

First New Development in the Rapidly
Emerging I-10 East / Loop 1604 Trade Area!

Last Space Available
2,287 SF



PUNTA VERDE PLAZA
Retail Space and Land / Pad Sites Available

Offered by:
Kimberly S. Gatley
Andrew J. Lyles

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Benefits

Property Highlights

Address	3065 E Loop 1604 & Green Rd. Converse, TX 78109
Location	SWC Loop 1604 & Green Rd.
Land	23 acres
Retail Phase 1	17,476 SF
Legal Description	CB 5088 P-29
Zoning	OCL
Bldg. Status	Retail - Completed Office - Planned
Retail Parking	117 Parking Spaces, 1:150 sf
Road Frontage	350 ft along Loop 1604
Utilities	All utilities delivered to site; regional detention pond and storm drain facilities installed. Water: East Central Gas & Fiber: Centric Gas Electricity: CPS Energy Sewer: San Antonio River Authority

Property Description

Punta Verde Plaza is a mixed-use development featuring a 17,476 sf retail center with pad site opportunities along Loop 1604 just south of the IH-10 Interchange. In addition, two small office buildings are planned to bring professional office space to the project.

Comments

- Elevated site along Loop 1604 with excellent visibility
- Accessible off Loop 1604 and Green Rd
- Conveniently located to serve booming residential communities in Converse and surrounding areas
- Direct ingress/egress from/to southbound Loop 1604; turnarounds serve northbound Loop 1604 traffic
- Pad sites available for ground lease along Loop 1604
- More than 16,000 homes in various stages of development within 5-mile radius (May 2022)
- In addition to retail building, professional office space is also planned in Phase 1
- Additional 11.67 ac available for big box retail or multi-family development

Availability & Rates

Retail Leasing

SF Available	Total Available 2,287 Shell Space
Lease Price	\$28.00 - \$32.00 NNN
Triple Net	\$9.00 (2025)
Finishout	\$25.00 PSF
First Month’s Rental	Due upon execution of lease document by Tenant
Term	Five (5) years to ten (10)
Deposit	Equal to one (1) month’s Base Rental
Financial Information	Required prior to submission of lease document by Landlord

A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord’s leasing representative

Disclosure

Office Leasing \$28.00 NNN

Land Available

Phase 1B:	1.259 acres (Behind existing center along Green Road) - \$17 per sf
Phase 2:	2.61 acres fronting 1604 (Divisible) - Ground Lease – contact broker for pricing
Phase 3:	4.16 acres fronting 1604 (Divisible) - Ground Lease – contact broker for pricing
Phase 4:	11.67 acres - \$12 per sf

