

# Pad Sites for Ground Lease or BTS

300 SE Loop 410 | San Antonio, TX



**FOR GROUND LEASE OR BTS**

## ABOUT THE PROPERTY

- High-profile pads available for lease
- Pads delivered platted with full access to all major utilities
- Will entertain retail and industrial uses
- Full access on Houston St.

## TRAFFIC COUNTS

Hwy 10	141,141 VPD
Loop 410	88,875 VPD
E Houston St	21,419 VPD

## DEMOGRAPHICS

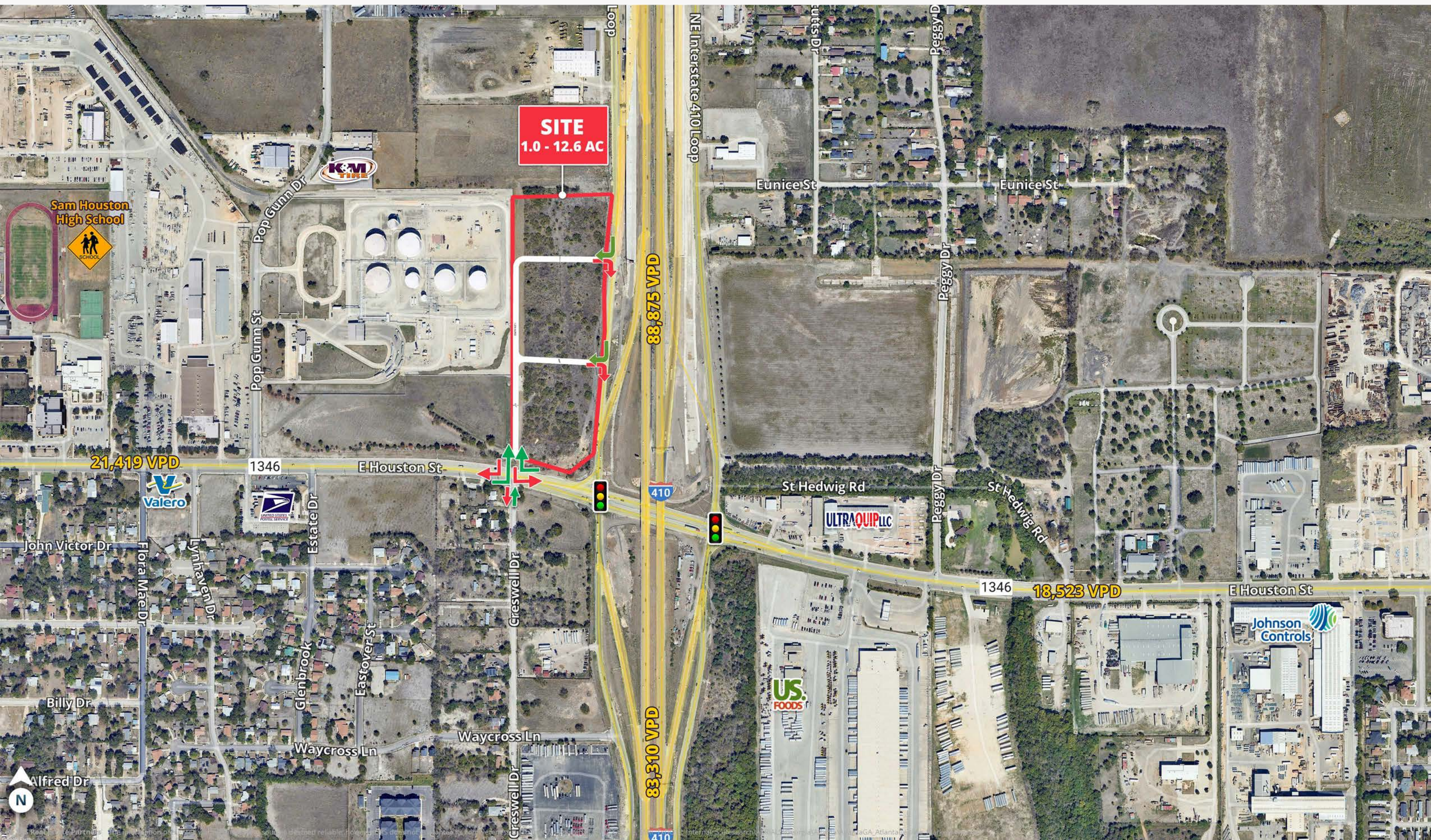
Population	1 mile	3 miles	5 miles
2024 Estimated Population	5,969	53,332	171,601
2029 Projected Population	6,828	56,737	175,943
Daytime Population			
2024 Daytime Population	7,280	56,452	169,731
Workers	3,359	24,729	74,358
Residents	3,921	31,723	95,373

