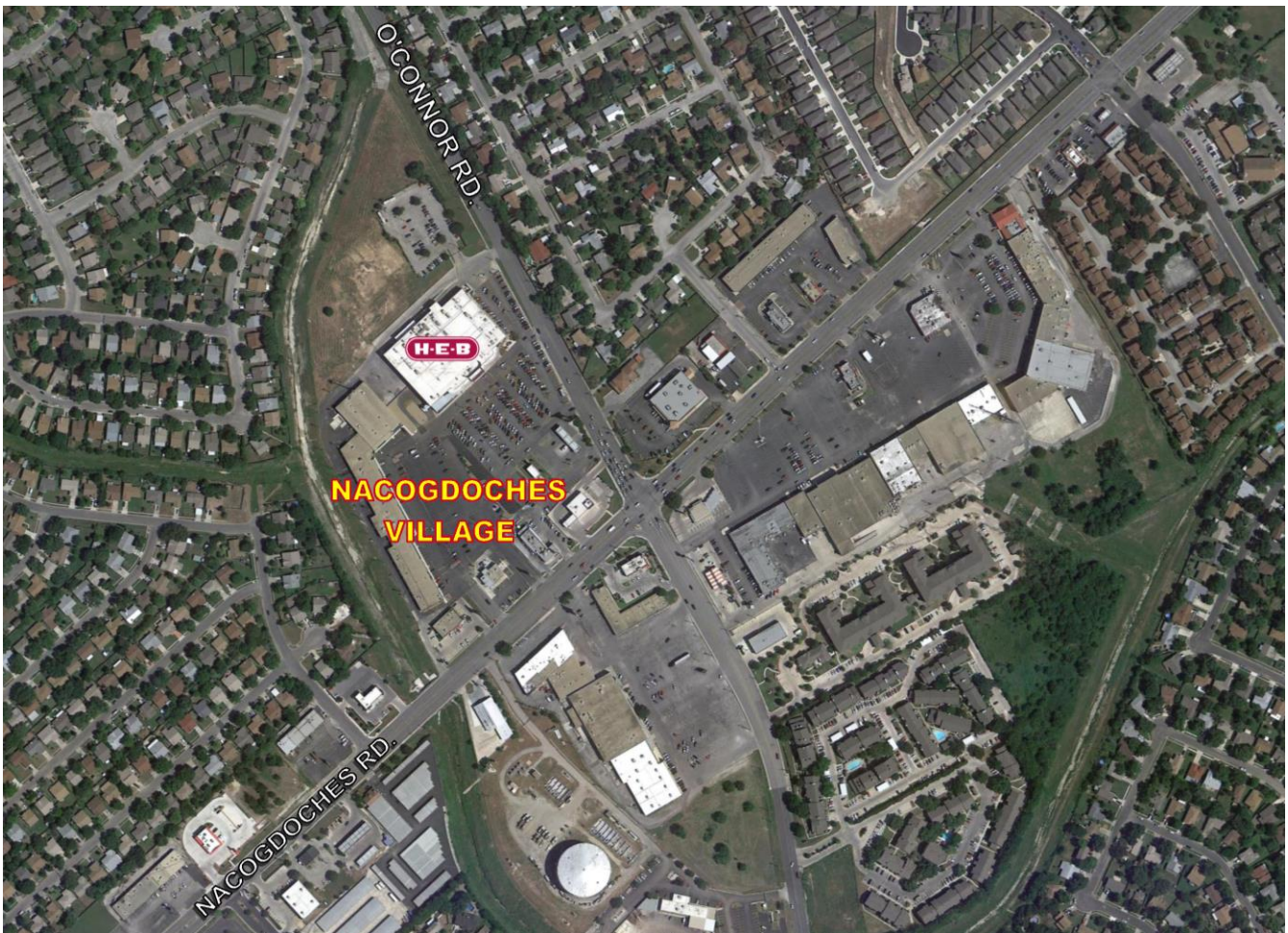

Nacogdoches Village Shopping Center

13909 Nacogdoches Road @ O'Conner Road
San Antonio, TX



For Leasing Information Contact:

Derek Quinn, Agent

100 E. Anderson Lane, Suite 200
Austin, Texas 78752
Tel: (512) 628-5354

Nacogdoches Village Shopping Center
13909 Nacogdoches Road @ O'Connor Road
San Antonio, TX

Property Description

LOCATION: The Property is located at the southwest corner of Nacogdoches Road and O'Connor in the northeast area of San Antonio, Texas.