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Lease Contacts



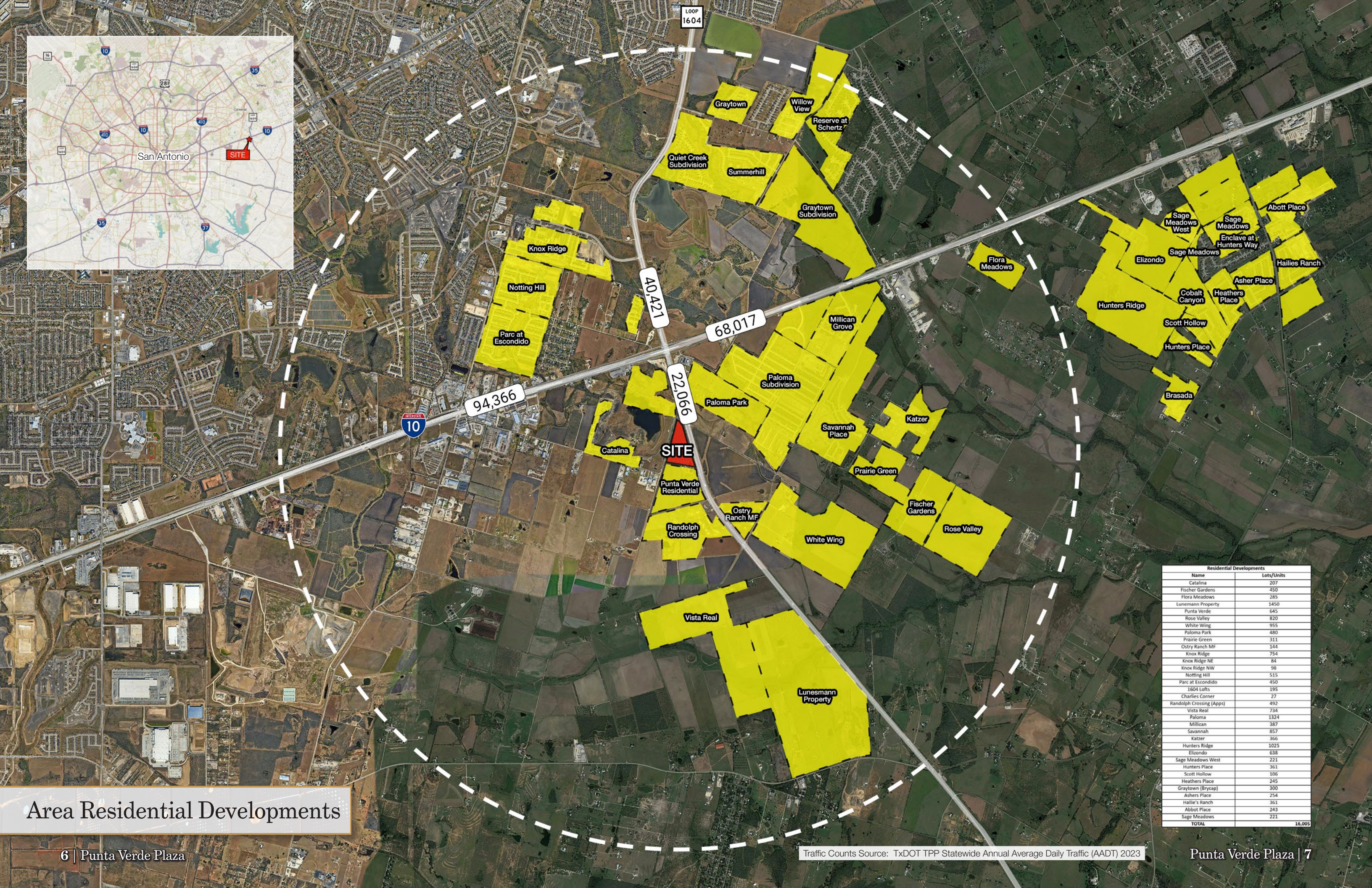