1 - 12 AC  
Available (Negotiable)

C-3, I-1  
Zoning

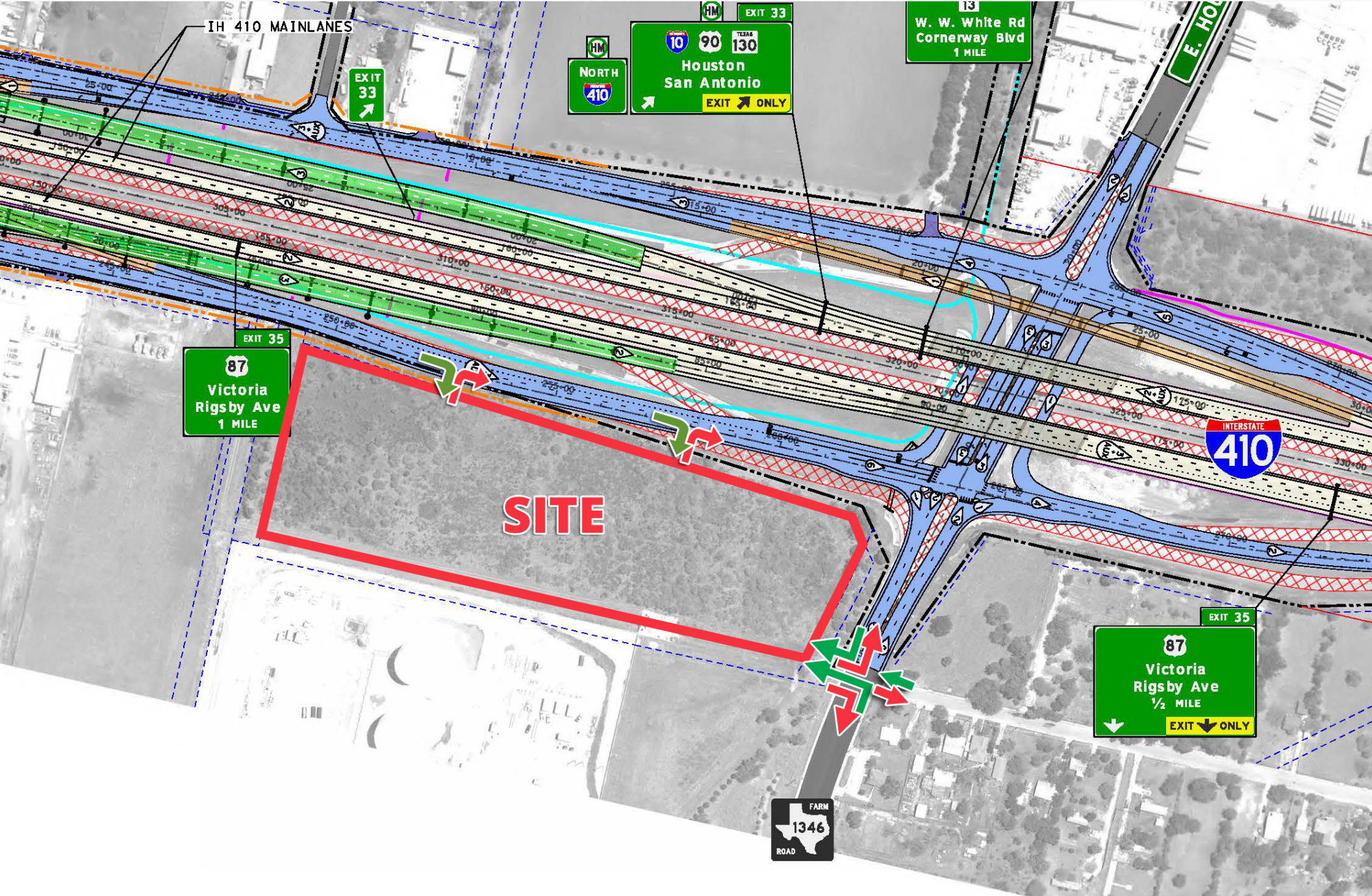
Contact Broker  
Lease Rate

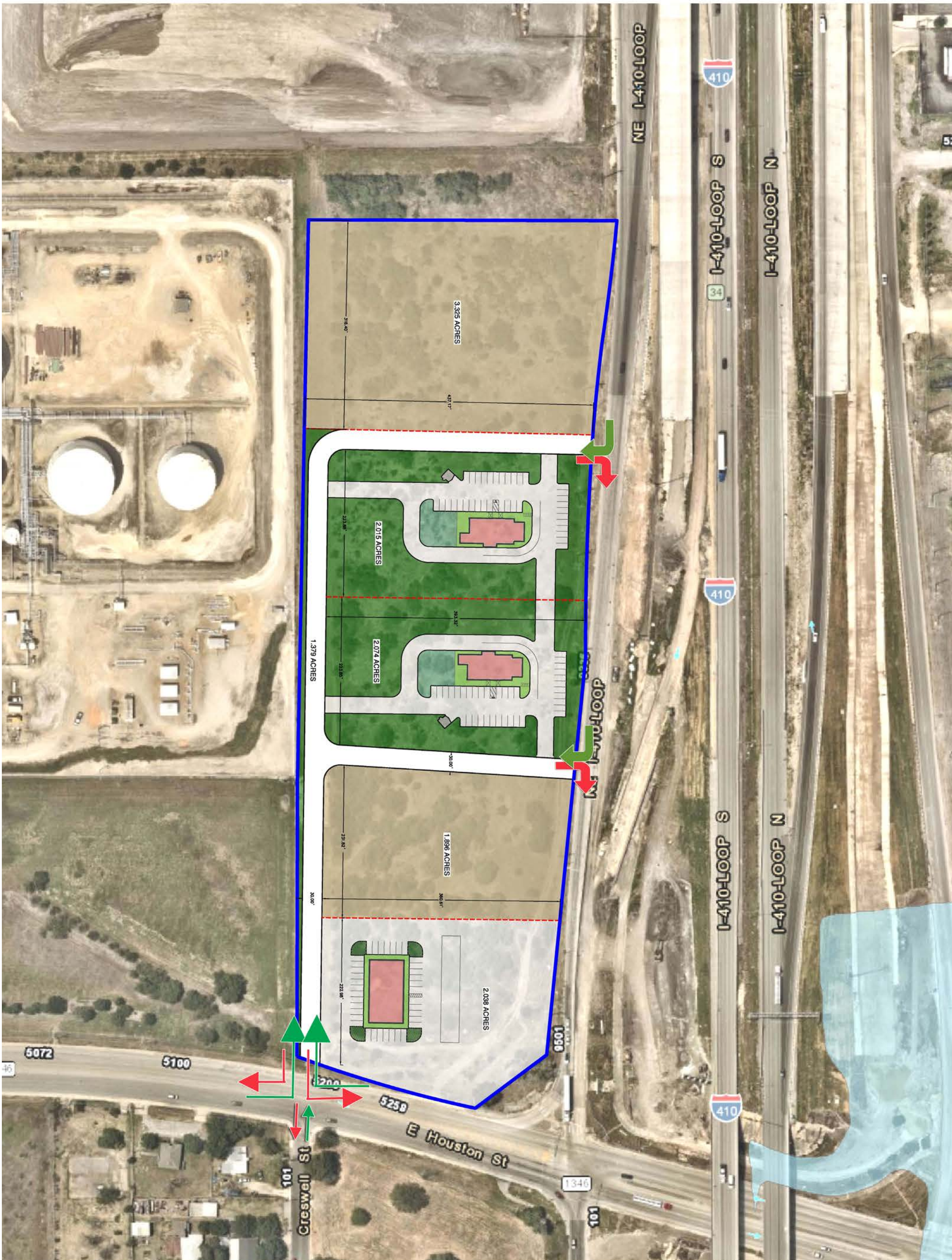




# Site TxDOT Roadways Diagram

300 SE Loop 410 | San Antonio, TX

