

0.68 Acre Pad Site in Front of Home Depot Loop 410 & Hwy 151 ▪ San Antonio ▪ TX ▪ 78227



Property Highlights:

- Unmatched Shadow Location in front of Home Depot on the SW Corner of Loop 410 and Hwy 151
- Visibility of 138,000+ Vehicles Per Day (Loop 410)
- Platted and Ready for Immediate Development with All Utilities in Place. Engineering Report Avail
- Brand-New Lin's International Buffet Open on Adjacent Property (2024 Construction)
- Major National Credit Retail Hub of San Antonio
- Prime Visibility from Hwy 151 and 410 Overpass
- Access from Vista West Drive, Home Depot Parking Lot, and Hwy 151 Access Road
- Ample Parking – Cross-Access and Utility Agreement in Place with Home Depot and Lin's
- **Available: 0.68 Acres (30,021 SF) | C-3 Zoning**
- **Price: \$399,500 or Appx \$13.30 PSF**



For More Information Contact:
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This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

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Submarket Aerial



SITE

151
TEXAS

INTERSTATE
410

151
TEXAS

INTERSTATE
410

Echelon at
Monterrey Village
240 Units

The Flats at
Westover Hills
272 Units

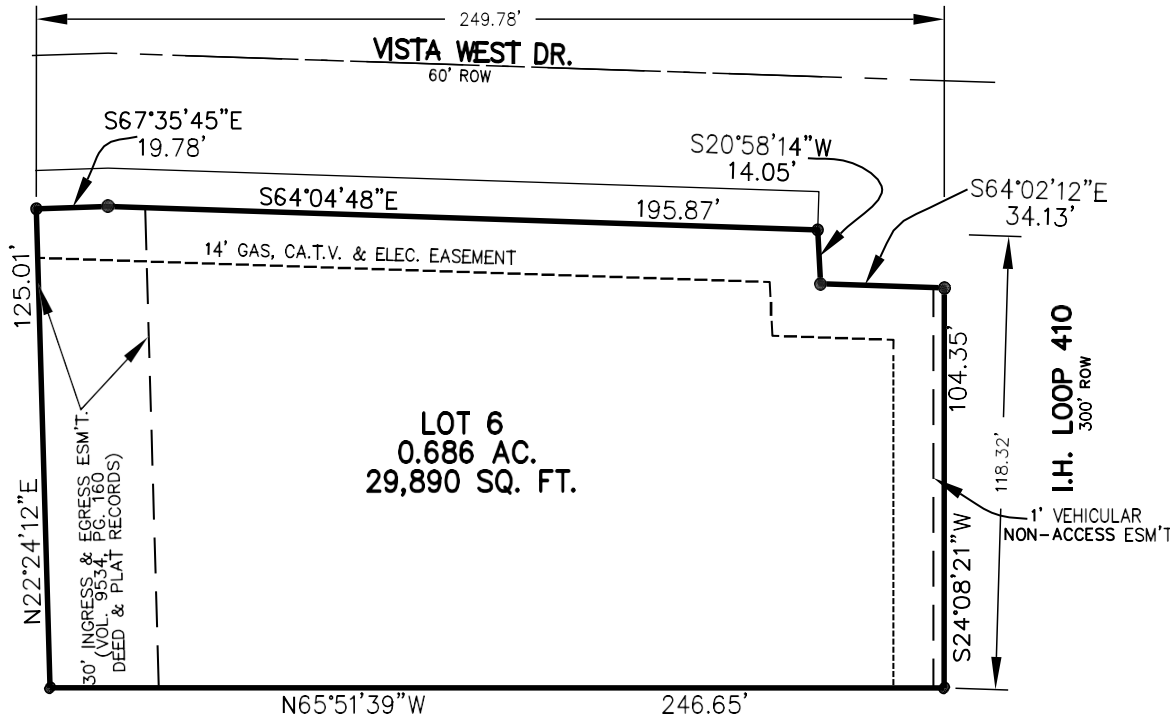
SANTIKOS
ENTERTAINMENT

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PROPERTY DESCRIPTION

Pad Site located in front of Home Depot near the regional intersection of Hwy 151 & Loop 410.

