

APPLEWOOD COMMERCIAL

SWC of Loop 1604 & US Hwy-90

CASTROVILLE
(11 MILES)



DOWNTOWN
SAN ANTONIO
(18 MILES)



LOOP
1604



LOOP
1604

Canyon Rd

Old Pue Rd



DARYL LANGE
daryl@bitterblue.com • 210.526.6889

BBCRETX.COM
11 Lynn Batts Lane, Suite 100, San Antonio, Texas 78212

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BROKERAGE & DEVELOPMENT

PROPERTY OVERVIEW

APPLEWOOD COMMERCIAL

SWC of Loop 1604 & US Hwy-90, San Antonio, Texas 78252

LOCATION

Loop 1604 & US Hwy-90
San Antonio, Texas 78252

TRAFFIC COUNTS

US Hwy-90: 67,544 VPD
Loop 1604: 23,955 VPD

AVAILABLE

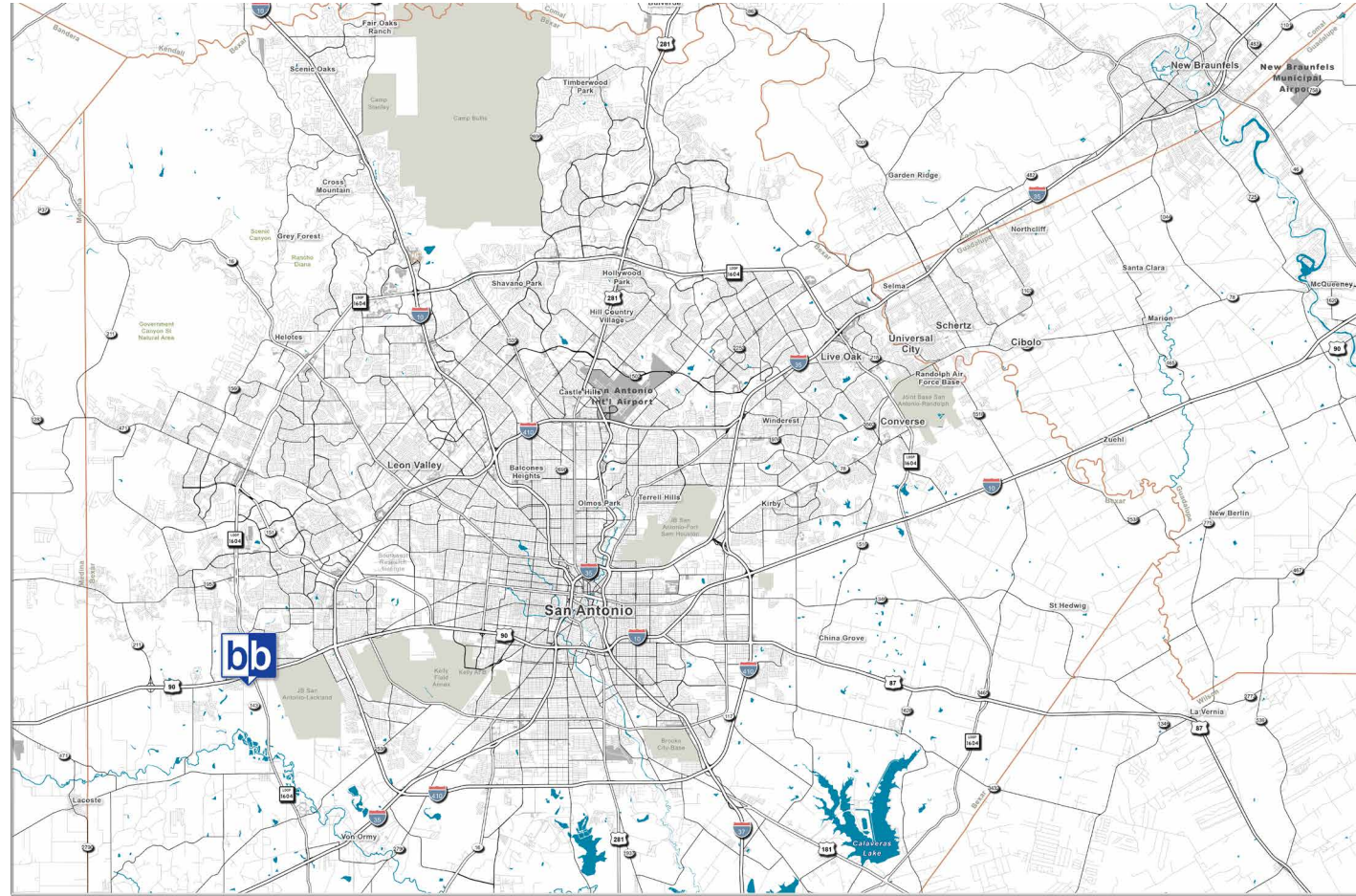
Approximately 55 Acres/Subdivide

PRICE

Contact Broker for Pricing

HIGHLIGHTS

- Applewood Crossing consists of approximately 55 acres of retail / commercial pad sites total fronting 1604 & US Hwy-90 in the Far West submarket