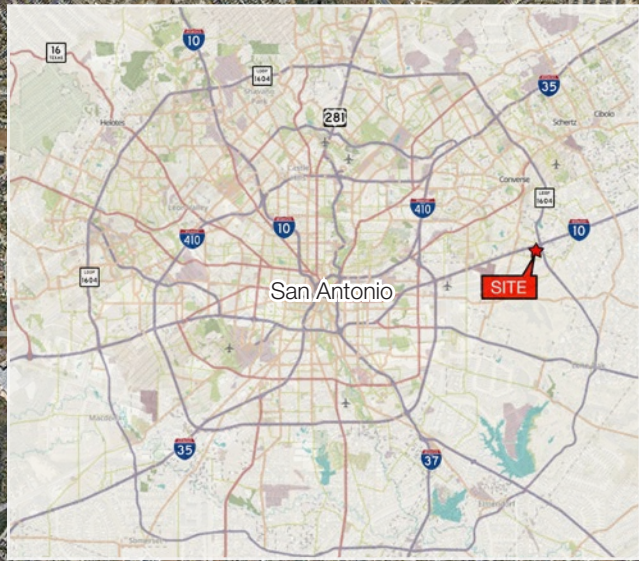
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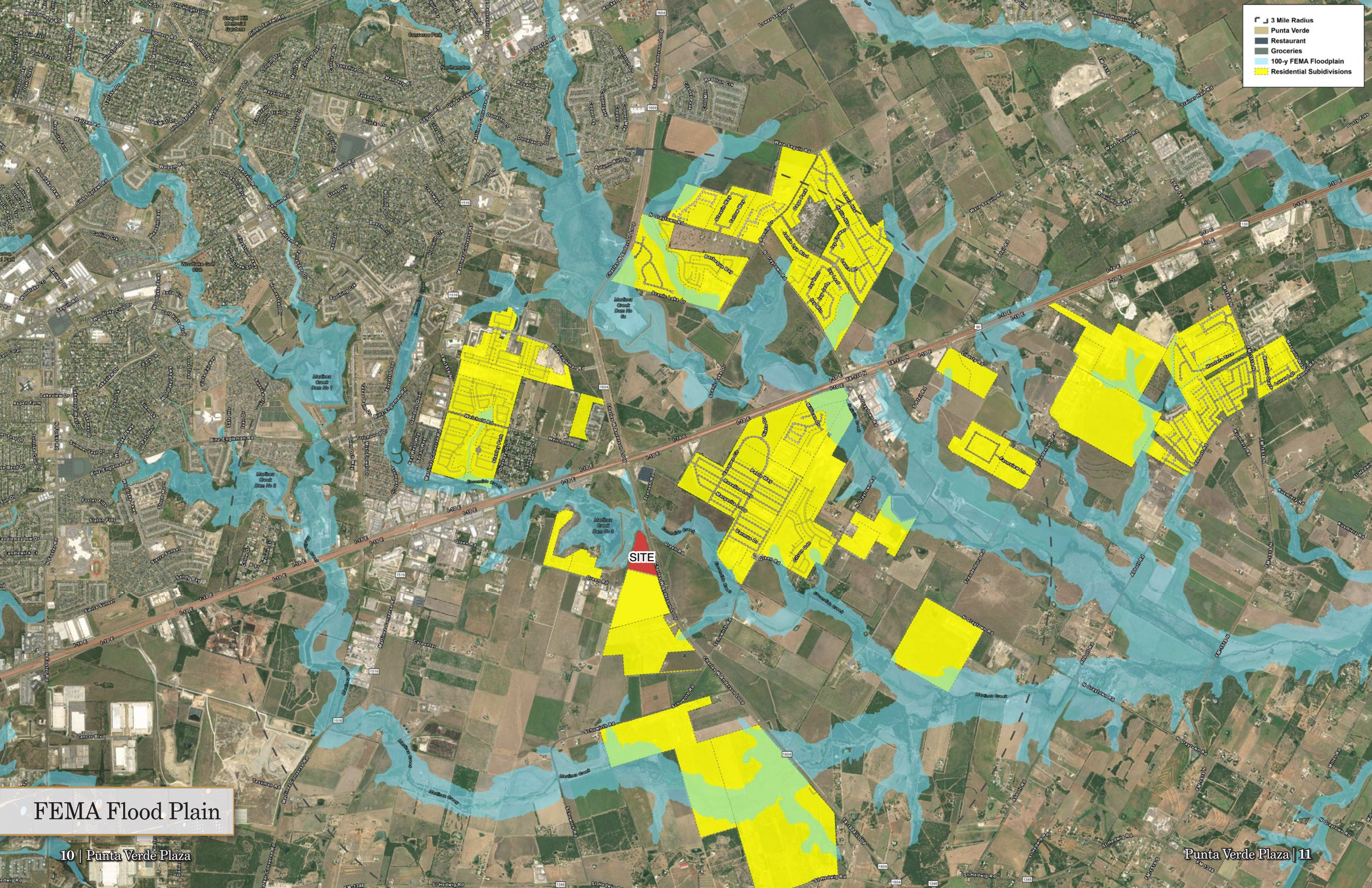


