



# FOR LEASE

**±1.443 AC | RETAIL**

Hwy 1604 @ Emory Peak  
San Antonio, TX 78245

**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# SUMMARY

## Property Specs

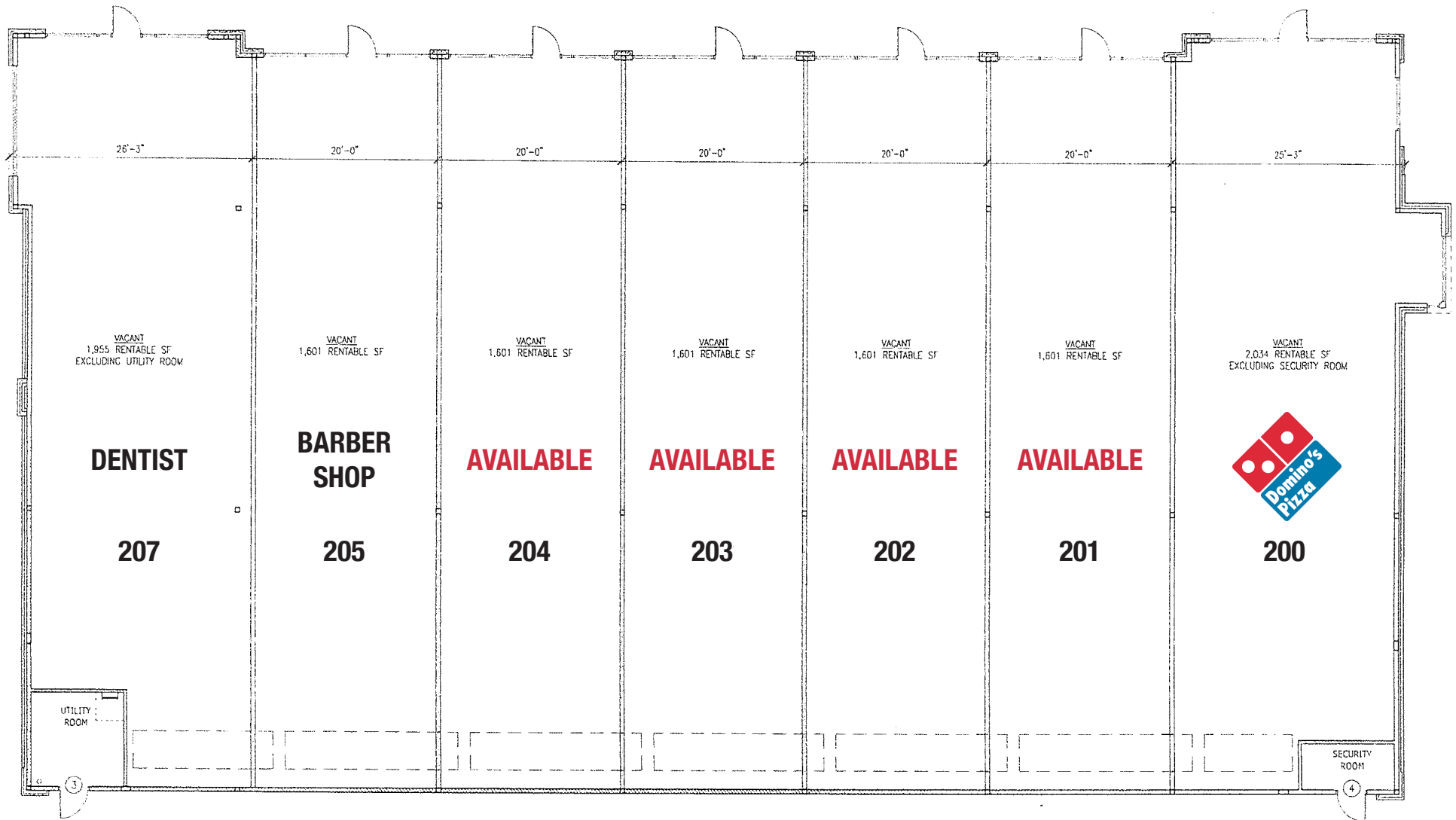
LEASE RATE	Contact Broker
TOTAL SF	±12,000 SF
ZONING	Out of City Limits