- Utilities such as sewer / water and electric will be available along with enhanced access drives and ingress / egress points from TXDOT infrastructure improvements TXDoT plans for ingress/ egress from highways (see attached)
- Growing area positioned close to important San Antonio landmarks: Lackland AFB, Port SA, Westover Hills, Northwest Vista College, & Alamo Ranch
- High density of residential on all sides



DEMOGRAPHICS

2024 Population	1 Mile	4,671
	3 Mile	57,296
	5 Mile	184,881

2029 Population	1 Mile	5,789
	3 Mile	66,611
	5 Mile	206,101

Avg HH Income	1 Mile	\$102,113
	3 Mile	\$96,419
	5 Mile	\$90,888

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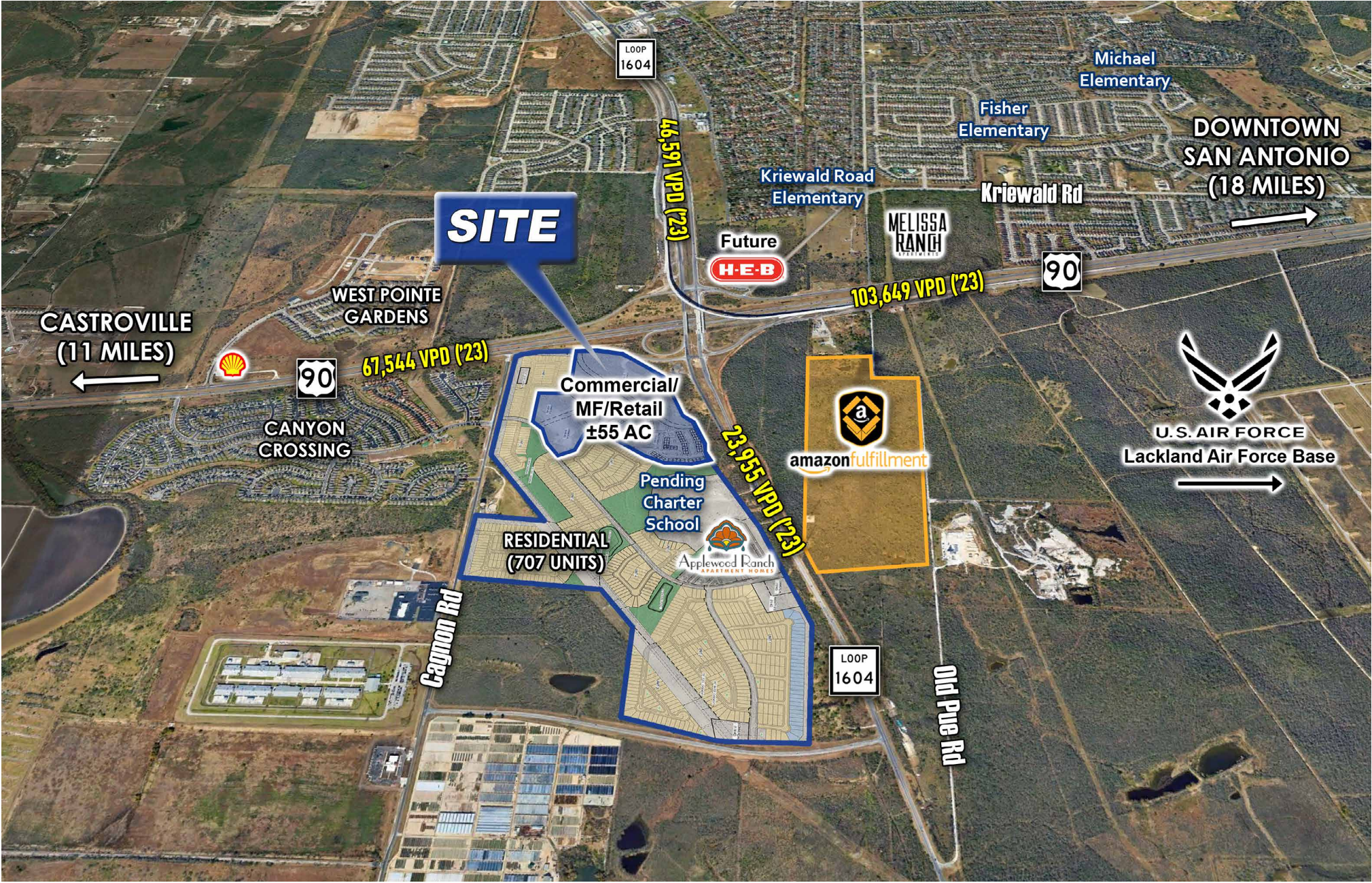
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LOOKING NORTH

