

# Bandera Pointe North

*Loop 1604 and Bandera Rd*



# PROPERTY OVERVIEW

841,291 SF  
GLA

1,200 - 3,805 SF  
Available

Pad Site  
Available

Please Contact  
Brokers for Rate





# PROPERTY HIGHLIGHTS

**9.1M**

*Annual Visits*

**#2**

*Most Visited Center in a 5 Mile Radius*

**#1**

*Kohl's in the State of Texas*

**#4**

*Gong Cha in the State of Texas*

**#6**

*Hallmark in the State of Texas*

**#8**

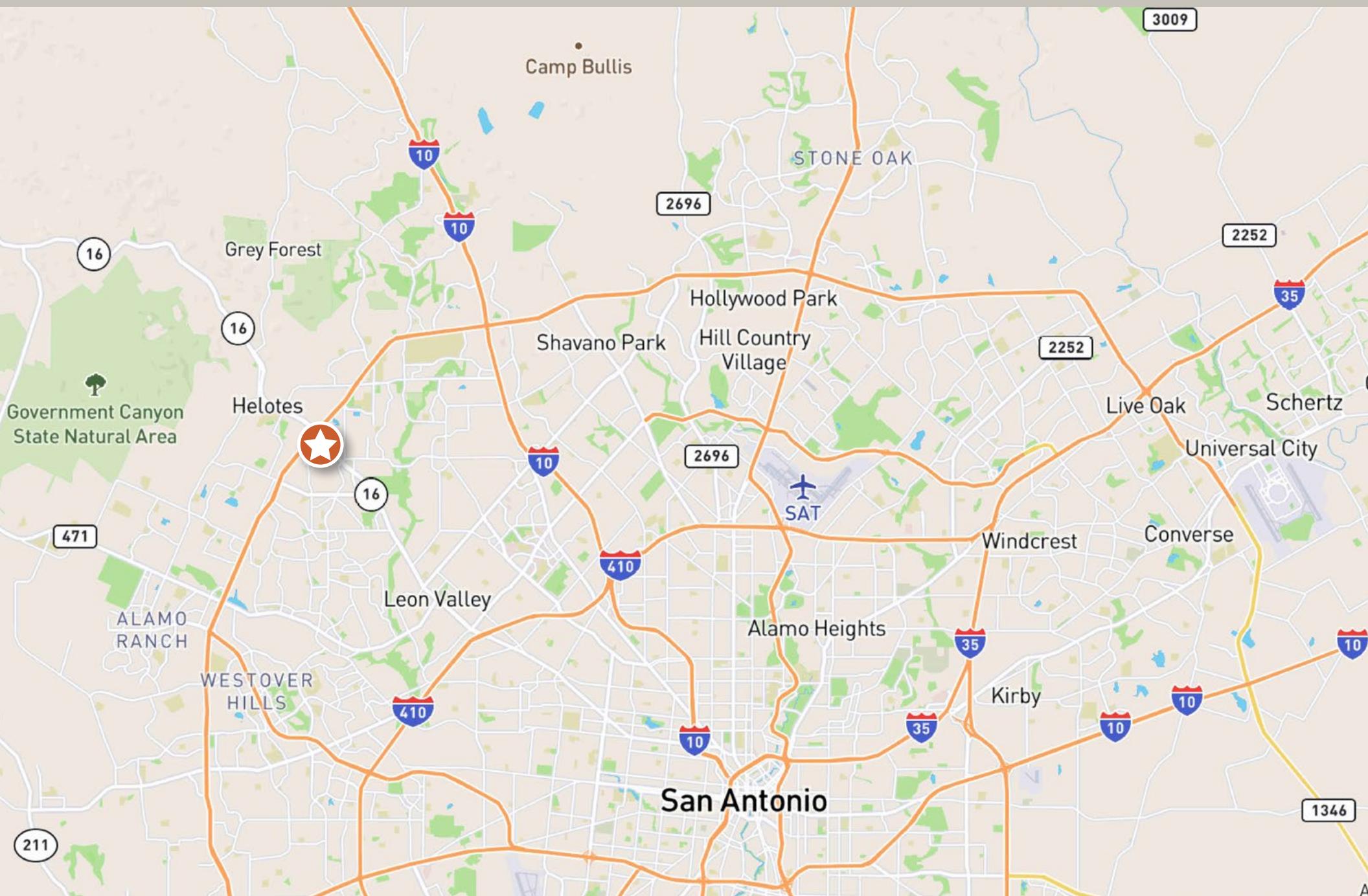
*Spec's in the State of Texas*

**#9**

*Five Below in the State of Texas*

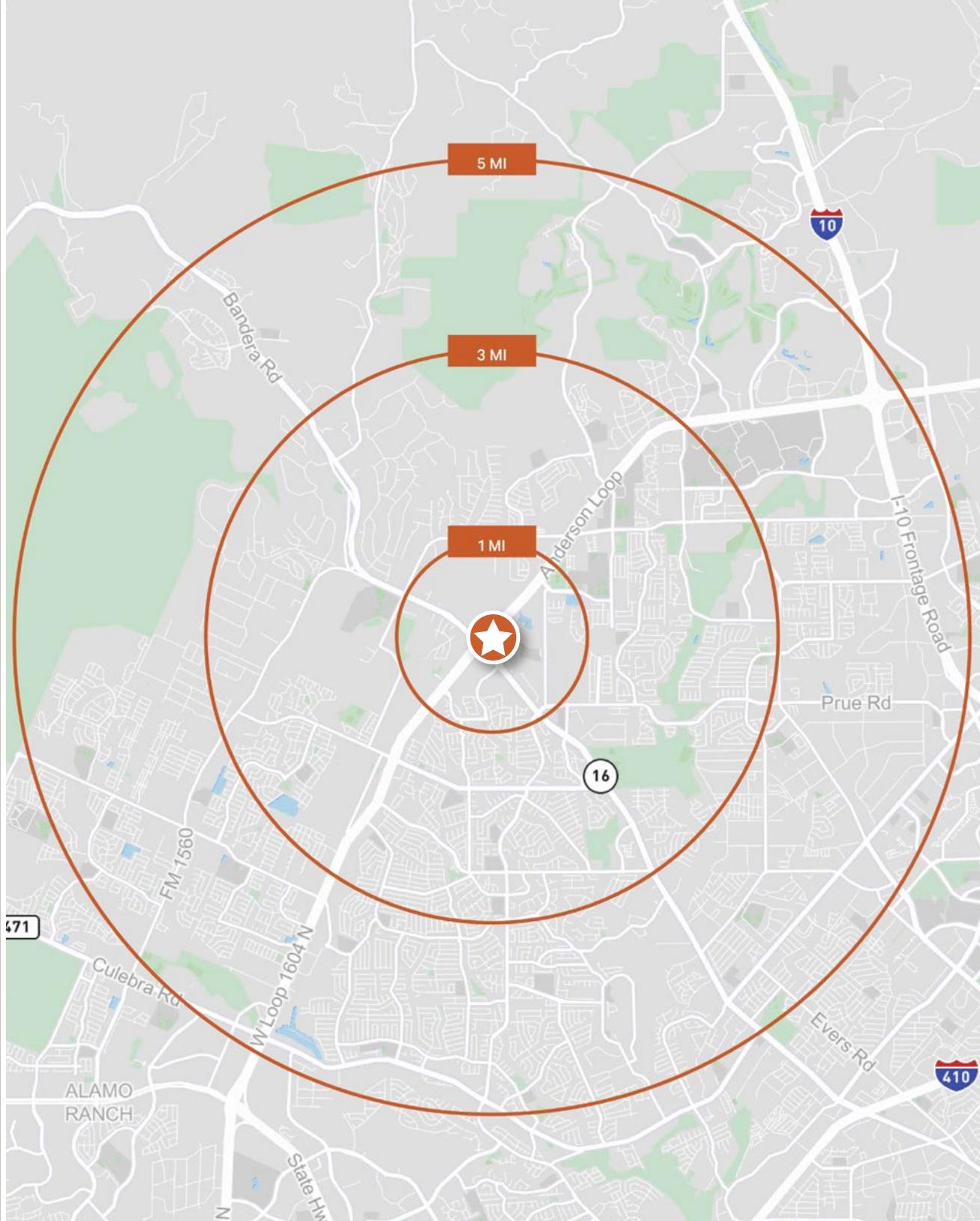
\*Store rankings according to PlacerAI Data