- Prime location for mixed use Retail



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.  
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# EXHIBIT B

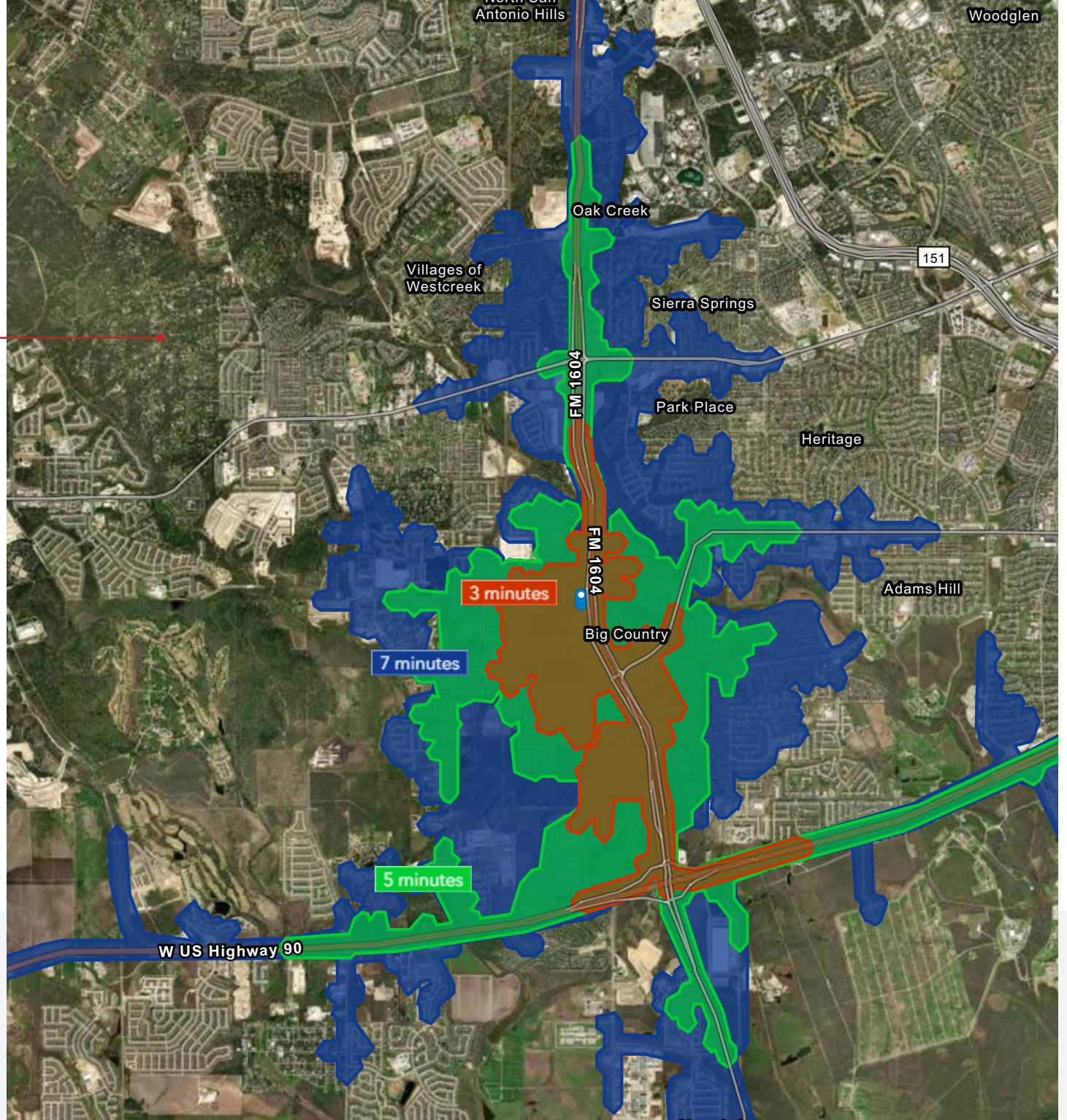


# AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



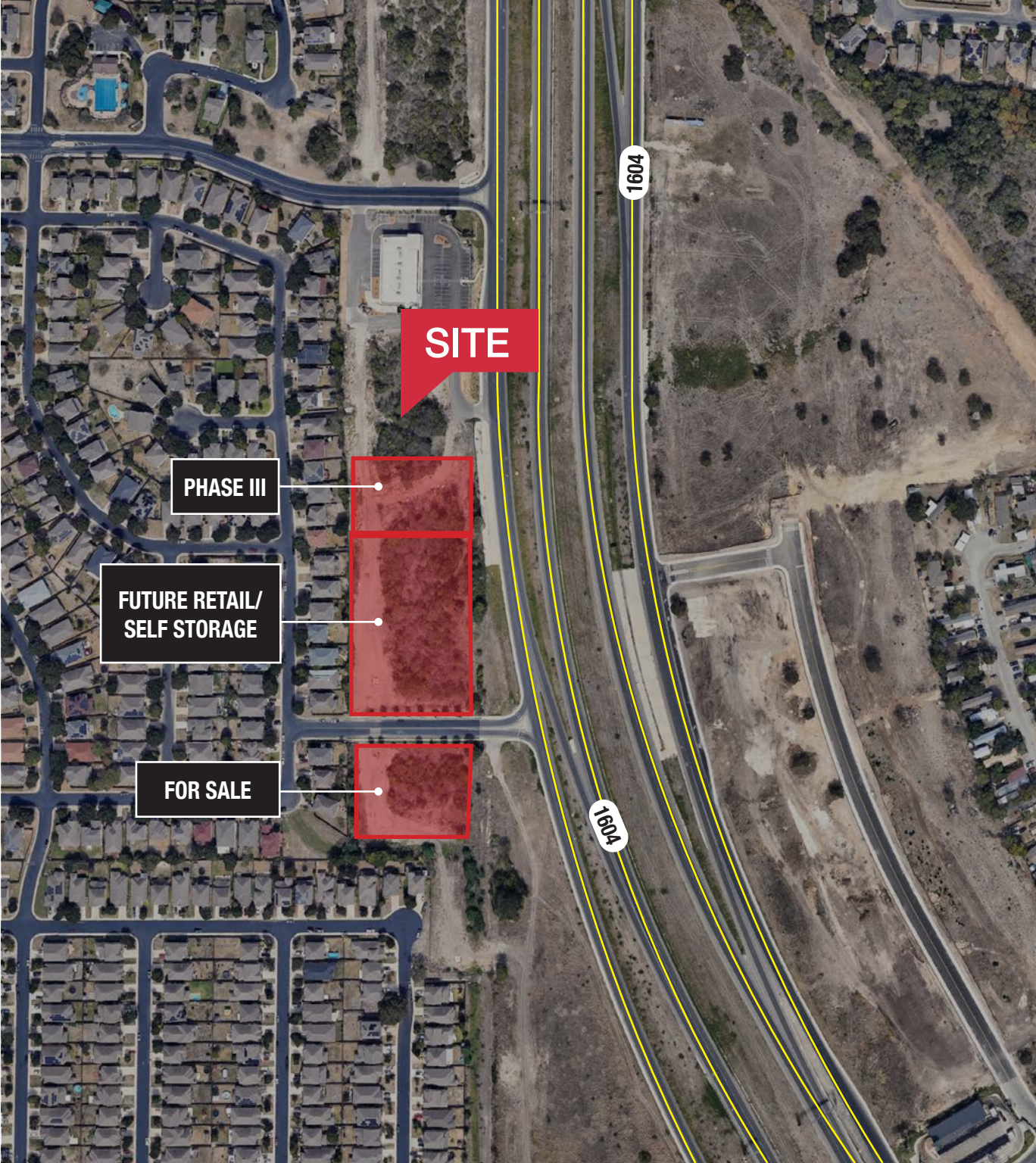