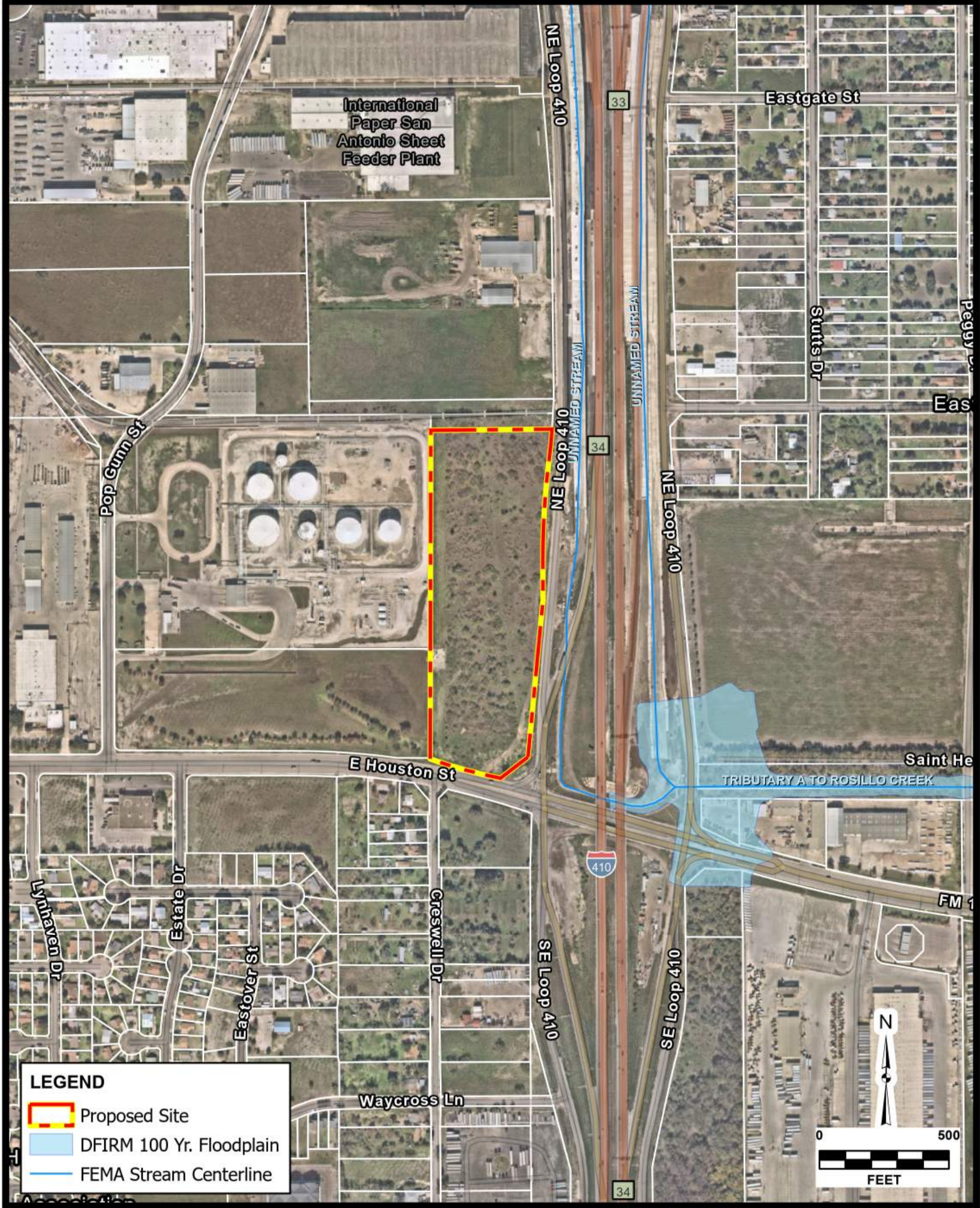




### 410 And Houston Street Tract

San Antonio, Texas  
Exhibit - 12.7 ± AC

Date: Jul 09, 2024, 1:54 PM User: SD\sd User: SD\sd File: O:\Users\SD\Documents\Projects\300 SE Loop 410 FEMA Floodplain Map 8.5x11P Map: 