



BANDERA HEIGHTS

 NWC Hwy 16 and Scenic Loop Helotes, Texas 78023

SHOPPING CENTER COMING SOON - RETAIL SPACE AVAILABLE 2023



BIRNBAUM PROPERTY COMPANY

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SITE PLAN



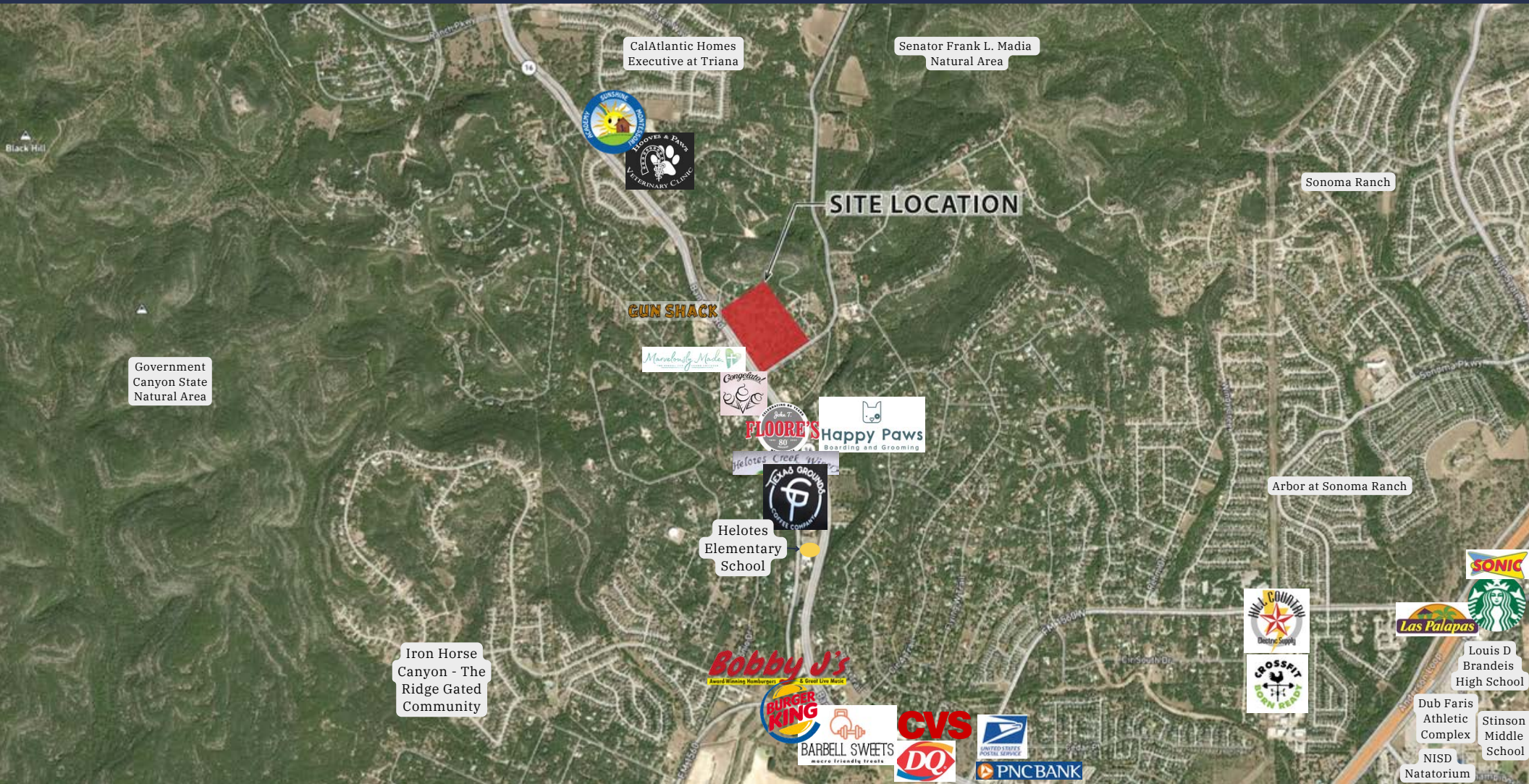
- LOCATION: City of Helotes, Texas
- Helotes has the “Small-town charm with 1.5 million neighbors.” As one of the fastest growing areas of Bexar County, the City of Helotes has a retail trade area of over 150,000 residents. Overall, Helotes is a city of professionals, managers, and sales and office workers with home prices and real estate consistently ranking among the most expensive in America.
- GLA: 1-3 Acre Pads Available ; 1,100 – 43,164 SF Retail Space Available 2023
- USE: Perfect for grocery store, restaurant pads, service retail, gym space, entertainment, etc
- PRICE: Please contact Broker for pricing