PROPERTY DESCRIPTION: 70,000 square foot shopping center shadow-anchored by **HEB Grocery** (remodeled and expanded in 2011).

Other tenants include:



WingStop, Pizza Patron, Game Stop, Jersey Mike's, Sonrisa Dental, Sally Beauty, H&R Block, Fast Med Urgent Care, Advance America, State Farm Insurance, TMobile, Red Star Vapor, and Great Clips

SPACE AVAILABLE: **1,050 SF**
1,680 SF

SIGNAGE: Tenant's sign may be placed above the premises. Premium pylon sign space is also available.

2022 POPULATION:

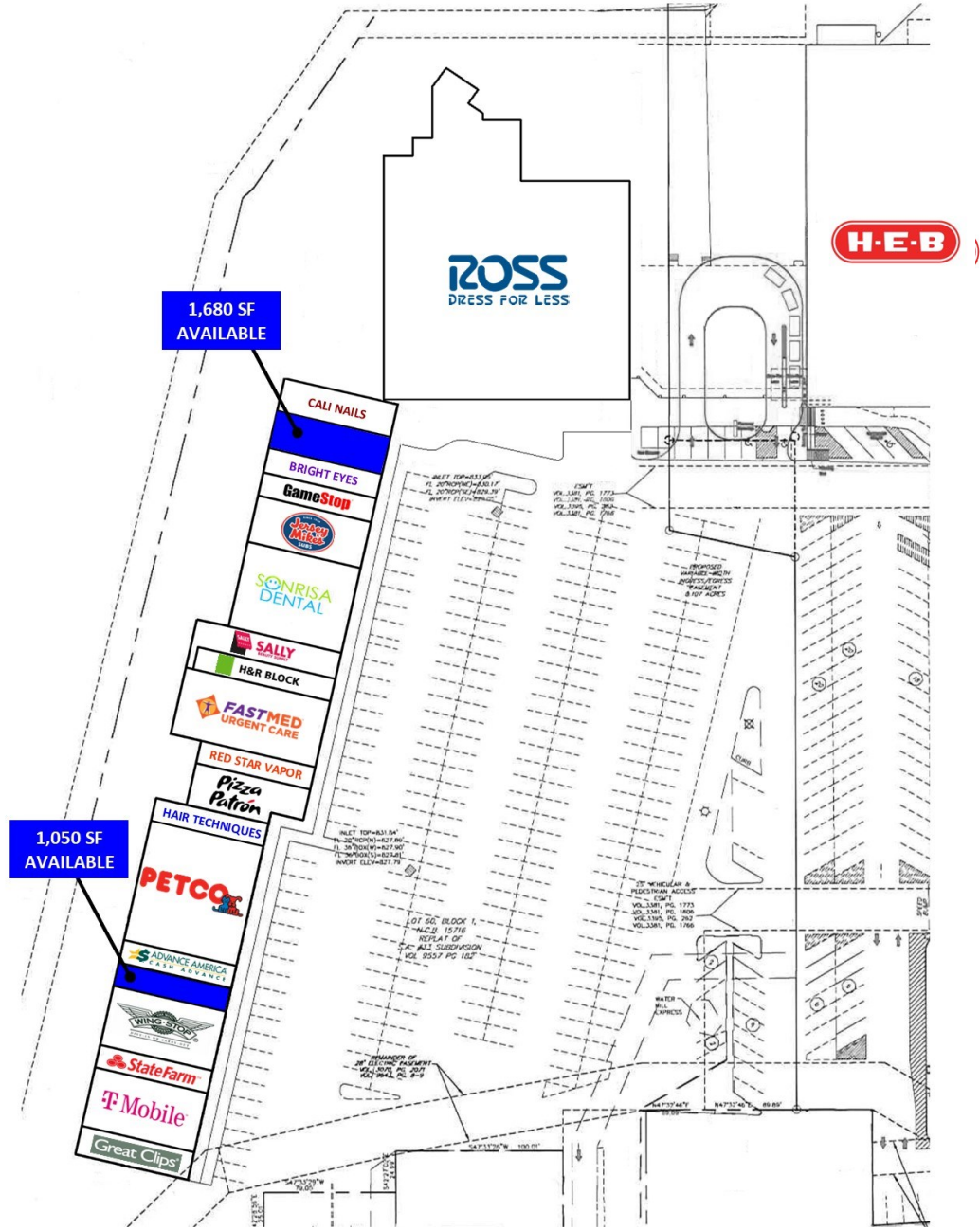
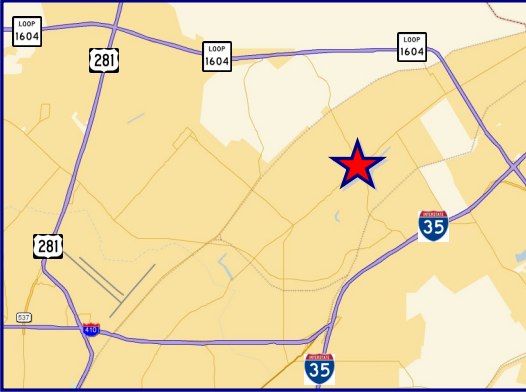
1 mile:	17,814
3 miles:	102,446
5 miles:	244,322