04\_FPM.aprx Layout: 04\_300 SE Loop 410 FEMA FP Map 8.5x11P Map: 04\_FPM.aprx  
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**LEGEND**

- Proposed Site
- DFIRM 100 Yr. Floodplain
- FEMA Stream Centerline

N

0 500  
FEET

JOB NO.	--
DATE	Jul 2024
DESIGNER	AB
CHECKED	AB
DRAWN	SD
SHEET	4.0

## 300 SE LOOP 410 FEMA FLOODPLAIN MAP CITY OF SAN ANTONIO, TEXAS

**PAPE-DAWSON  
ENGINEERS**

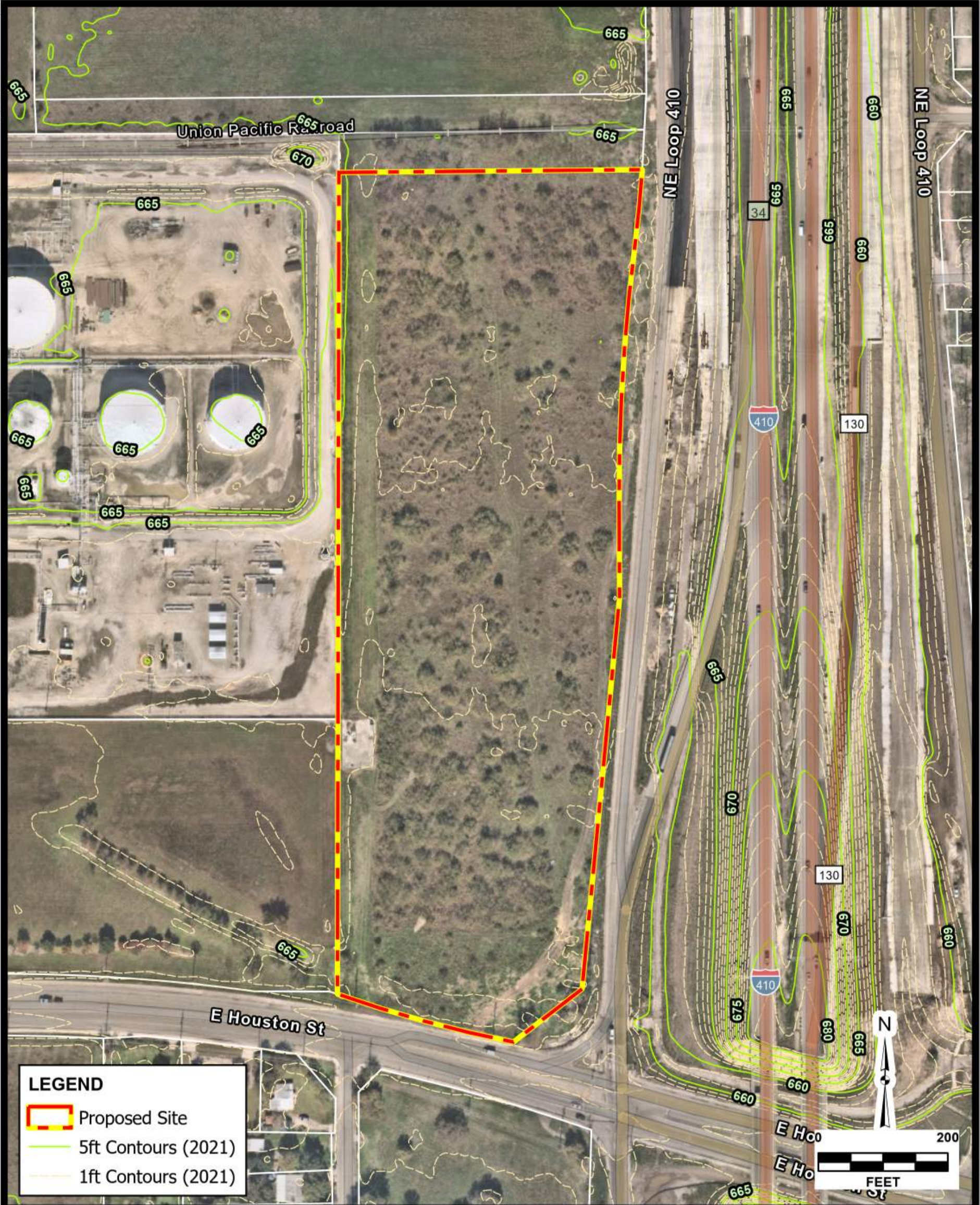
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