# LOCATION MAP



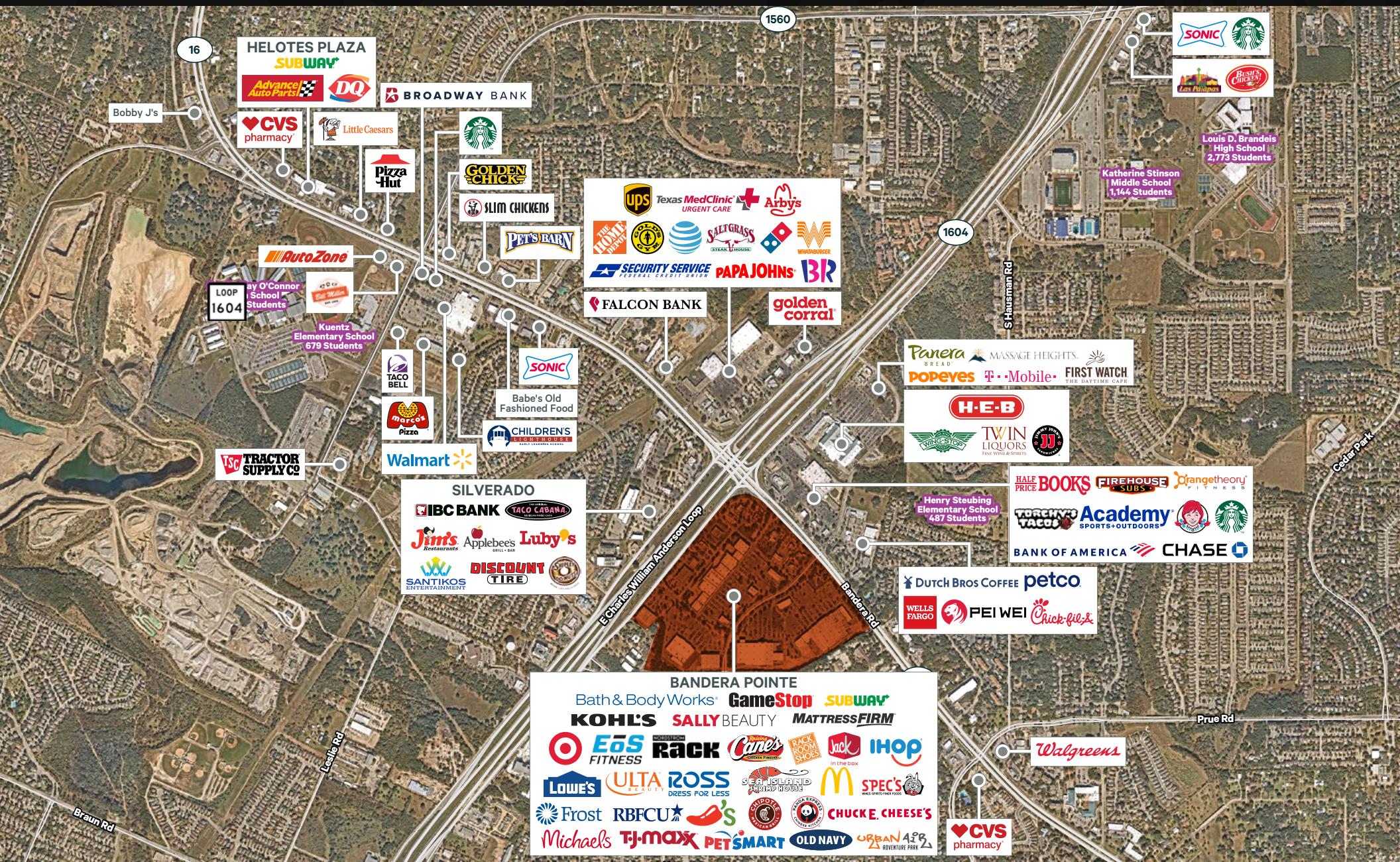
# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<strong>POPULATION</strong>			
2024 Population	11,658	99,079	243,366
2024 Daytime Population	13,882	71,809	215,984
<strong>HOUSEHOLD INCOME</strong>			
2024 Average HH Income	\$113,761	\$120,132	\$111,329
2029 Average HH Income	\$130,651	\$137,338	\$127,644
<strong>HOUSEHOLDS</strong>			
2024 Household	4,360	35,111	89,601
<strong>PLACE OF WORK</strong>			
2024 Businesses	571	1,896	5,799
2024 Employees	6,371	17,630	76,140
<strong>AGE</strong>			
2024 Median Age	36.4	36.5	34.7