2022 AVERAGE HH INCOME:

1 mile:	\$80,839
3 miles:	\$85,615
5 miles:	\$87,212

TRAFFIC COUNTS (2020 Est.):

Nacogdoches	31,681 cpd
O'Connor	24,001 cpd



AVAILABLE:
1,050 SF & 1,680 SF
\$27.00 PSF + NNN



ROSS
 DRESS FOR LESS
petco

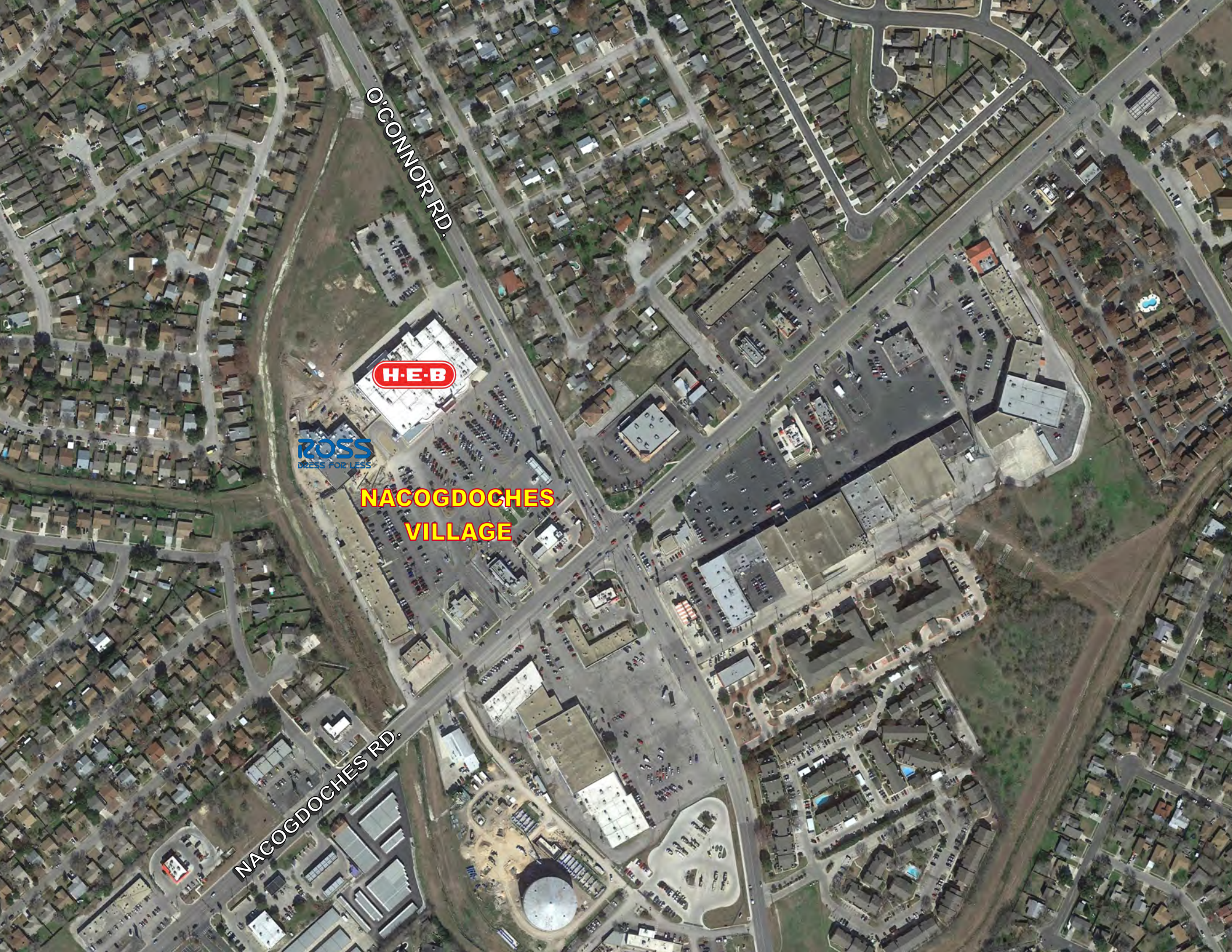
Derek Quinn, Agent
(512) 628-5354

Demographics:	1 Mile	3 Miles
2022 Population	17,814	102,446
Average HH Income	\$80,839	\$85,615

Derek@dbrealty.net



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



O'CONNOR RD.

H-E-B

ROSS
DRESS FOR LESS

NACOGDOCHES
VILLAGE

NACOGDOCHES RD.



ROSS
DRESS FOR LESS

1,680 SF
AVAILABLE

CALI NAILS

BRIGHT EYES

GameStop



SONRISA
DENTAL

SALLY
BEAUTY SUPPLY

H&R BLOCK

FASTMED
URGENT CARE

RED STAR VAPOR

Pizza
Patron

HAIR TECHNIQUES

PETCO

ADVANCE AMERICA
CASH ADVANCE



State Farm

T Mobile

Great Clips

1,050 SF
AVAILABLE

1,050 SF
AVAILABLE

INLET TOP=853.05'
FL 20"RCP(N)=850.17'
FL 20"RCP(SE)=828.35'
INVERT ELEV.=899.05'

CSMT
VOL. 3381, PG. 1773
VOL. 3381, PG. 1808
VOL. 3395, PG. 281A
VOL. 3381, PG. 2786

PROPOSED
WATER-MILL EXPRESS
INGRESS/EGRESS
PARKING
8.107 ACRES

INLET TOP=851.84'
FL 20"RCP(N)=827.86'
FL 36"RCP(W)=827.90'
FL 36"RCP(S)=827.90'
INVERT ELEV.=827.79'

LOT 60, BLOCK 1,
N.C. II, 15716
REPLAT OF
S.A. SUBDIVISION
VOL. 9557 PG. 182

20' VEHICULAR &
PEDESTRIAN ACCESS
CSMT
VOL. 3381, PG. 1773
VOL. 3381, PG. 1808
VOL. 3395, PG. 282
VOL. 3381, PG. 1766

WATER
MILL
EXPRESS

REMAINDER OF
20' EGRESS PAVEMENT
VOL. 1808, PG. 201
VOL. 3943, PG. 8-9

N47°37'46"E 89.00'
N47°32'40"E 89.00'