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SITE PLAN

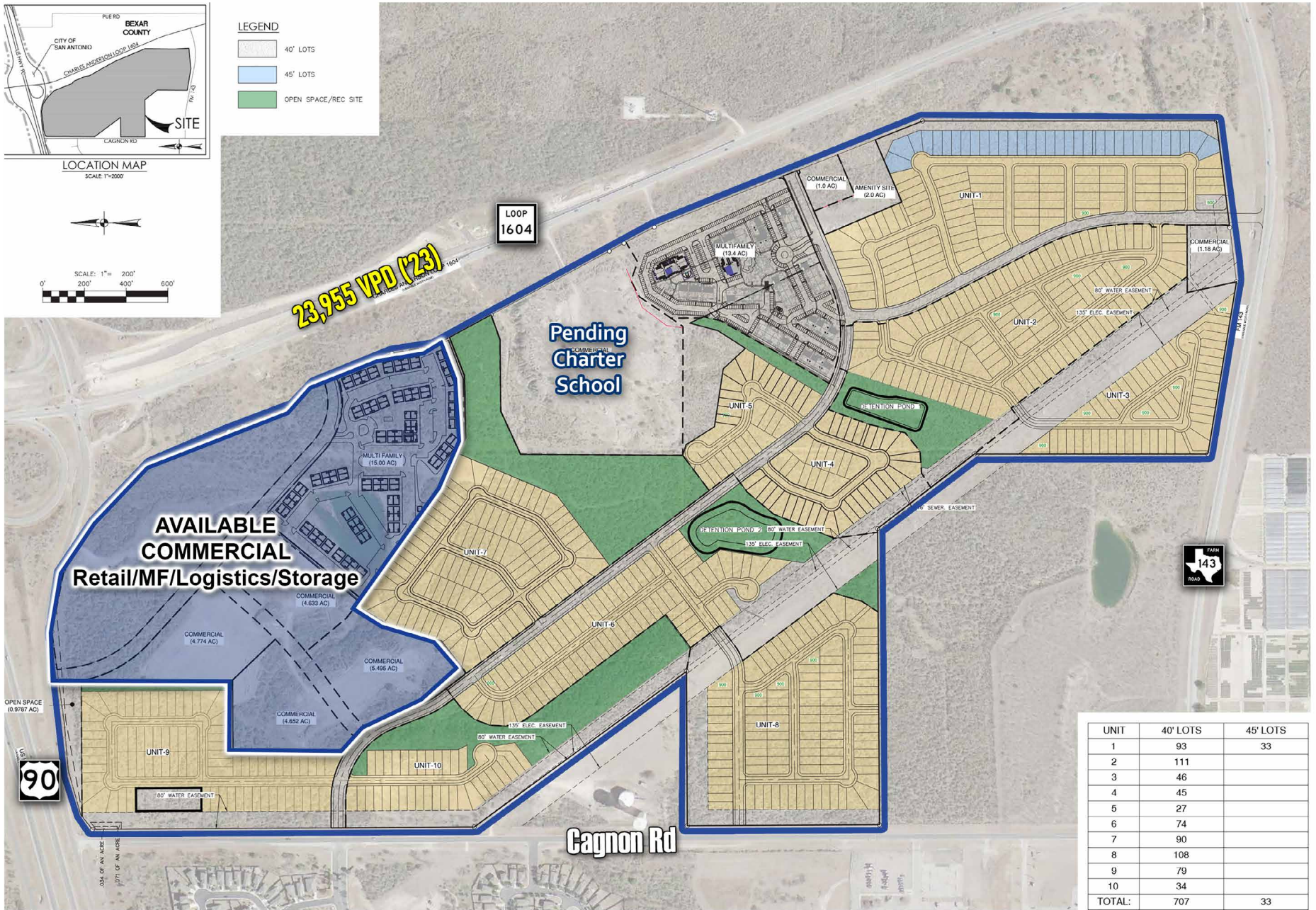
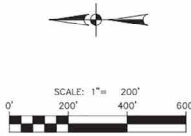
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LEGEND