DETAILS

- Pad: 0.686 AC
- Price: \$399,500
- Zoning: C-3

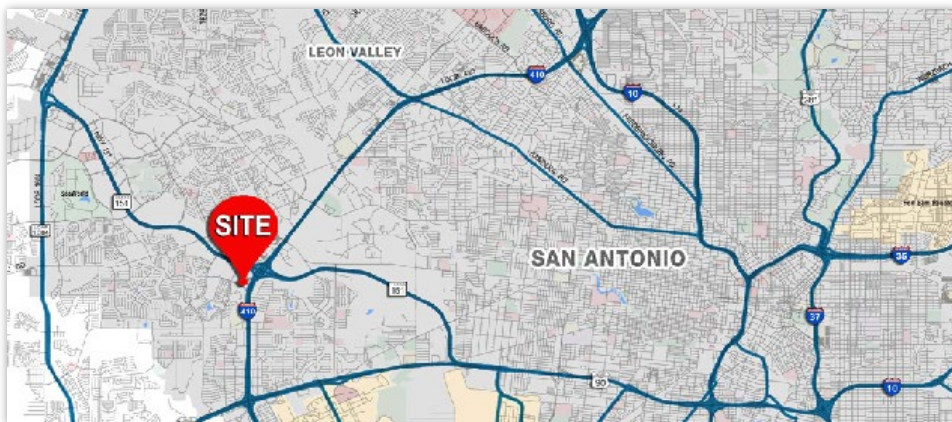
TRAFFIC COUNTS

Loop 410 138,028 VPD
HWY 151 111,993 VPD

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	15,099	125,358	302,926
Avg. HH Income	\$51,491	\$65,284	\$67,778
Total Housing Units	5,090	42,701	96,994
Daytime Population	14,646	111,519	280,701
Medium Home Value	\$175,277	\$169,572	\$174,712

AREA RETAILERS



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- INGRAM PARK MALL**
A SIMON MALL
- | | | |
|----------------|---------------|--------------------|
| Aeropostale | GameStop | Lane Bryant |
| A'GACI | GNC | Lids |
| Aldo | H&M | Macy's |
| American Eagle | Helzberg | New York & Company |
| Buckle | Diamonds | Pac Sun |
| Champs Sports | Hollister Co. | Starbucks |
| Coach | Hot Topic | Sunglass Hut |
| Dillard's | James Avery | Vans |
| Disney Store | JCPenney | Victoria's Secret |
| Express | Jewelry Box | Zale's |
| Finish Line | Journeys | |
| Foot Locker | Kay Jewelers | |

- BEST BUY
- petco
- BARNES & NOBLE
- SPEC'S
- ROSS DRESS FOR LESS
- STARBUCKS COFFEE
- ULTA BEAUTY
- BED BATH & BEYOND
- FOREVER 21

HOLMES HIGH SCHOOL



- TARGET
- PET SMART
- IHOP
- LOWE'S Home Improvement Warehouse
- STARBUCKS COFFEE
- TWIN PEAKS EATS • DRINKS • SCENIC VIEWS
- McALISTER'S DELI
- Cracker Barrel Old Country Store