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TRADE AREA



POPULATION 2022

1 mile	2,658
3 mile	35,272
5 mile	146,664

HOUSEHOLD INCOME 2022

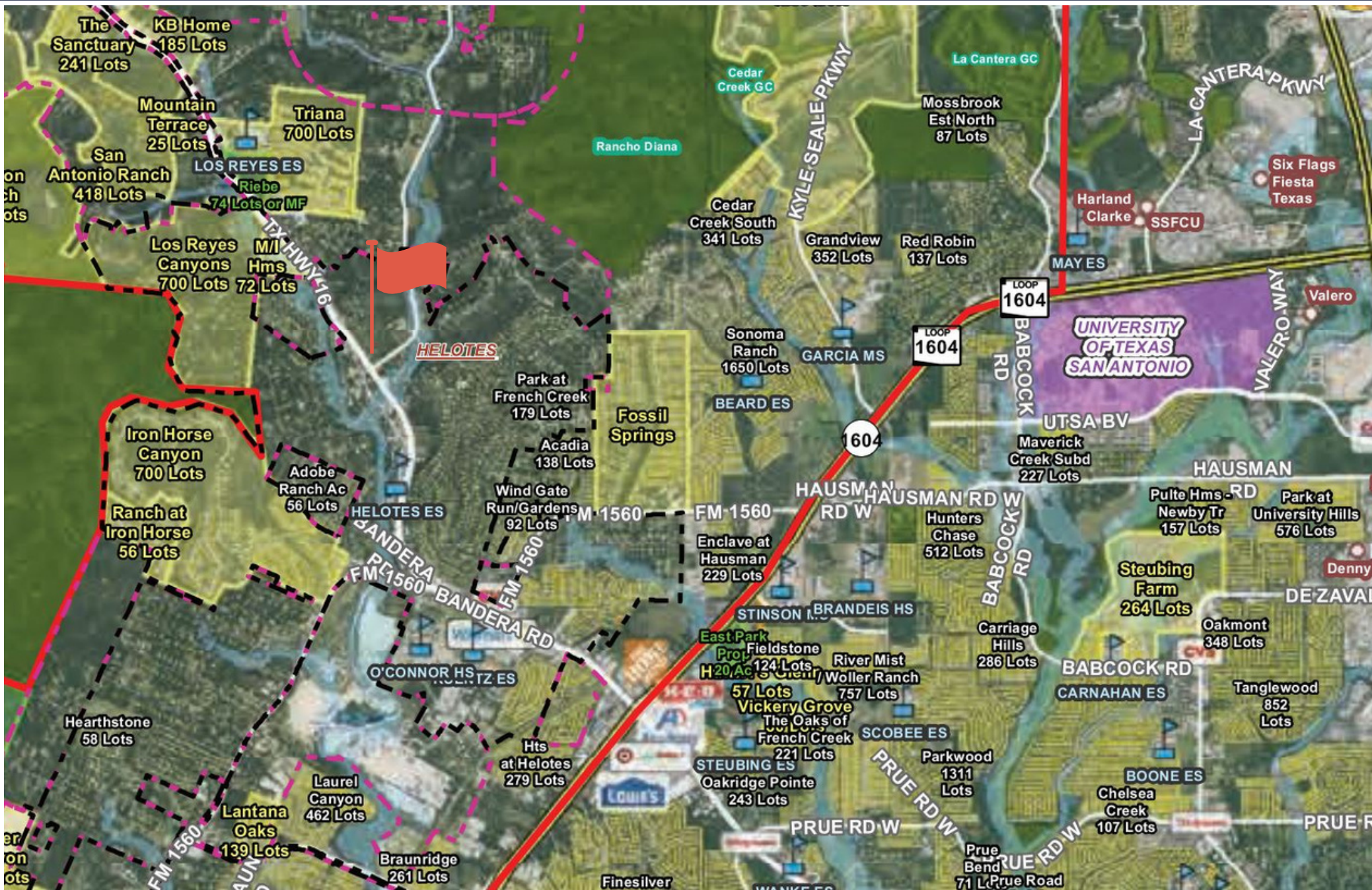
1 mile	\$169,041
3 mile	\$145,891
5 mile	\$115,133