# DRIVE TIMES

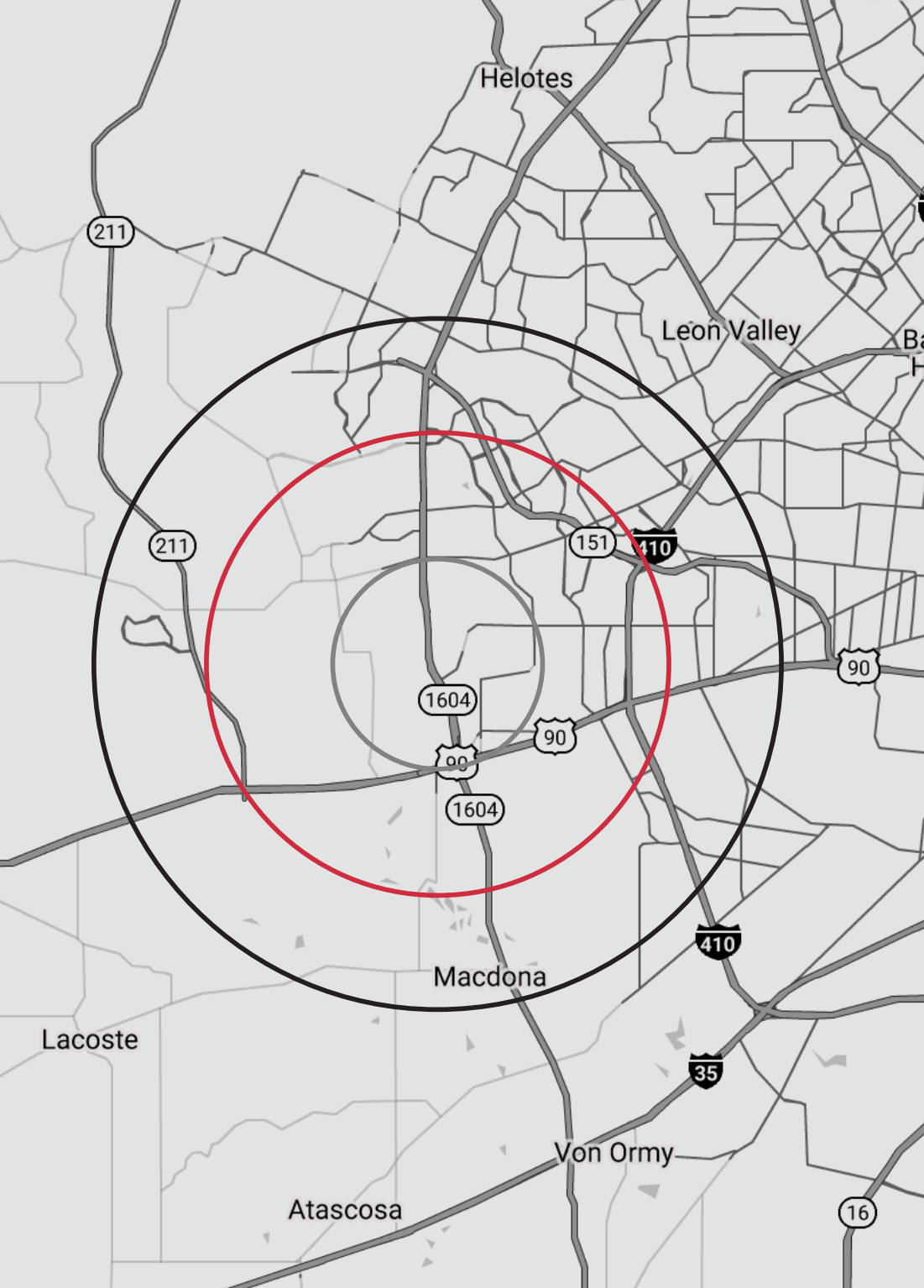


Additional Land

# FOR SALE OR LEASE

- Additional **±9 Acres Available** For Sale or Ground Lease
- Contact Agent for Details





# DEMOGRAPHICS

POPULATION	3-mile	5-mile
2024 Population	113,118	224,312
HOUSEHOLDS	3-mile	5-mile
2024 Households	34,265	72,312
INCOME	3-mile	5-mile
2024 Average HH Income	\$104,373	\$100,090

## Traffic Counts

STREET	AADT
Marbach Rd	10,380
C W Anderson Loop	46,591

## Cities Nearby

Austin, Texas	80 miles
Fort Worth, Texas	279 miles
Waco, Texas	192 miles
Houston, Texas	197 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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