SITE

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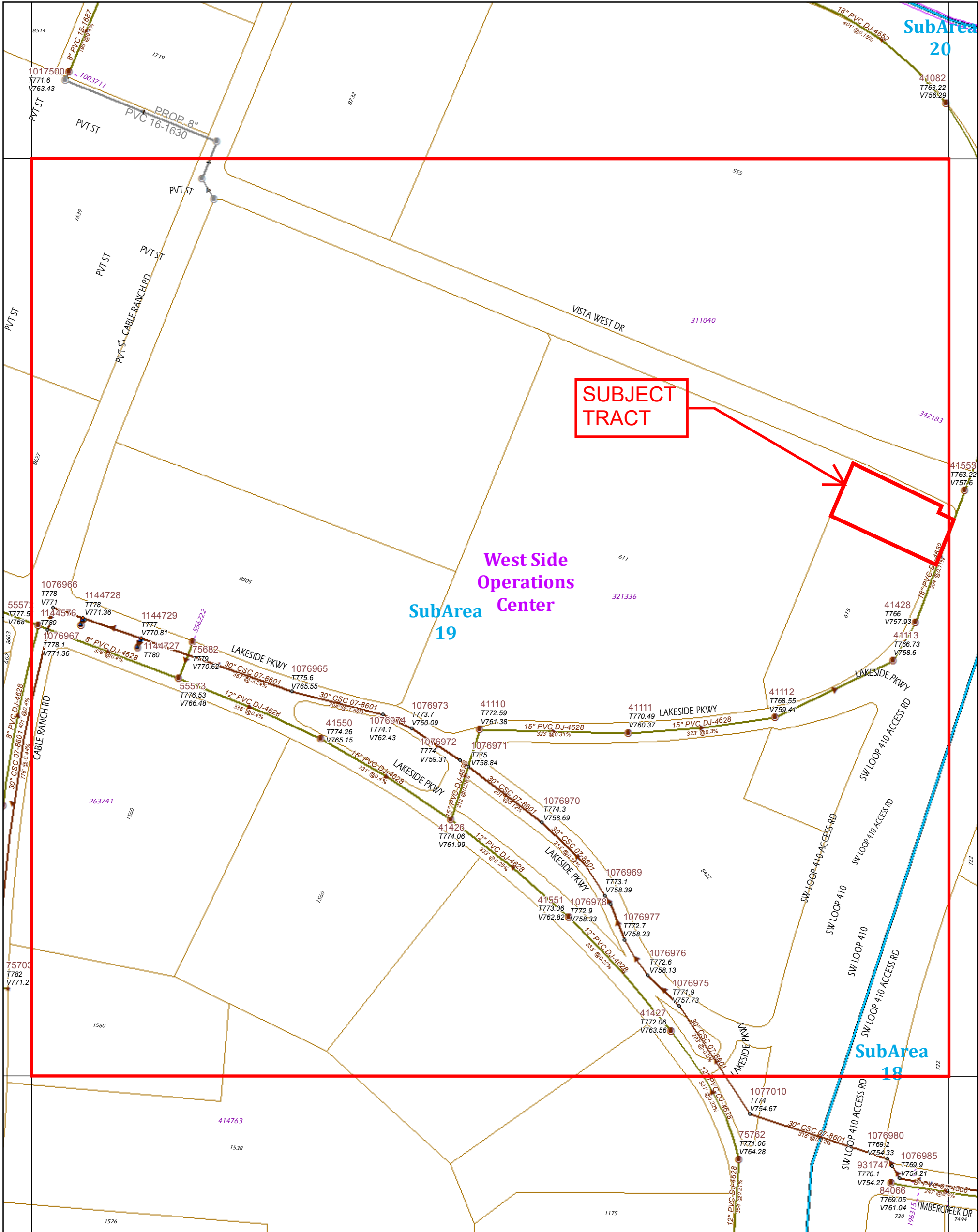


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View from Loop 410





	CLEAN OUT		OTHER		STUB OUT
	BREAK NODE		MONOLITHIC		STANDARD
	SIPHON INLET		JUNCTION BOX		AIR RELEASE
	SIPHON OUTLET		DROP MANHOLE		FLOW METER
	FLOW METER w/ SMART COVER		SMART COVER		
	AIR BYPASS		OUTFALL MAIN		PROP. MAINS
	SLUDGE		SIPHON MAIN		SEWER LATERALS
	FORCE MAIN		GRAVITY MAIN		PVT MAINS

"SAWS GIS Mapping: A wealth of information at your fingertips"

San Antonio Water System

0 100 200 Feet

SEWER BLOCK MAP

110580

SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date: Jul 07, 2022

Disclaimer:
This utility map is for reference only. The information may not represent what actually has been constructed. S.A.W.S explicitly disclaims any representation of the accuracy of the information and assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused. Field verification should be done as necessary. S.A.W.S prohibits the reproduction or sale of this document. This utility map may not under any circumstances, be copied, reproduced or published in any form or media, or transferred to another without written permission of the San Antonio Water System.