Residential Developments	
Name	Lots/Units
Catalina	207
Fischer Gardens	450
Flora Meadows	285
Lunemann Property	1450
Punta Verde	645
Rose Valley	820
White Wing	955
Paloma Park	480
Prairie Green	311
Ostry Ranch MF	144
Knox Ridge	754
Knox Ridge NE	84
Knox Ridge NW	98
Notting Hill	515
Parc at Escondido	450
1604 Lofts	195
Charles Corner	27
Randolph Crossing (Apps)	492
Vista Real	734
Paloma	1324
Millican	387
Savannah	857
Katzer	366
Hunters Ridge	1025
Elizondo	638
Sage Meadows West	221
Hunters Place	361
Scott Hollow	106
Heathers Place	245
Graytown (Brycap)	300
Ashers Place	254
Hallie's Ranch	361
Abbot Place	243
Sage Meadows	221
TOTAL	16,005

Area Residential Developments



Growing Residential Developments



- 3 Mile Radius
- Punta Verde
- Restaurant
- Groceries
- 100-y FEMA Floodplain
- Residential Subdivisions

FEMA Flood Plain



Nearest Grocery & Dollar Stores



Punta Verde

Nearby Restaurant & QSRs

3 Mile Radius

Marcos Pizza
Autumn Run & 1604 S

LOOP
1604

Whataburger & McDonald's
Weichold Rd. & 1604 Frontage Rd.