S47°53'28"W 100.01'

S47°33'29"W 79.05'

S47°27'02"E 74.93'



ROSS DRESS FOR LESS

Now OPEN

Walmart
GREEN HILLS

ROSS



HOME DEPOT

SALLY BEAUTY SUPPLY

CONRISS DENTAL

GameStop

bright eyes

COMPANY

CALL US

HEB REMODEL - NACOGDOCHES VILLAGE

Completed May 2011





Executive Summary

13909 Nacogdoches Rd, San Antonio, Texas, 78217
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.56763
Longitude: -98.38578

	1 mile	3 miles	5 miles
Population			
2010 Population	16,789	93,561	214,869
2020 Population	17,356	99,614	239,439
2022 Population	17,814	102,446	244,322
2027 Population	18,364	105,958	248,687
2010-2020 Annual Rate	0.33%	0.63%	1.09%
2020-2022 Annual Rate	1.16%	1.25%	0.90%
2022-2027 Annual Rate	0.61%	0.68%	0.35%
2022 Male Population	47.1%	48.3%	48.3%
2022 Female Population	52.9%	51.7%	51.7%
2022 Median Age	37.0	37.1	37.7

In the identified area, the current year population is 244,322. In 2020, the Census count in the area was 239,439. The rate of change since 2020 was 0.90% annually. The five-year projection for the population in the area is 248,687 representing a change of 0.35% annually from 2022 to 2027. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 37.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	46.8%	48.1%	48.4%
2022 Black Alone	8.7%	8.8%	10.6%
2022 American Indian/Alaska Native Alone	1.0%	1.1%	1.0%
2022 Asian Alone	2.2%	2.8%	3.4%
2022 Pacific Islander Alone	0.2%	0.2%	0.3%
2022 Other Race	14.3%	13.0%	12.2%
2022 Two or More Races	26.8%	26.0%	24.2%
2022 Hispanic Origin (Any Race)	52.8%	50.3%	47.0%