	40' LOTS
	45' LOTS
	OPEN SPACE/REC SITE

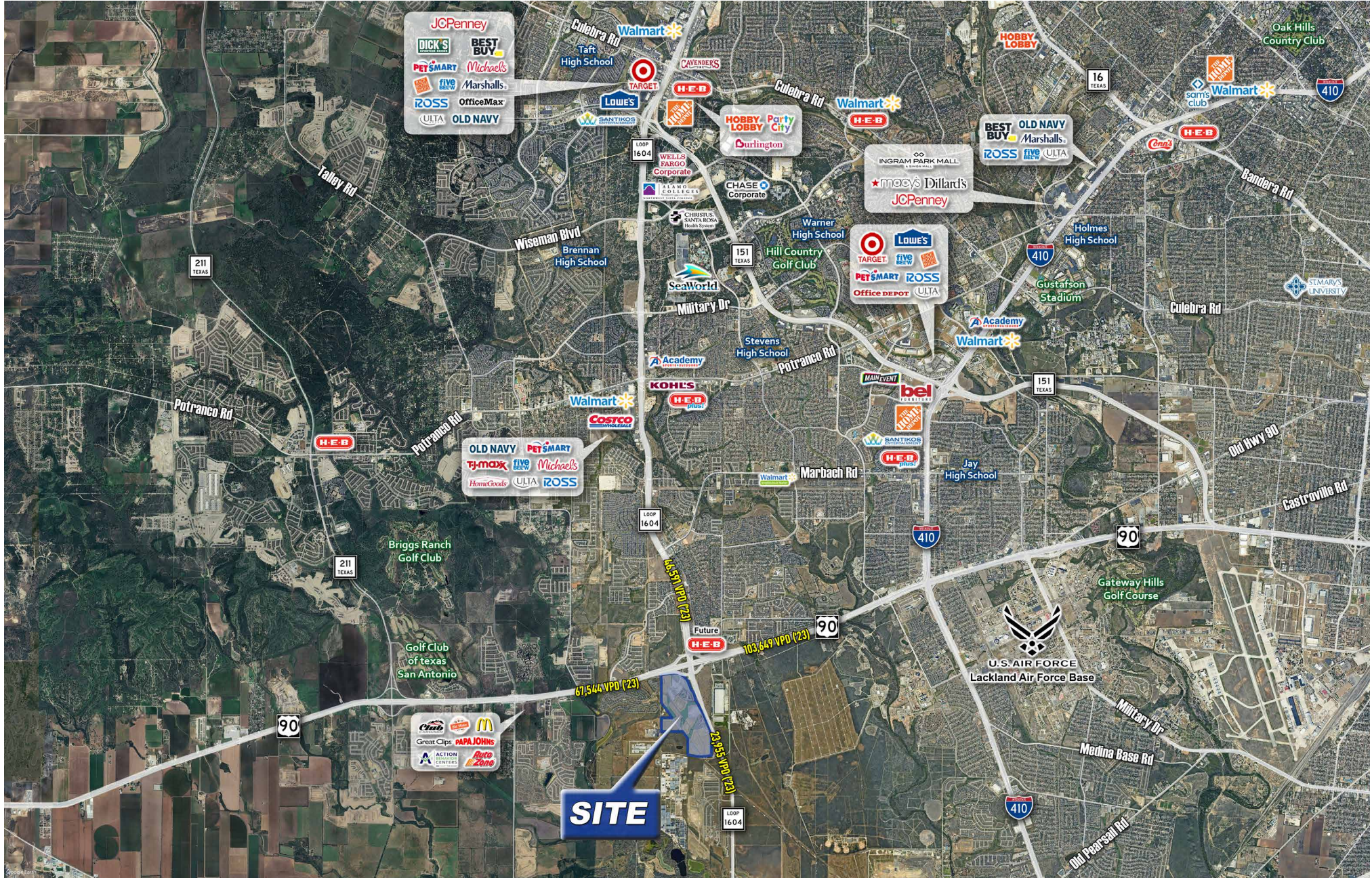


UNIT	40' LOTS	45' LOTS
1	93	33
2	111	
3	46	
4	45	
5	27	
6	74	
7	90	
8	108	
9	79	
10	34	
TOTAL:	707	33

MARKET AERIAL

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DEMOGRAPHIC SUMMARY

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	1 mile	3 miles	5 miles
Population			
2010 Population	1,747	26,868	119,559
2020 Population	4,282	46,480	162,294
2024 Population	4,671	57,296	184,881
2029 Population	5,789	66,611	206,101
2010-2020 Annual Rate	9.38%	5.63%	3.10%
2020-2024 Annual Rate	2.07%	5.05%	3.11%
2024-2029 Annual Rate	4.39%	3.06%	2.20%
2020 Male Population	59.6%	51.3%	49.8%
2020 Female Population	40.4%	48.7%	50.2%
2020 Median Age	30.4	30.4	30.2
2024 Male Population	56.1%	51.6%	50.5%
2024 Female Population	43.9%	48.4%	49.5%
2024 Median Age	31.7	31.7	31.4

In the identified area, the current year population is 184,881. In 2020, the Census count in the area was 162,294. The rate of change since 2020 was 3.11% annually. The five-year projection for the population in the area is 206,101 representing a change of 2.20% annually from 2024 to 2029. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 31.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	38.9%	38.3%	40.4%
