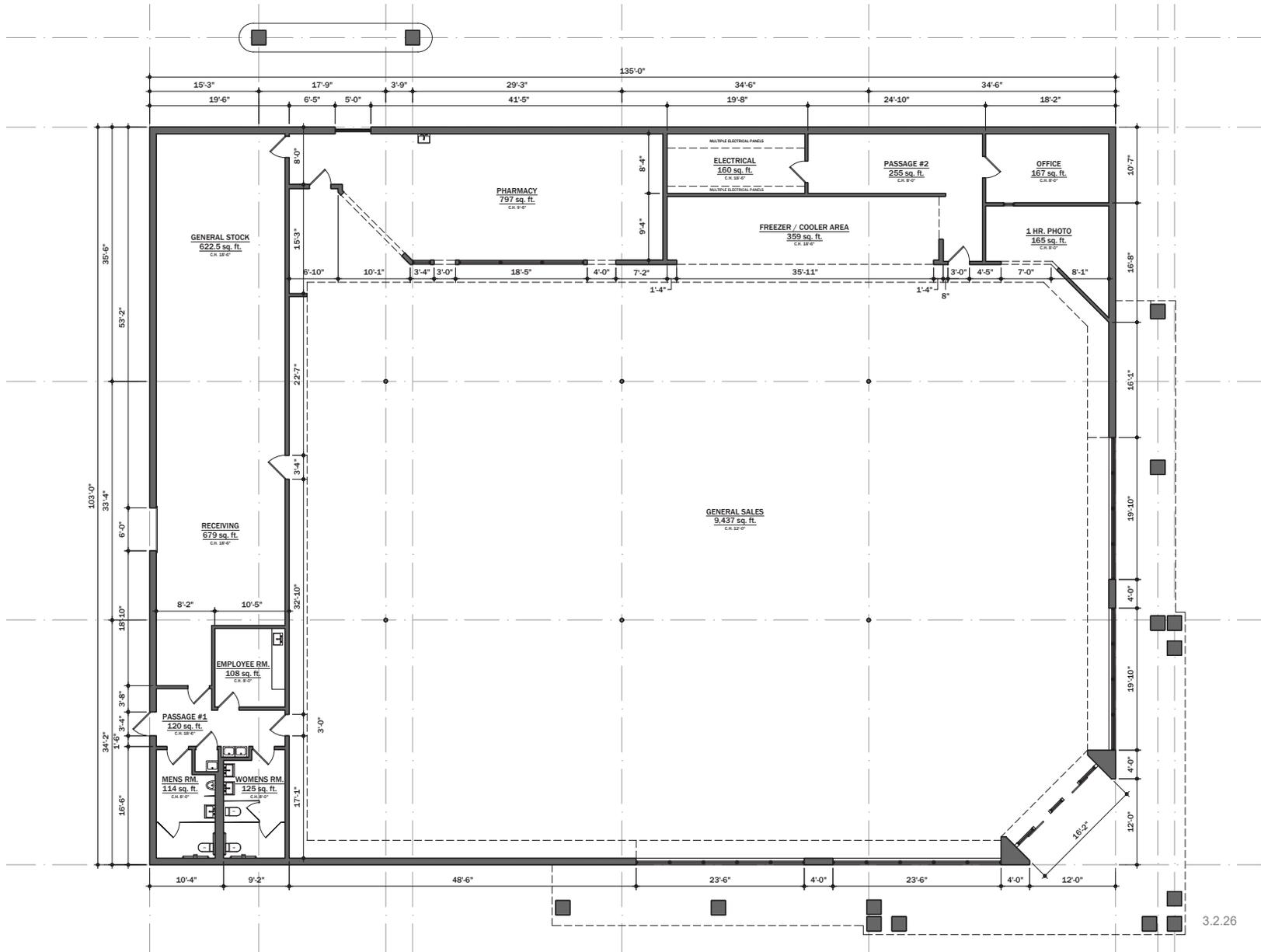
JIM LUNDBLAD
210.918.6400 direct
210.602.5401 mobile
jlundblad@endurasa.com

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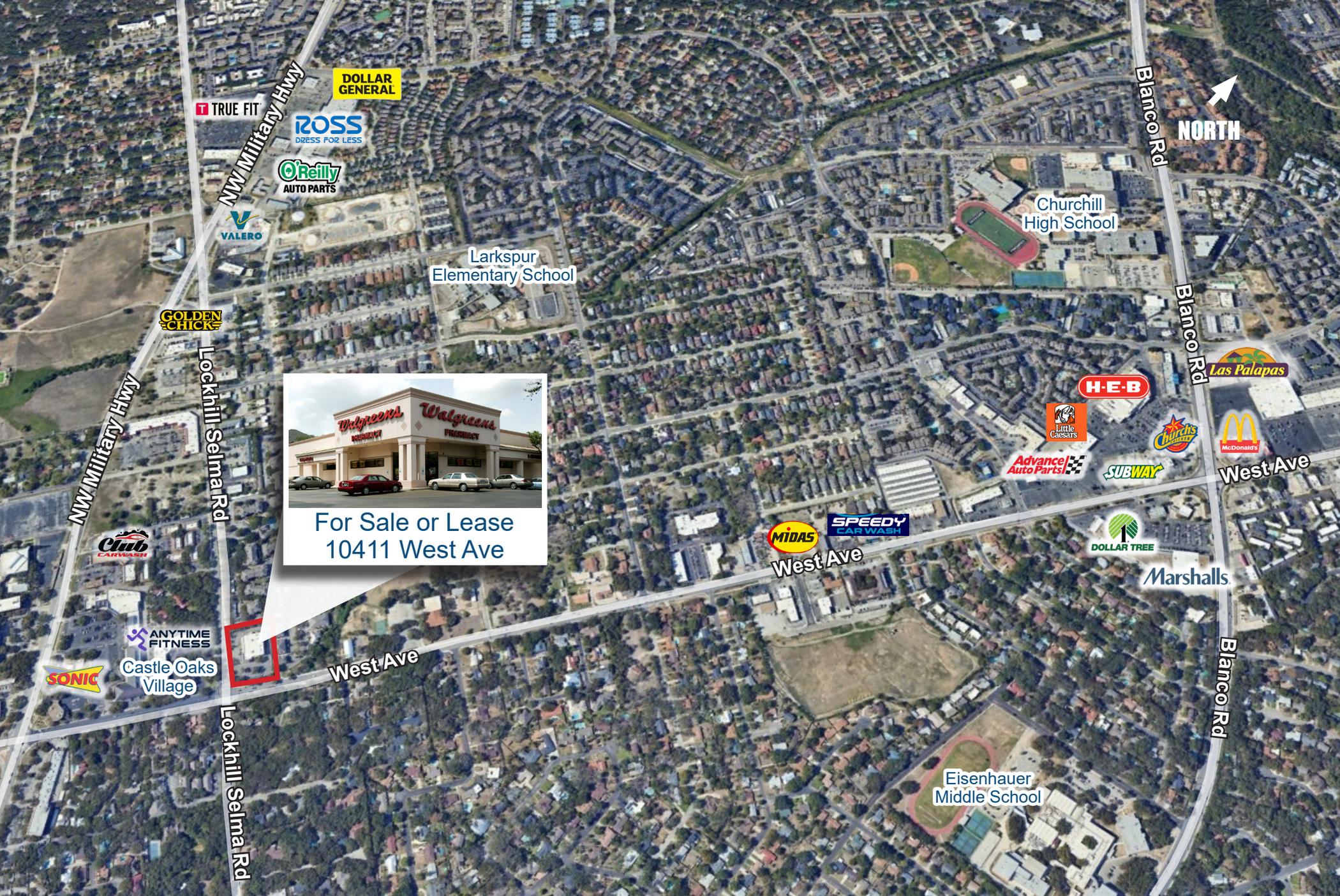
FLOOR PLAN



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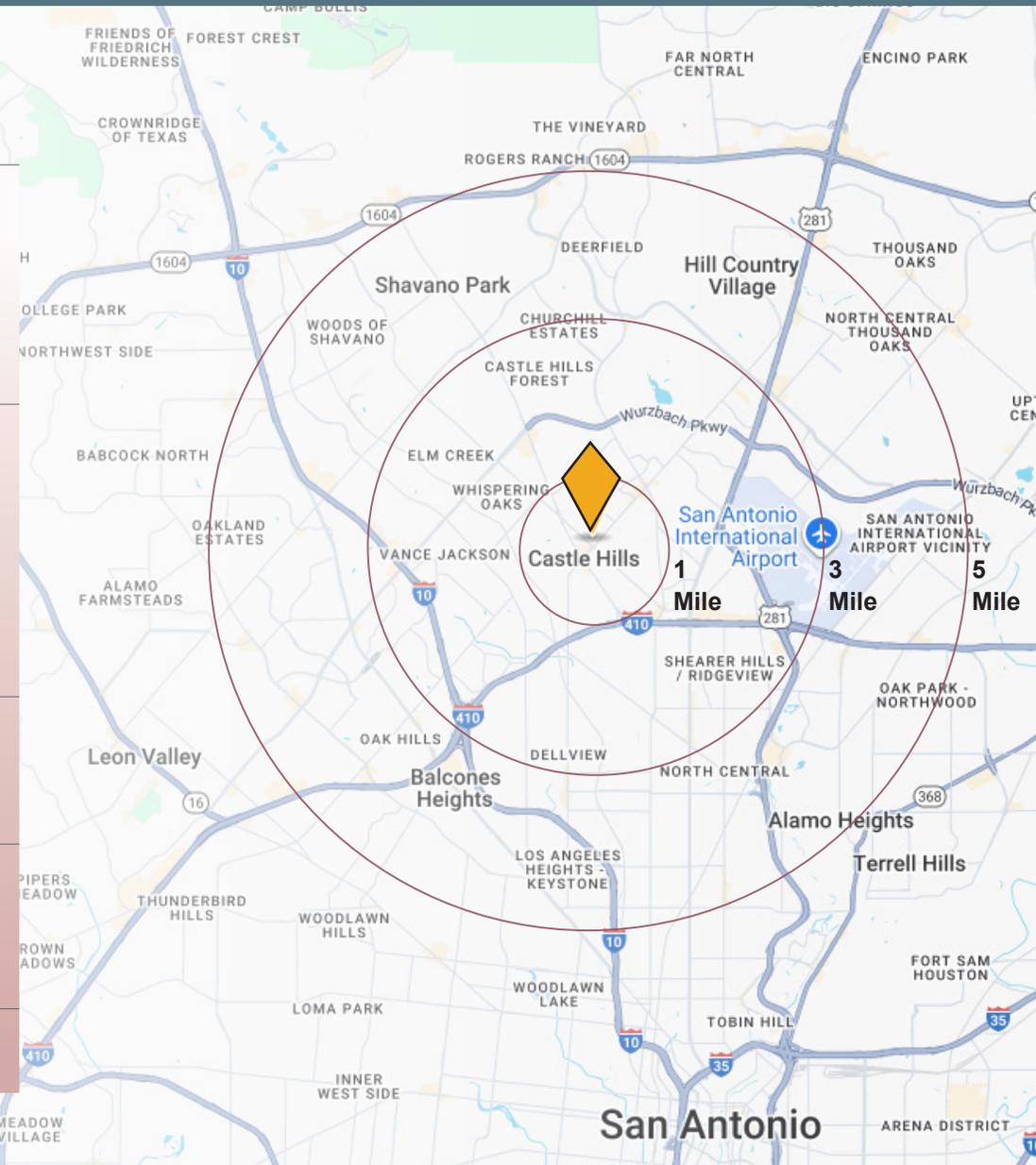
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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Total Population:	17,631	120,577	302,639
2029 Population Projection:	18,967	128,311	321,861
Population Growth 2024-2029:	1.5%	1.3%	1.3%
Median Age:	35.7	36.9	37.2
Households			
2024 Total Households:	7,480	52,125	132,846
Household Growth 2024-2029:	1.6%	1.3%	1.3%
Median Household Income:	\$52,868	\$54,326	\$56,720
Average Household Size:	2.2	2.3	2.2
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$301,200	\$270,807	\$273,651
Median Year Built:	1983	1979	1980
Daytime Employment			
Total Businesses:	928	9,947	29,942
Total Employees:	5,918	79,679	249,607
Vehicle Traffic			
West Ave @ Lockhill Selma:	20,663 vpd		
Lockhill Selma @ West Ave:	12,602 vpd		



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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