TRAFFIC COUNTS 2020

Loop 1604	124,728 VPD
Bandera Rd	22,949 VPD
Scenic Loop Rd	4,093 VPD



GROWTH MAP



DEMOGRAPHICS

Pop-Facts® Demographics | Demographic Quick Facts



Trade Area: Bandera Ranch - 1 mi., Bandera Ranch - 3 mi., Bandera Ranch - 5 mi.

	Bandera Ranch - 1 mi.		Bandera Ranch - 3 mi.		Bandera Ranch - 5 mi.	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	2,209	83.11	27,034	76.64	105,511	71.94
Black/African American Alone	55	2.07	1,344	3.81	9,476	6.46
American Indian/Alaskan Native Alone	13	0.49	119	0.34	933	0.64
Asian Alone	128	4.82	3,207	9.09	9,736	6.64
Native Hawaiian/Pacific Islander Alone	0	0.00	24	0.07	218	0.15
Some Other Race Alone	136	5.12	2,127	6.03	14,258	9.72
Two or More Races	118	4.44	1,417	4.02	6,532	4.45
Hispanic/Latino	978	36.80	16,174	45.85	75,541	51.51
Not Hispanic/Latino	1,680	63.20	19,098	54.15	71,123	48.49
2022 Occupied Housing Units by Tenure						
Owner-Occupied	854	93.03	9,672	83.35	36,277	73.09
Renter-Occupied	64	6.97	1,932	16.65	13,357	26.91
Average Household Size	-	2.90	-	3.03	-	2.89
2022 Households by Household Income						
Income < \$15,000	18	1.96	308	2.65	2,991	6.03
Income \$15,000 - \$24,999	28	3.05	364	3.14	2,402	4.84
Income \$25,000 - \$34,999	15	1.63	325	2.80	2,492	5.02
Income \$35,000 - \$49,999	52	5.67	722	6.22	4,121	8.30
Income \$50,000 - \$74,999	104	11.33	1,405	12.11	7,415	14.94
Income \$75,000 - \$99,999	113	12.31	1,569	13.52	7,511	15.13
Income \$100,000 - \$124,999	93	10.13	1,404	12.10	6,294	12.68
Income \$125,000 - \$149,999	93	10.13	1,386	11.94	4,997	10.07
Income \$150,000 - \$199,999	151	16.45	1,842	15.87	5,506	11.09
Income \$200,000 - \$249,999	89	9.70	968	8.34	2,685	5.41
Income \$250,000 - \$499,999	113	12.31	952	8.20	2,296	4.63
Income \$500,000+	48	5.23	359	3.09	924	1.86
Average Household Income	-	169,041.00	-	145,891.00	-	115,133.00
Median Household Income	-	134,393.37	-	119,651.45	-	92,695.28
2022 Est. Median HH Income by Single-Classification Race						
White Alone	-	132,378.85	-	118,963.96	-	96,402.91
Black/African American Alone	-	125,000.00	-	116,048.20	-	71,876.87
American Indian/Alaskan Native Alone	-	144,034.68	-	122,725.94	-	83,735.93
Asian Alone	-	200,000.33	-	134,963.72	-	86,595.48
Native Hawaiian/Pacific Islander Alone	-	-	-	125,000.00	-	56,675.03
Some Other Race Alone	-	105,413.01	-	131,130.06	-	85,303.88
Two or More Races	-	189,433.45	-	100,000.00	-	78,297.29
Hispanic/Latino	-	148,436.43	-	123,983.75	-	90,498.37
Not Hispanic/Latino	-	127,309.43	-	116,294.96	-	94,758.81

Benchmark: USA

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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:
 - 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.

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