Persons of Hispanic origin represent 47.0% of the population in the identified area compared to 19.0% 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 83.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	60	65	71
2010 Households	6,178	34,476	82,544
2020 Households	6,485	37,535	92,837
2022 Households	6,685	38,628	94,765
2027 Households	6,957	40,261	97,129
2010-2020 Annual Rate	0.49%	0.85%	1.18%
2020-2022 Annual Rate	1.36%	1.28%	0.92%
2022-2027 Annual Rate	0.80%	0.83%	0.49%
2022 Average Household Size	2.66	2.64	2.56

The household count in this area has changed from 92,837 in 2020 to 94,765 in the current year, a change of 0.92% annually. The five-year projection of households is 97,129, a change of 0.49% annually from the current year total. Average household size is currently 2.56, compared to 2.56 in the year 2020. The number of families in the current year is 62,062 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

13909 Nacogdoches Rd, San Antonio, Texas, 78217
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.56763
Longitude: -98.38578

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	14.9%	15.0%	16.3%
Median Household Income			
2022 Median Household Income	\$63,346	\$67,405	\$66,753
2027 Median Household Income	\$71,478	\$78,039	\$76,993
2022-2027 Annual Rate	2.44%	2.97%	2.90%
Average Household Income			
2022 Average Household Income	\$80,839	\$85,615	\$87,211
2027 Average Household Income	\$91,769	\$98,523	\$100,498
2022-2027 Annual Rate	2.57%	2.85%	2.88%
Per Capita Income			
2022 Per Capita Income	\$30,193	\$32,319	\$33,866
2027 Per Capita Income	\$34,611	\$37,473	\$39,284
2022-2027 Annual Rate	2.77%	3.00%	3.01%

Households by Income

Current median household income is \$66,753 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$76,993 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$87,211 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$100,498 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$33,866 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$39,284 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	134	134	126
2010 Total Housing Units	6,503	36,301	88,364
2010 Owner Occupied Housing Units	4,106	24,064	53,599
2010 Renter Occupied Housing Units	2,072	10,404	28,945
2010 Vacant Housing Units	325	1,825	5,820
2020 Total Housing Units	6,815	39,402	98,768
2020 Vacant Housing Units	330	1,867	5,931
2022 Total Housing Units	7,022	40,700	101,154
2022 Owner Occupied Housing Units	4,024	25,304	58,409
2022 Renter Occupied Housing Units	2,661	13,324	36,356
2022 Vacant Housing Units	337	2,072	6,389
2027 Total Housing Units	7,363	42,805	104,638
2027 Owner Occupied Housing Units	4,187	26,628	60,408
2027 Renter Occupied Housing Units	2,770	13,632	36,721
2027 Vacant Housing Units	406	2,544	7,509

Currently, 57.7% of the 101,154 housing units in the area are owner occupied; 35.9%, renter occupied; and 6.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 98,768 housing units in the area and 6.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.07%. Median home value in the area is \$205,984, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.22% annually to \$265,710.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