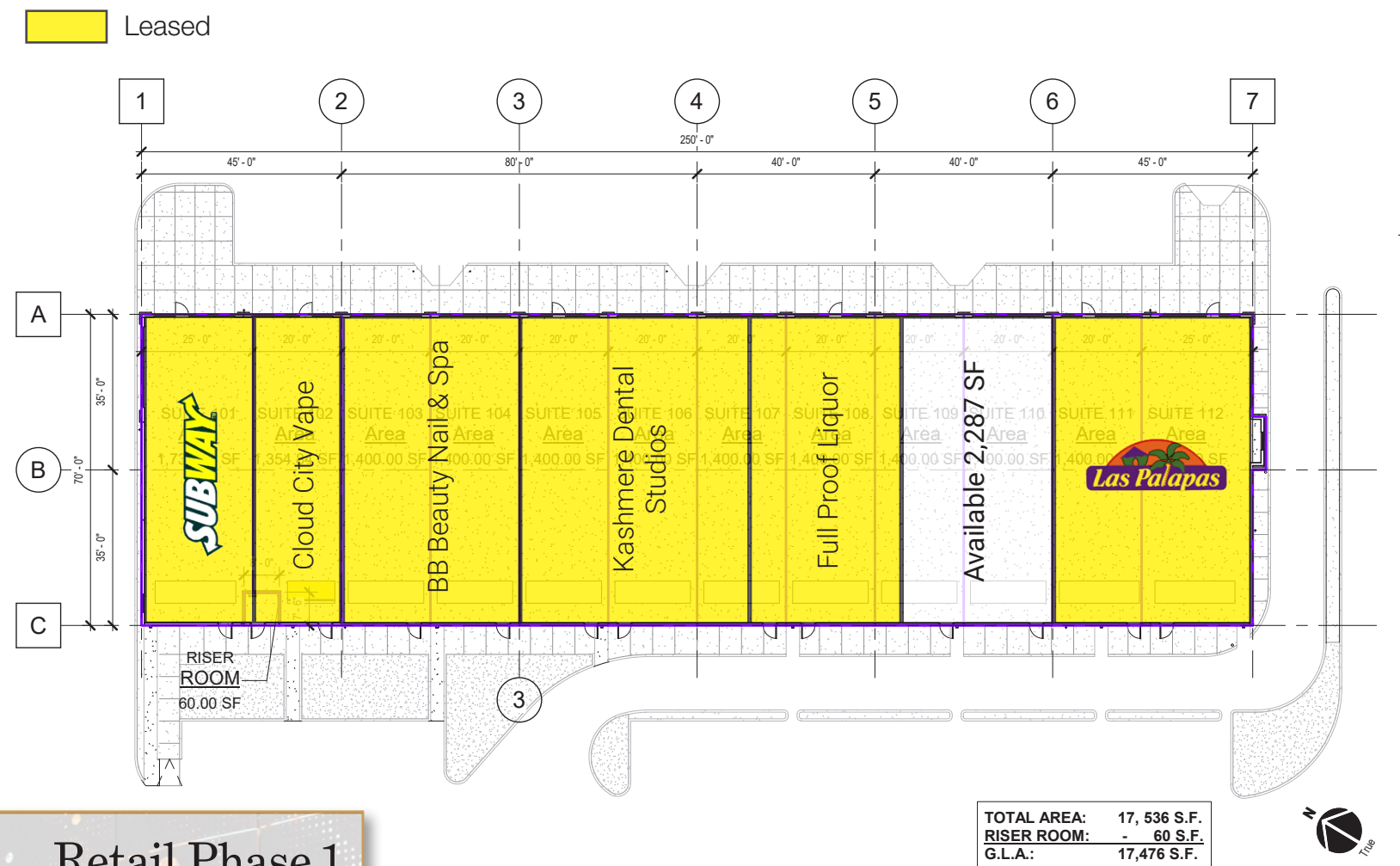
SITE

10

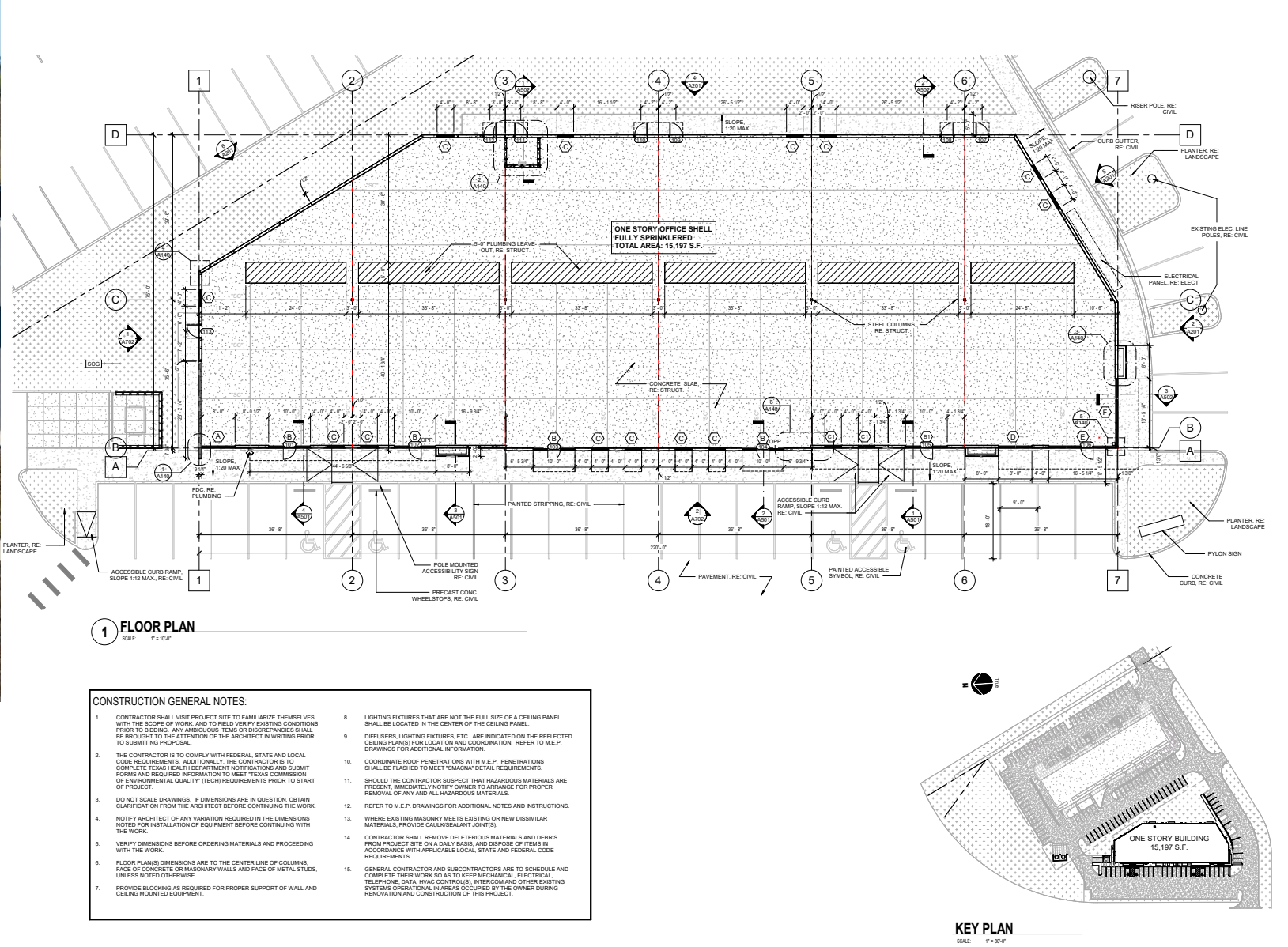
Nearest Restaurant & QSRs



Development Site Plan



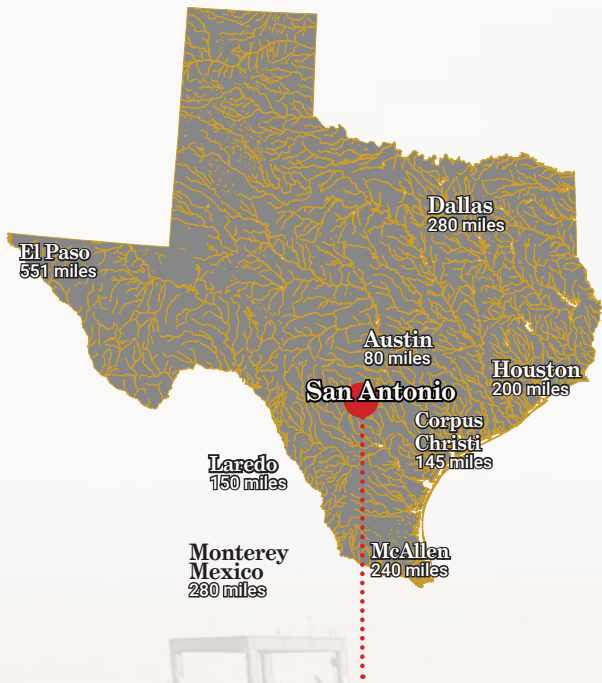
Retail Phase 1



San Antonio Market Overview

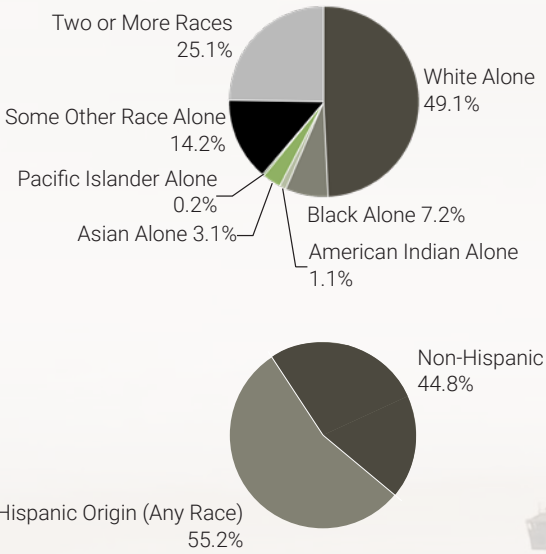
Largest U.S. Cities

- 1
- New York
- 2
- Los Angeles
- 3
- Chicago
- 4
- Houston
- 5
- Phoenix
- 6
- Philadelphia
- 7
- San Antonio
- 8
- San Diego
- 9
- Dallas