# TRADE AERIAL

BANDERA ROAD AND LOOP 1604



# SITE PLAN

● AVAILABLE   ○ OCCUPIED   ● NAP

PAD SITE  
AVAILABLE



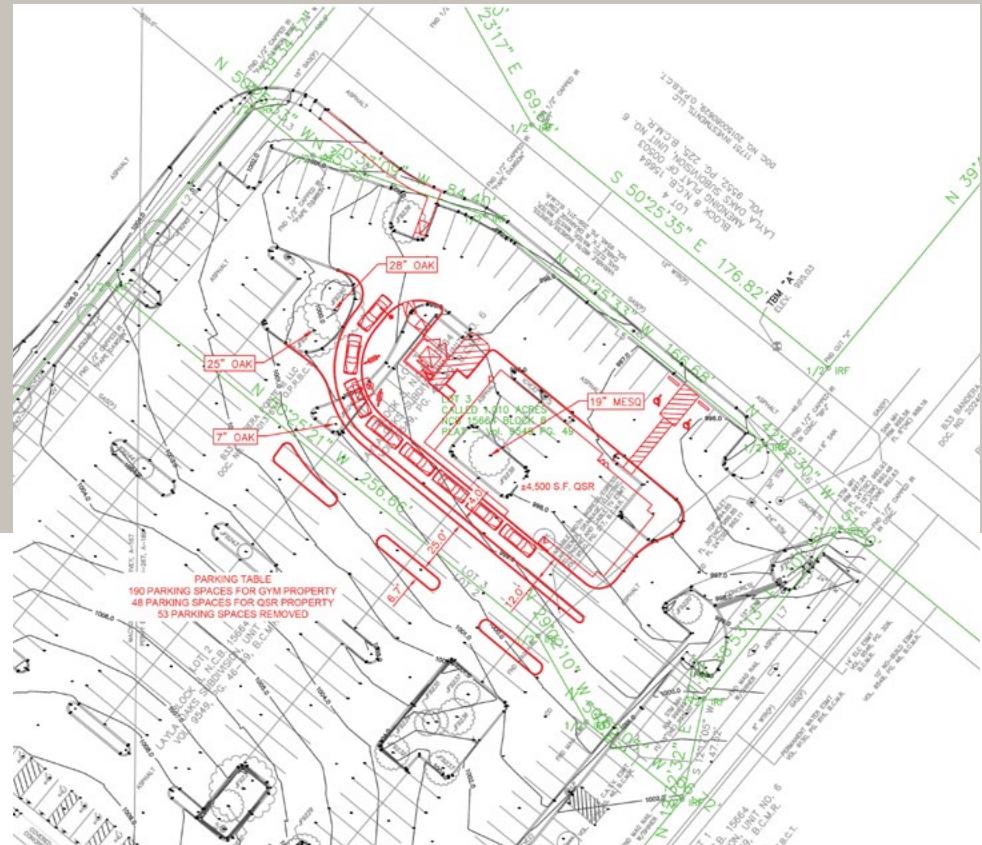
<b>Suite#</b>	<b>Tenant</b>	<b>SF</b>
<b>Pad</b>	<b>Available</b>	
21117-76100	Gold's Gym	38,602
20339-64302	Goldfish Swim School	6,979
20339-64301	Carter's	4,656
20339-64500	Bath & Body Works	3,898
20339-64700	Amazing Lash	2,407
20339-64900	Five Below	8,061
20339-65100	T.J. Maxx	30,071
20339-65500	Michaels	25,000
20339-65600	Ulta Beauty	9,939
20339-65900	Old Navy	17,257
20339-65901	Phenix Salon Suites	4,405
20339-66300	Ross Dross For Less	30,187
20339-66700	Rack Room Shoes	8,000
20339-66900	Bella Vista Nails	2,500
20339-71100	Nordstrom Rack	24,936
<b>20339-61908</b>	<b>Available</b>	<b>2,500</b>
<b>20339-61907</b>	<b>Available</b>	<b>1,200</b>
20339-61906	Candy Cloud	1,300
20339-61905	Sports Clips	1,500
<b>20339-61904</b>	<b>Available</b>	<b>1,442</b>
20339-61903	Crumbl Cookies	1,500
20339-61902	Sushiholic	1,260
20339-61901	Panda Express	2,240
<b>20339-62501C</b>	<b>Available</b>	<b>3,805</b>
20339-62501B	James Avery	3,320
20339-62501A	Visionworks	3,600
20339-63100	pOpshelf	10,000
20339-63701	Hallmark	6,000
20339-63702	Results Physiotherapy	2,700
21117-33300	Lowe's	135,000
21117-79100B	Urban Air Trampoline Park	28,844