# Topographic Map

300 SE Loop 410 | San Antonio, TX



Date: Jul 09, 2024, 1:47 PM User: SD\sdw Date: Jul 09, 2024, 1:47 PM User: SD\sdw  
File: O:\Users\SD\sdw\Projects\300 SE Loop 410 Topo Map 8.5x11P Map\_03\_Topographic.aprx Layout: 03\_300 SE Loop 410 Topo Map 8.5x11P Map\_03\_Topographic.aprx  
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**LEGEND**

- Proposed Site
- 5ft Contours (2021)
- 1ft Contours (2021)

JOB NO.	--
DATE	Jul 2024
DESIGNER	AB
CHECKED	AB
DRAWN	SD
SHEET	3.0

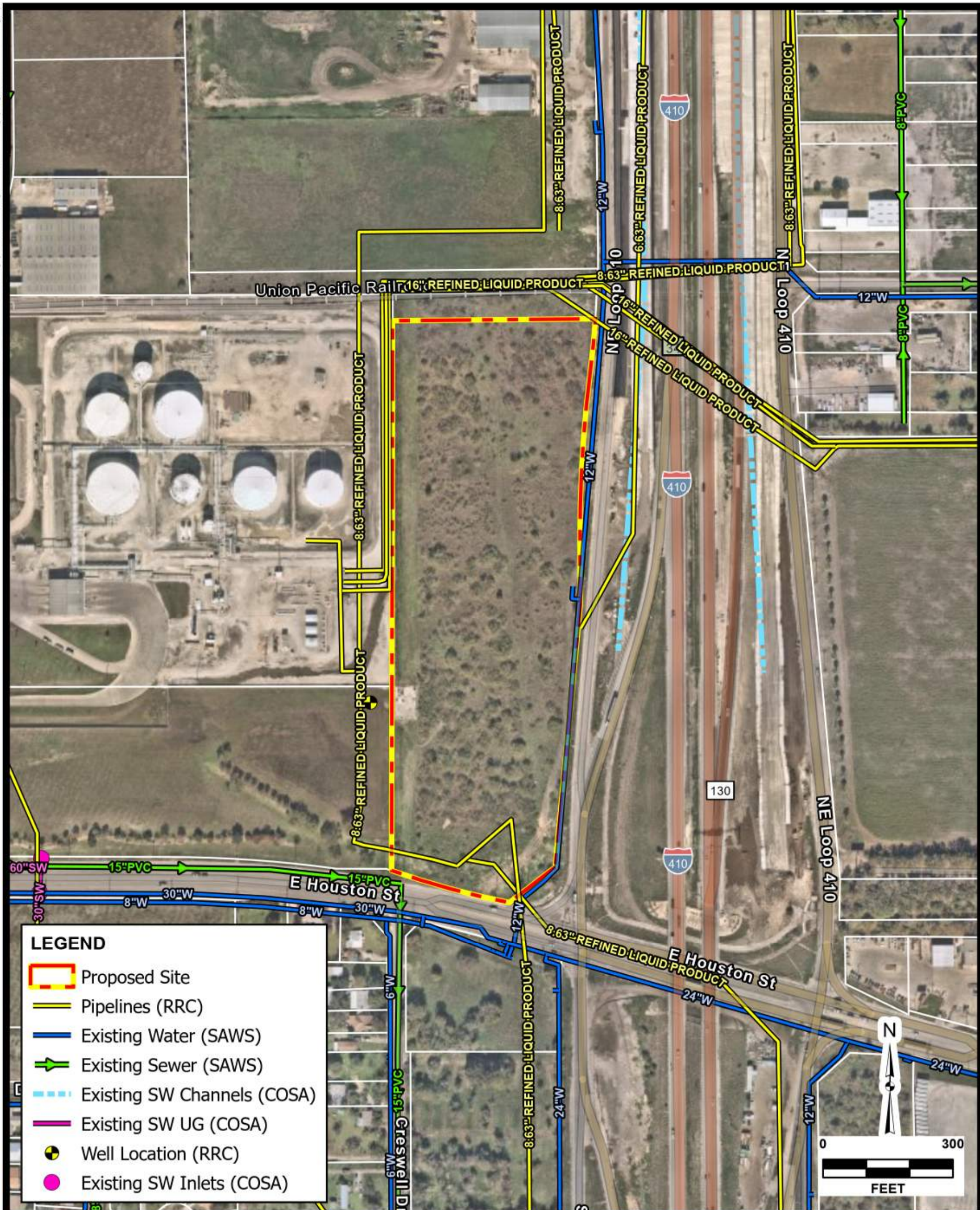
## 300 SE LOOP 410 TOPOGRAPHIC MAP CITY OF SAN ANTONIO, TEXAS



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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Date: Jul 09, 2024, 1:33 PM User: SDurlop  
 File: O:\Users\SDurlop\External\Projects\300 SE Loop 410 Utilities Map 8.5x11P Map 06\_UtilitiesMap.aprx  
 Layout: 06\_300 SE Loop 410 Utilities Map 8.5x11P Map 06\_UtilitiesMap.aprx  
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**LEGEND**

- Proposed Site
- Pipelines (RRC)
- Existing Water (SAWS)
- Existing Sewer (SAWS)
- Existing SW Channels (COSA)
- Existing SW UG (COSA)
- Well Location (RRC)
- Existing SW Inlets (COSA)

N

0 300  
FEET

JOB NO.	--
DATE	Jul 2024
DESIGNER	AB
CHECKED	AB
DRAWN	SD
SHEET	6.0

300 SE LOOP 410

UTILITIES MAP

CITY OF SAN ANTONIO, TEXAS

PAPE-DAWSON  
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2024 Estimated Population	5,969	53,332	171,601
2029 Projected Population	6,828	56,737	175,943
Projected Annual Growth Rate 2024 to 2029	2.73%	1.25%	0.50%

### Daytime Population

	1 mile	3 miles	5 miles
2024 Daytime Population	7,280	56,452	169,731
Workers	3,359	24,729	74,358
Residents	3,921	31,723	95,373

### Income

	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$46,710	\$64,601	\$71,631
2024 Est. Median Household Income	\$36,793	\$51,281	\$53,472