- 10
- San Jose

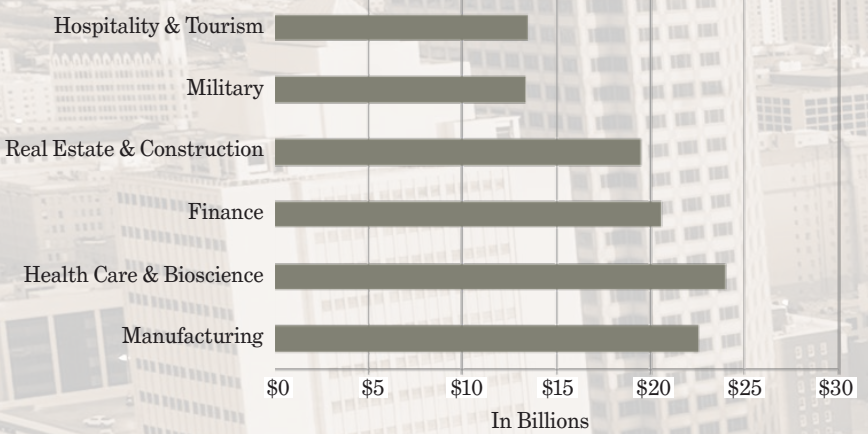


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2024 Forecast



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	768,022	—	—	—
2020 Census	2,558,143	36.0	925,609	—	—	—
2024 Estimate	2,733,998	36.7	996,691	\$102,854	\$75,580	\$36,100
2029 Projection	2,931,790	37.8	1,080,836	\$118,460	\$84,692	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2024 & 2029; Fortune