# PAD SITE PLAN



**+/-2,500 SF**

*Building QSR*



**+/-4,500 SF**

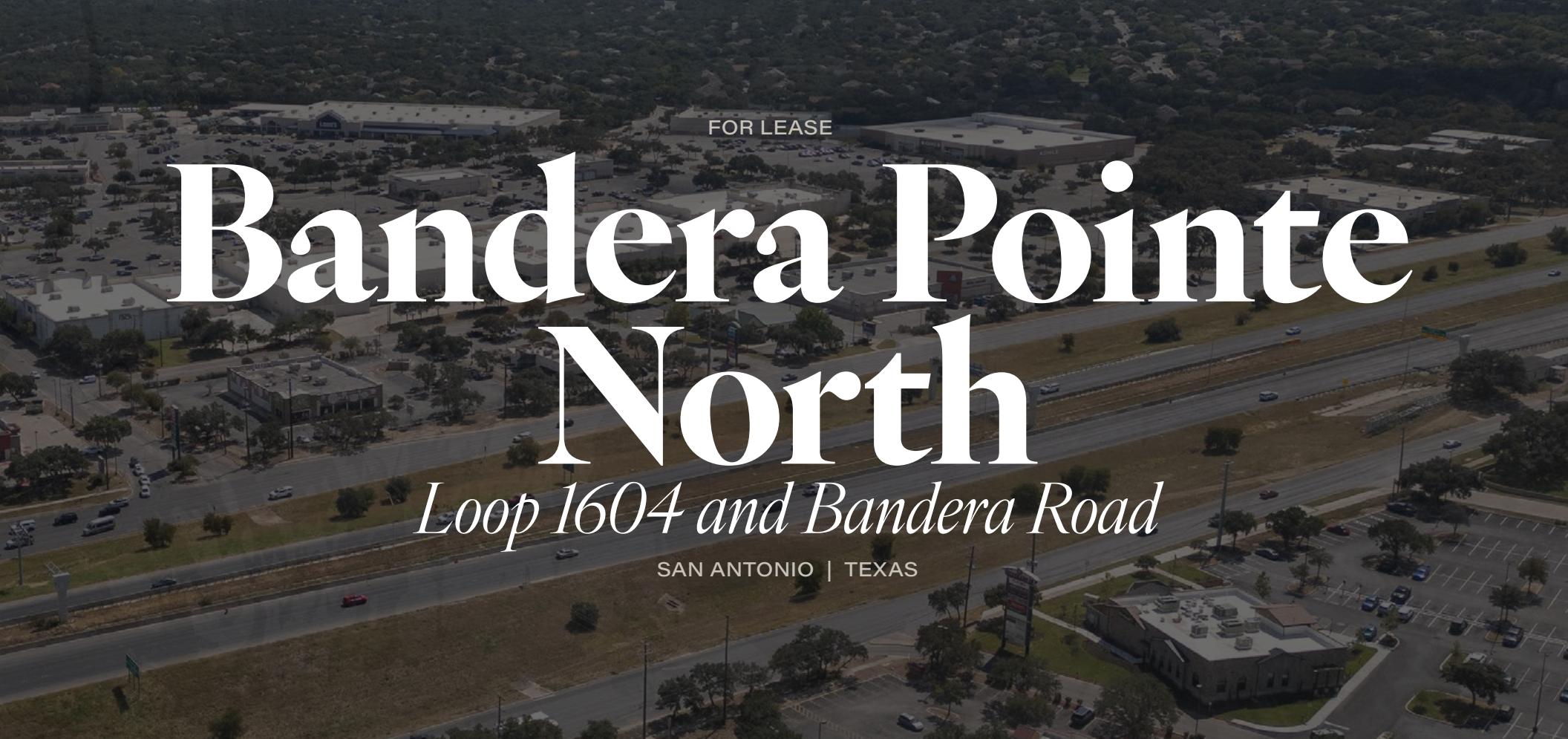
*Building QSR*

# AERIAL



# AERIAL





# Bandera Pointe North

*Loop 1604 and Bandera Road*

SAN ANTONIO | TEXAS

MICHAEL JERSIN  
First Vice President

+1 210 841 3270  
michael.jersin@cbre.com

PRICE ONKEN  
First Vice President

+1 210 841 3243  
price.onken@cbre.com

MAC BRADY  
Associate

+1 210 253 6025  
mac.brady@cbre.com

**CBRE**

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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:
  - 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.

## CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

## Jeremy McGown

Designated Broker of Firm

## John Moake

Licensed Supervisor of Sales Agent/Associate

## Michael Jersin

Sales Agent/Associate's Name

**299995**

License No.

**620535**

License No.

**540146**

License No.

**444018**

License No.

**[texaslicensing@cbre.com](mailto:texaslicensing@cbre.com)**

Email

**[jeremy.mcgown@cbre.com](mailto:jeremy.mcgown@cbre.com)**

Email

**[john.moake@cbre.com](mailto:john.moake@cbre.com)**

Email

**[michael.jersin@cbre.com](mailto:michael.jersin@cbre.com)**

Email

**+1 210 225 1000**

Phone

**+1 214 979 6100**

Phone

**+1 210 225 1000**

Phone

**+1 210 841 3270**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**CBRE**