2024 Black Alone	10.4%	9.8%	9.1%
2024 American Indian/Alaska Native Alone	1.0%	1.3%	1.3%
2024 Asian Alone	1.9%	2.2%	2.4%
2024 Pacific Islander Alone	0.2%	0.3%	0.3%
2024 Other Race	25.8%	20.5%	18.8%
2024 Two or More Races	21.9%	27.6%	27.7%
2024 Hispanic Origin (Any Race)	67.1%	68.2%	67.3%

Persons of Hispanic origin represent 67.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	70	65	63
2010 Households	189	7,430	34,106
2020 Households	679	13,451	47,532
2024 Households	745	16,863	54,857
2029 Households	960	19,923	62,176
2010-2020 Annual Rate	13.64%	6.11%	3.38%
2020-2024 Annual Rate	2.21%	5.46%	3.43%
2024-2029 Annual Rate	5.20%	3.39%	2.54%
2024 Average Household Size	5.51	3.25	3.19

Median Household Income

2024 Median Household Income	\$87,690	\$83,224	\$76,917
2029 Median Household Income	\$97,209	\$92,937	\$86,853
2024-2029 Annual Rate	2.08%	2.23%	2.46%

Average Household Income

2024 Average Household Income	\$102,113	\$96,419	\$90,888
2029 Average Household Income	\$116,279	\$110,459	\$106,210
2024-2029 Annual Rate	2.63%	2.76%	3.16%