Demographics: 3-Mile

Summary	Census 2010		Census 2020		2024		2029
Population	12,861		20,499		32,764		38,566
Households	3,979		6,504		10,694		12,863
Families	3,225		5,198		8,303		9,857
Average Household Size	3.22		3.14		3.06		2.99
Owner Occupied Housing Units	3,075		5,063		9,159		11,147
Renter Occupied Housing Units	904		1,441		1,535		1,716
Median Age	29.2		32.4		33.2		34.1
Trends: 2024-2029 Annual Rate	Area		State		National		
Population	3.31%		1.09%		0.38%		
Households	3.76%		1.36%		0.64%		
Families	3.49%		1.26%		0.56%		
Owner HHs	4.01%		1.82%		0.97%		
Median Household Income	1.89%		2.65%		2.95%		
Households by Income			Number	Percent	Number	2029 Percent	
	<\$15,000		278	2.6%	322	2.5%	
	\$15,000 - \$24,999		420	3.9%	378	2.9%	
	\$25,000 - \$34,999		452	4.2%	458	3.6%	
	\$35,000 - \$49,999		862	8.1%	839	6.5%	
	\$50,000 - \$74,999		2,401	22.5%	2,622	20.4%	
	\$75,000 - \$99,999		2,071	19.4%	2,383	18.5%	
	\$100,000 - \$149,999		2,532	23.7%	3,182	24.7%	
	\$150,000 - \$199,999		875	8.2%	1,431	11.1%	
	\$200,000+		804	7.5%	1,248	9.7%	
Median Household Income			\$84,211		\$92,466		
Average Household Income			\$104,241		\$118,997		
Per Capita Income			\$33,467		\$38,904		
Population by Age	Census 2010		Census 2020		2024		2029
	Number	Percent	Number	Percent	Number	Percent	Percent
	0 - 4	1,190 9.3%	1,508 7.4%	2,385 7.3%	2,773 7.2%		
	5 - 9	1,259 9.8%	1,655 8.1%	2,477 7.6%	2,692 7.0%		
	10 - 14	1,252 9.7%	1,840 9.0%	2,656 8.1%	2,762 7.2%		
	15 - 19	1,116 8.7%	1,725 8.4%	2,626 8.0%	2,682 7.0%		
	20 - 24	746 5.8%	1,274 6.2%	2,323 7.1%	2,724 7.1%		
	25 - 34	2,149 16.7%	3,131 15.3%	4,869 14.9%	6,184 16.0%		
	35 - 44	1,950 15.2%	3,124 15.2%	5,160 15.7%	5,921 15.4%		
	45 - 54	1,655 12.9%	2,611 12.7%	4,122 12.6%	4,868 12.6%		
	55 - 64	954 7.4%	2,095 10.2%	3,230 9.9%	3,845 10.0%		
	65 - 74	379 2.9%	1,059 5.2%	1,977 6.0%	2,719 7.1%		
	75 - 84	173 1.3%	357 1.7%	718 2.2%	1,122 2.9%		
	85+	38 0.3%	120 0.6%	223 0.7%	275 0.7%		
	Race and Ethnicity	Census 2010		Census 2020		2024	
Number		Percent	Number	Percent	Number	Percent	Percent
White Alone		6,629 51.5%	7,276 35.5%	11,810 36.0%	13,796 35.8%		
Black Alone		3,490 27.1%	5,265 25.7%	7,851 24.0%	8,657 22.4%		
American Indian Alone		105 0.8%	243 1.2%	403 1.2%	478 1.2%		
Asian Alone		269 2.1%	527 2.6%	836 2.6%	967 2.5%		
Pacific Islander Alone		50 0.4%	69 0.3%	97 0.3%	108 0.3%		
Some Other Race Alone		1,638 12.7%	2,865 14.0%	4,737 14.5%	5,929 15.4%		
Two or More Races		679 5.3%	4,255 20.8%	7,031 21.5%	8,630 22.4%		
Hispanic Origin (Any Race)		5,340 41.5%	9,196 44.9%	15,290 46.7%	19,038 49.4%		

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics: 5-Mile

Summary	Census 2010		Census 2020		2024		2029	
Population	64,981		87,806		107,789		117,453	
Households	20,910		28,627		35,394		39,145	
Families	16,452		22,109		26,653		29,215	
Average Household Size	3.09		3.06		3.04		2.99	
Owner Occupied Housing Units	14,848		20,329		27,247		31,132	
Renter Occupied Housing Units	6,062		8,298		8,147		8,014	
Median Age	30.7		33.1		33.8		34.7	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population			1.73%		1.09%		0.38%	
Households			2.04%		1.36%		0.64%	
Families			1.85%		1.26%		0.56%	
Owner HHs			2.70%		1.82%		0.97%	
Median Household Income			2.25%		2.65%		2.95%	
Households by Income					2024		2029	
					Number	Percent	Number	Percent
<\$15,000					1,365	3.9%	1,308	3.3%
\$15,000 - \$24,999					1,638	4.6%	1,291	3.3%
\$25,000 - \$34,999					1,861	5.3%	1,636	4.2%
\$35,000 - \$49,999					3,676	10.4%	3,298	8.4%
\$50,000 - \$74,999					8,001	22.6%	8,178	20.9%
\$75,000 - \$99,999					5,917	16.7%	6,501	16.6%
\$100,000 - \$149,999					7,301	20.6%	8,664	22.1%
\$150,000 - \$199,999					2,953	8.3%	4,458	11.4%
\$200,000+					2,681	7.6%	3,812	9.7%
Median Household Income					\$78,712		\$87,965	
Average Household Income					\$100,698		\$116,475	
Per Capita Income					\$33,055		\$38,812	