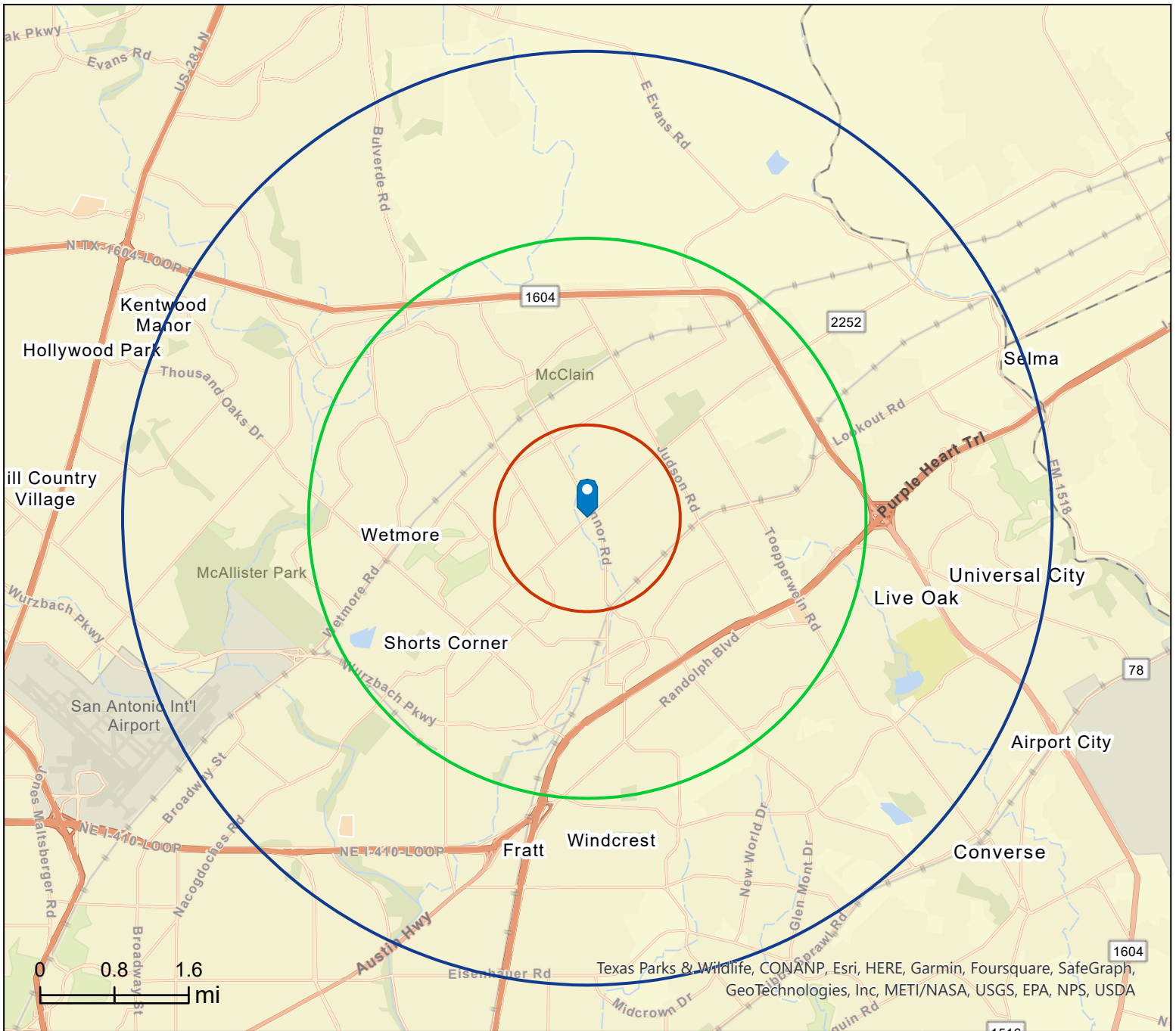
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Site Details Map

13909 Nacogdoches Rd, San Antonio, Texas, 78217
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.56763
Longitude: -98.38578