Per Capita Income

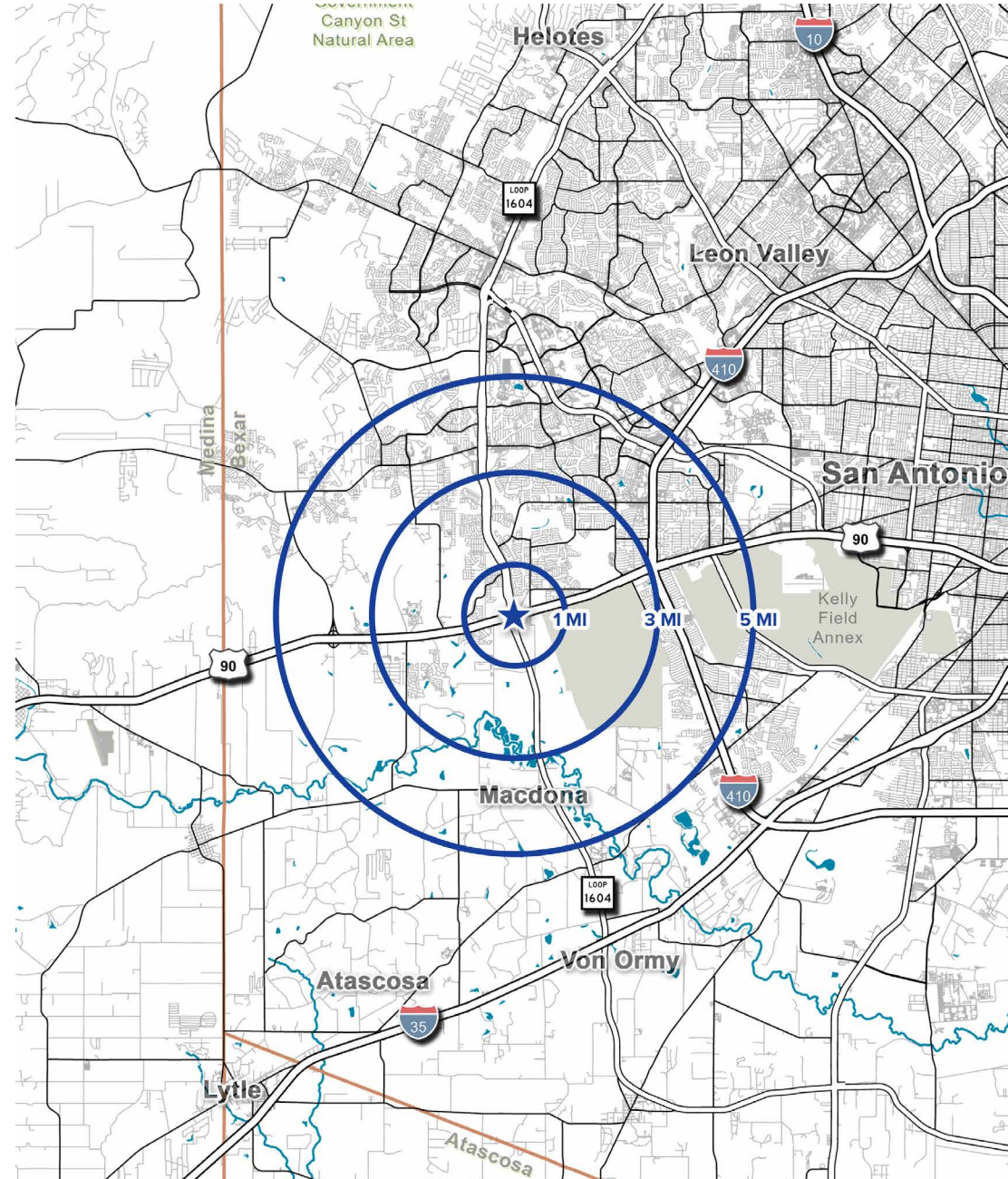
2024 Per Capita Income	\$27,664	\$28,396	\$27,916
2029 Per Capita Income	\$32,589	\$33,103	\$32,948
2024-2029 Annual Rate	3.33%	3.12%	3.37%

Households by Income

Current median household income is \$76,917 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$86,853 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$90,888 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$106,210 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$27,916 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$32,948 in five years, compared to \$51,203 for all U.S. households.





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.

11-2-2015



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Bitterblue Group <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9008087 <small>License No.</small>	daryl@bitterblue.com <small>Email</small>	210-526-6889 <small>Phone</small>
Daryl Lange <small>Designated Broker of Firm</small>	532499 <small>License No.</small>	daryl@bitterblue.com <small>Email</small>	210-526-6889 <small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date