Demographics: 10-Mile

Summary	Census 2010		Census 2020		2024		2029	
Population	349,081		416,190		447,867		466,488	
Households	125,316		148,897		161,138		169,578	
Families	88,204		103,885		109,163		114,022	
Average Household Size	2.73		2.75		2.74		2.71	
Owner Occupied Housing Units	80,059		92,049		103,664		113,198	
Renter Occupied Housing Units	45,258		56,848		57,474		56,381	
Median Age	34.1		35.2		35.7		36.8	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population			0.82%		1.09%		0.38%	
Households			1.03%		1.36%		0.64%	
Families			0.87%		1.26%		0.56%	
Owner HHS			1.78%		1.82%		0.97%	
Median Household Income			2.42%		2.65%		2.95%	
					2024		2029	
Households by Income			Number		Percent		Number	Percent
<\$15,000			12,700		7.9%		11,802	7.0%
\$15,000 - \$24,999			10,934		6.8%		8,567	5.1%
\$25,000 - \$34,999			11,538		7.2%		10,283	6.1%
\$35,000 - \$49,999			17,787		11.0%		16,292	9.6%
\$50,000 - \$74,999			32,561		20.2%		32,837	19.4%
\$75,000 - \$99,999			24,201		15.0%		26,169	15.4%
\$100,000 - \$149,999			28,161		17.5%		32,299	19.0%
\$150,000 - \$199,999			13,309		8.3%		18,569	11.0%
\$200,000+			9,946		6.2%		12,761	7.5%
Median Household Income			\$69,803				\$78,682	
Average Household Income			\$91,401				\$104,714	
Per Capita Income			\$33,029				\$38,207	
			Census 2010		Census 2020		2024	
Population by Age			Number	Percent	Number	Percent	Number	Percent
0 - 4			26,591	7.6%	27,169	6.5%	29,138	6.5%
5 - 9			26,885	7.7%	29,552	7.1%	29,928	6.3%
10 - 14			26,991	7.7%	31,259	7.5%	31,216	6.4%
15 - 19			26,411	7.6%	30,802	7.4%	32,544	6.7%
20 - 24			23,471	6.7%	28,383	6.8%	31,906	7.0%
25 - 34			48,661	13.9%	60,029	14.4%	64,515	14.4%
35 - 44			46,914	13.4%	54,764	13.2%	61,746	13.8%
45 - 54			48,308	13.8%	49,529	11.9%	52,612	11.7%
55 - 64			36,666	10.5%	48,899	11.7%	49,922	11.1%
65 - 74			20,936	6.0%	33,757	8.1%	38,012	8.5%
75 - 84			12,385	3.5%	15,982	3.8%	19,504	4.4%
85+			4,862	1.4%	6,065	1.5%	6,825	1.5%
			Census 2010		Census 2020		2024	
Race and Ethnicity			Number	Percent	Number	Percent	Number	Percent
White Alone			223,737	64.1%	182,129	43.8%	188,893	42.2%
Black Alone			63,489	18.2%	71,571	17.2%	77,562	17.3%
American Indian Alone			2,752	0.8%	4,693	1.1%	5,307	1.2%
Asian Alone			8,195	2.3%	11,799	2.8%	13,148	2.9%
Pacific Islander Alone			827	0.2%	1,260	0.3%	1,377	0.3%
Some Other Race Alone			35,706	10.2%	55,655	13.4%	62,367	13.9%
Two or More Races			14,375	4.1%	89,083	21.4%	99,212	22.2%
Hispanic Origin (Any Race)			142,250	40.7%	193,506	46.5%	215,951	48.2%
Data Note: Income is expressed in current dollars.								
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.								



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.

2-10-2025



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.

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<u>Andrew J. Lyles</u> Designated Broker of Firm	<u>720555</u> License No.	<u>alyles@reocsanantonio.com</u> Email	<u>(210) 524-1306</u> Phone
<u>N/A</u> Licensed Supervisor of Sales Agent/ Associate	<u>N/A</u> License No.	<u>N/A</u> Email	<u>N/A</u> Phone
<u>Andrew J. Lyles</u> Sales Agent/Associate's Name	<u>720555</u> License No.	<u>alyles@reocsanantonio.com</u> Email	<u>(210) 524-1306</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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- 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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