



FOR LEASE

Bandera Oaks Big Box Available

5776 Stemmons | Leon Valley, TX 78238



Bandera Oaks

5776 Stemmons | Leon Valley, TX 78238



40,000 - 100,000 SF
Available

\$3.25/SF/YR
NNN (estimated)

Contact
Broker
Lease Rate

ABOUT THE PROPERTY

- Prime retail or office space available in highly visible location with direct exposure to Loop 410
- Surrounded by a dense population of 129,000+ within three miles
- Situated on the southwest corner of a major San Antonio intersection with high traffic counts
- Excellent pylon signage available
- Opportunity to subdivide if needed

JOIN THESE NEARBY RETAILERS



Walmart



TARGET



TRAFFIC COUNTS

Bandera Rd
Loop 410

42,107 VPD
252,216 VPD



Site Aerial

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Ingram Festival

BEST BUY SPEC'S BARNES & NOBLE Michaels Marshalls
STARBUCKS DOLLAR TREE DSW petco OLD NAVY ULTA

Caevander
TOYOTA

Caevander
AUTO FAMILY
+940 Employees

SITE

PYLON SIGN

Stemmons St

INTERSTATE
410

DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	12,875	124,508	362,897
2029 Projected Population	13,168	124,092	357,649
Projected Annual Growth Rate 2024 to 2029	0.45%	-0.07%	-0.29%

Daytime Population

	1 mile	3 miles	5 miles
2024 Daytime Population	15,709	170,313	403,600
Workers	9,294	107,326	220,911
Residents	6,415	62,987	182,689

Income

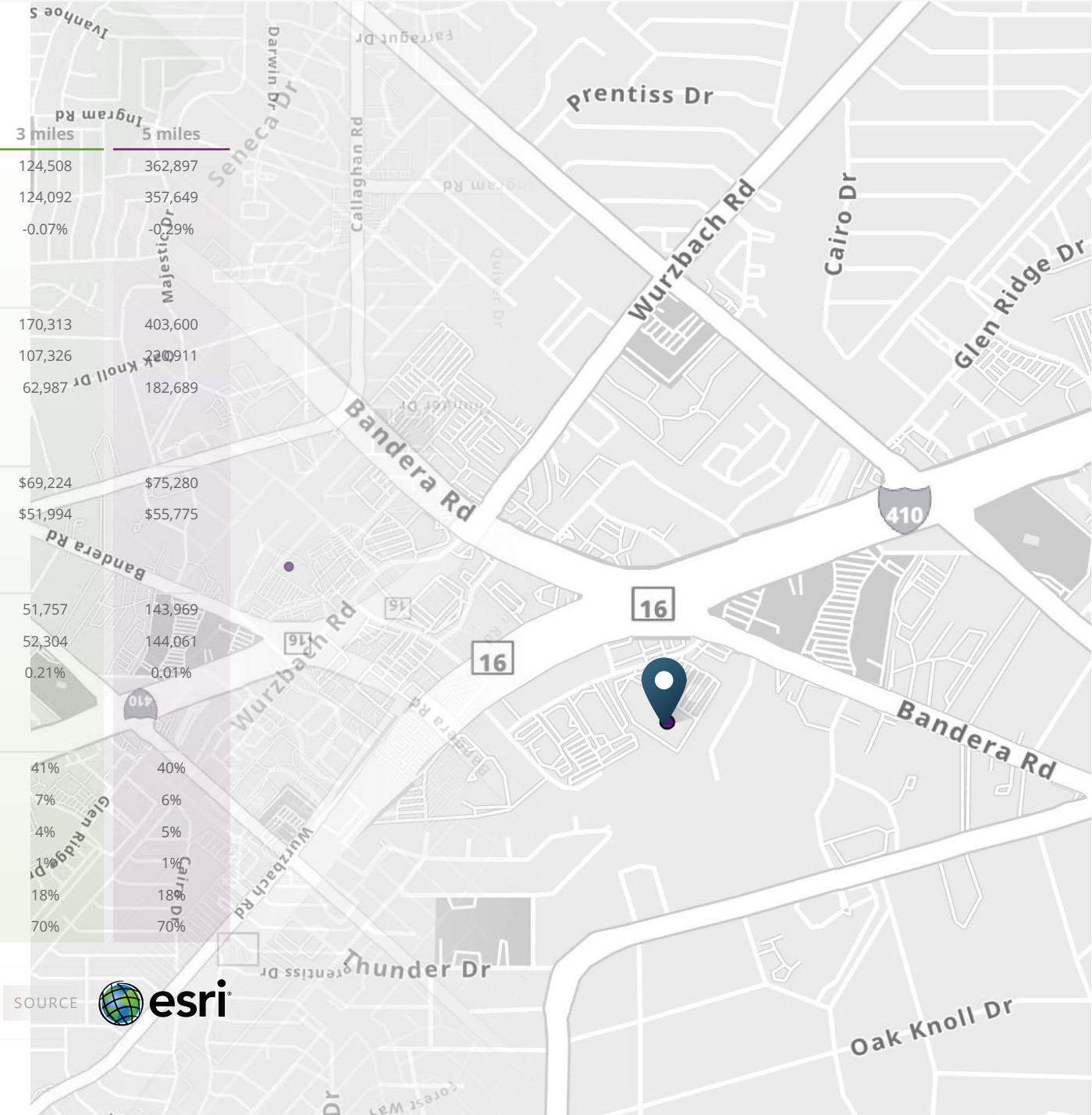
	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$64,378	\$69,224	\$75,280
2024 Est. Median Household Income	\$50,264	\$51,994	\$55,775

Households & Growth

	1 mile	3 miles	5 miles
2024 Estimated Households	5,535	51,757	143,969
2029 Estimated Households	5,750	52,304	144,061
Projected Annual Growth Rate 2024 to 2029	0.77%	0.21%	0.01%

Race & Ethnicity

	1 mile	3 miles	5 miles
2024 Est. White	40%	41%	40%
2024 Est. Black or African American	8%	7%	6%
2024 Est. Asian or Pacific Islander	4%	4%	5%
2024 Est. American Indian or Native Alaskan	2%	1%	1%
2024 Est. Other Races	19%	18%	18%
2024 Est. Hispanic	69%	70%	70%



> **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.

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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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