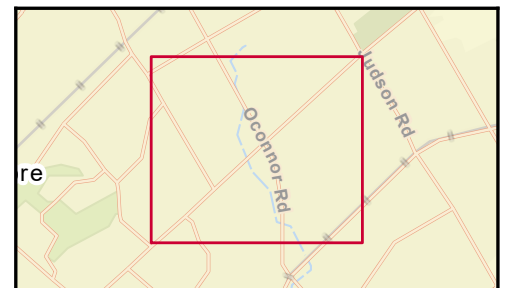
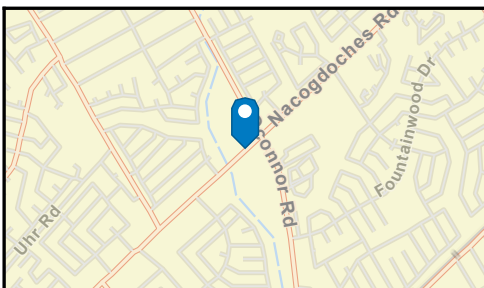
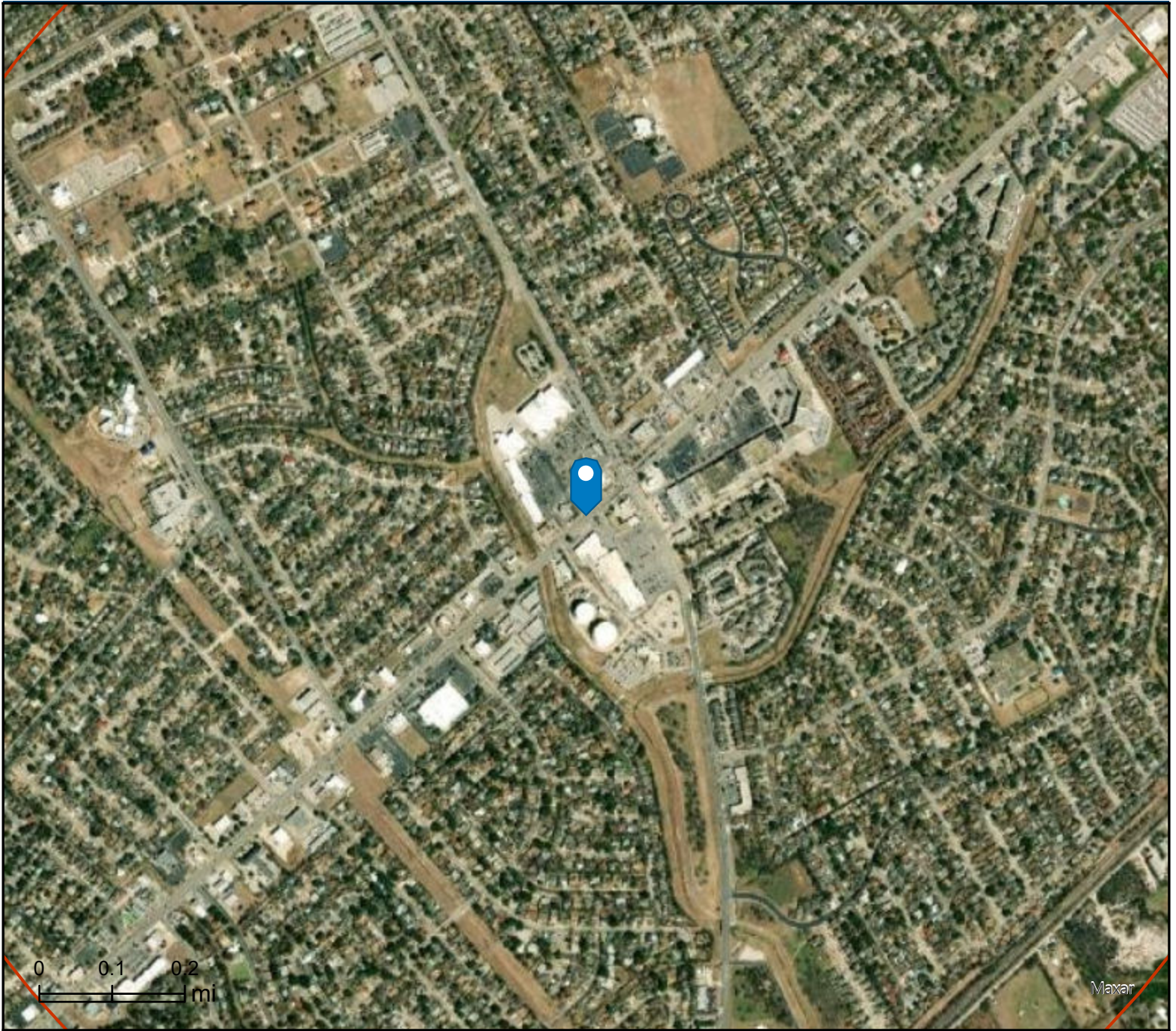
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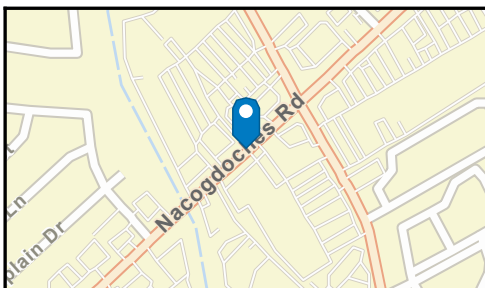
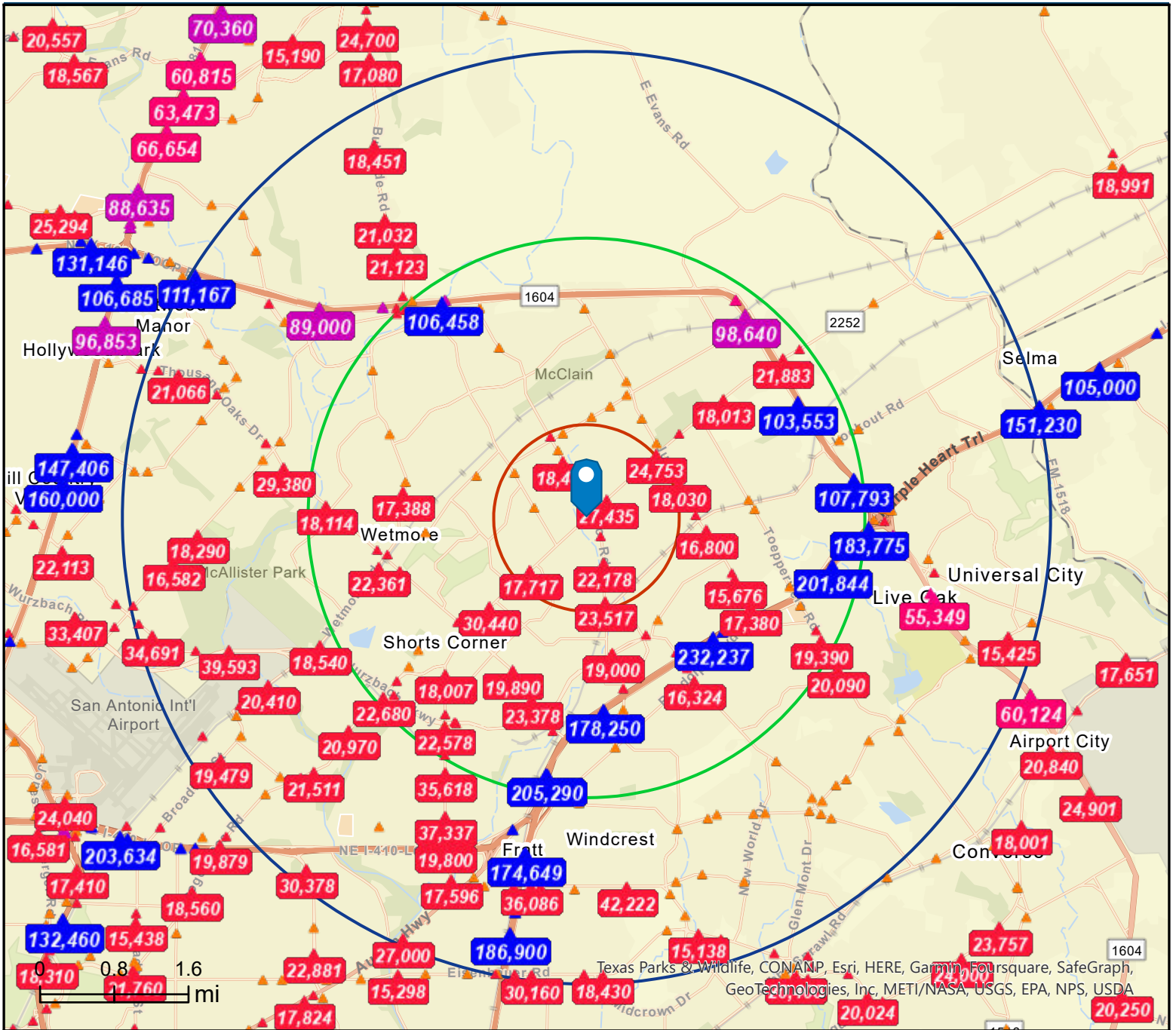
- City:** San Antonio
- County:** Bexar County
- State:** Texas
- ZIP Code:** 78247
- Census Tract:** 48029121111
- Census Block Group:** 48029121113
- CBSA:** San Antonio-New Braunfels, TX Metropolitan Statistical Area

March 14, 2023

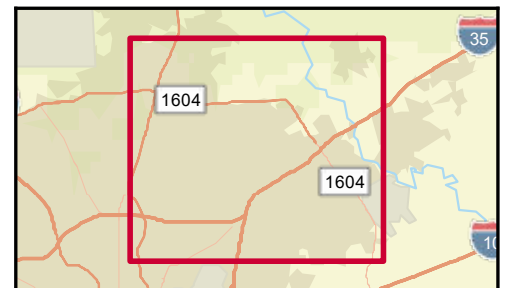
13909 Nacogdoches Rd, San Antonio, Texas, 78217
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.56763
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

March 14, 2023

AGENCY DISCLOSURE RULES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.