### Households & Growth

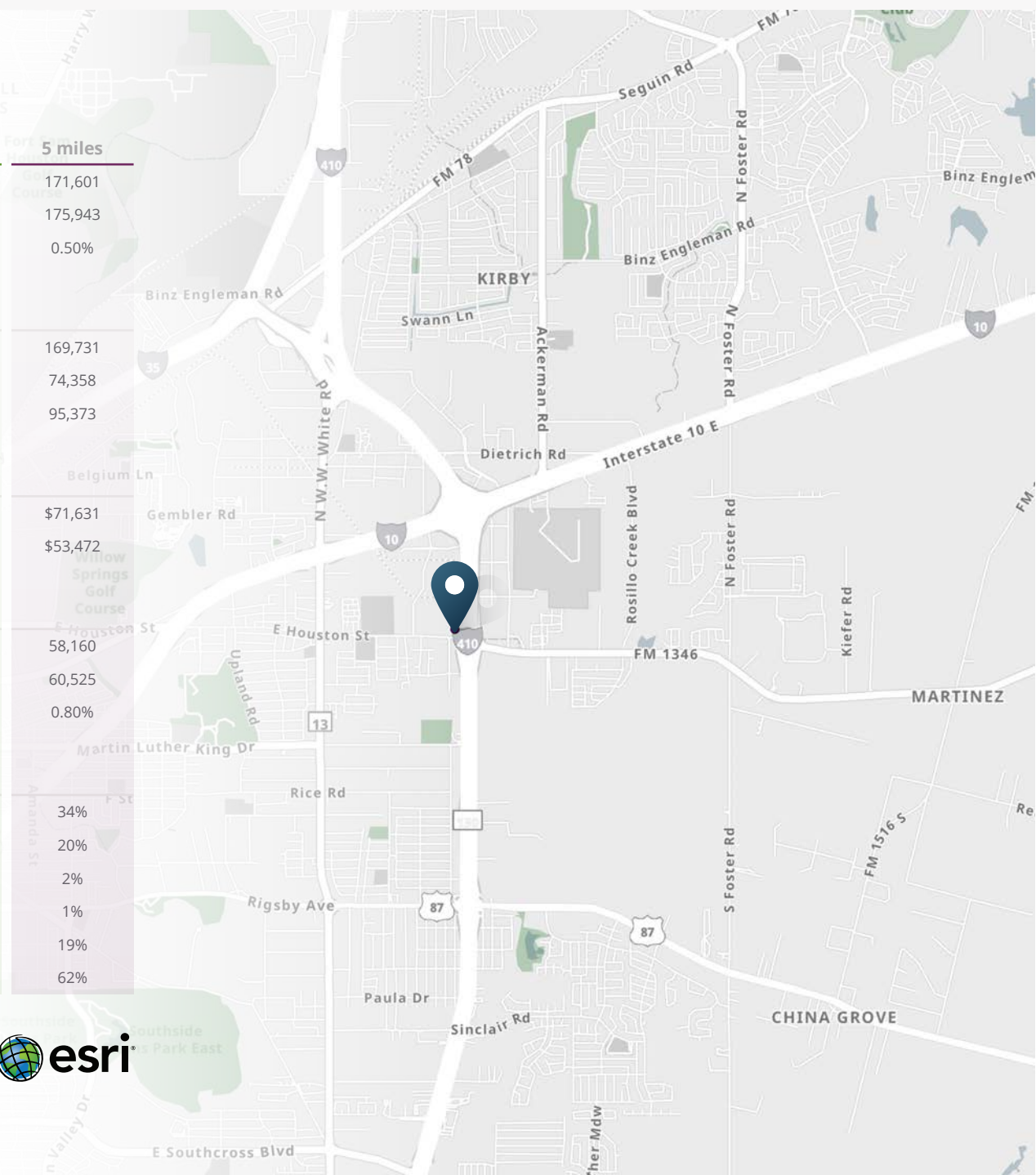
	1 mile	3 miles	5 miles
2024 Estimated Households	2,014	18,343	58,160
2029 Estimated Households	2,349	19,818	60,525
Projected Annual Growth Rate 2024 to 2029	3.13%	1.56%	0.80%

### Race & Ethnicity

	1 mile	3 miles	5 miles
2024 Est. White	27%	29%	34%
2024 Est. Black or African American	34%	27%	20%
2024 Est. Asian or Pacific Islander	2%	2%	2%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	19%	17%	19%
2024 Est. Hispanic	54%	58%	62%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



# 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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4600
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 or 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
<hr/>				
Sales Agent/Associate's Name	License No.	Email	Phone	
<hr/>				
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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