108	110	112
582	582	582
108	110	112
580	580	580
108	110	112
578	578	578

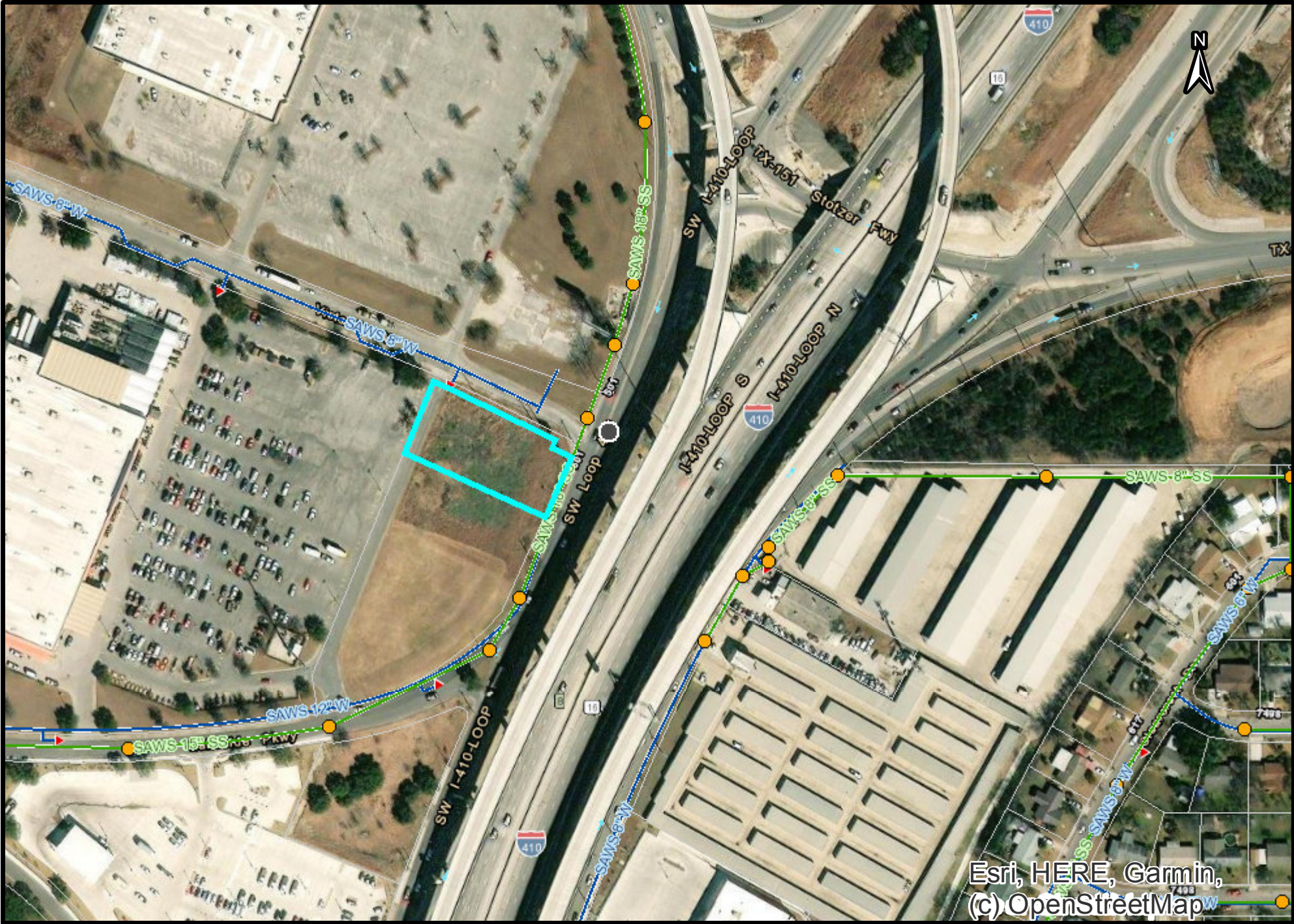
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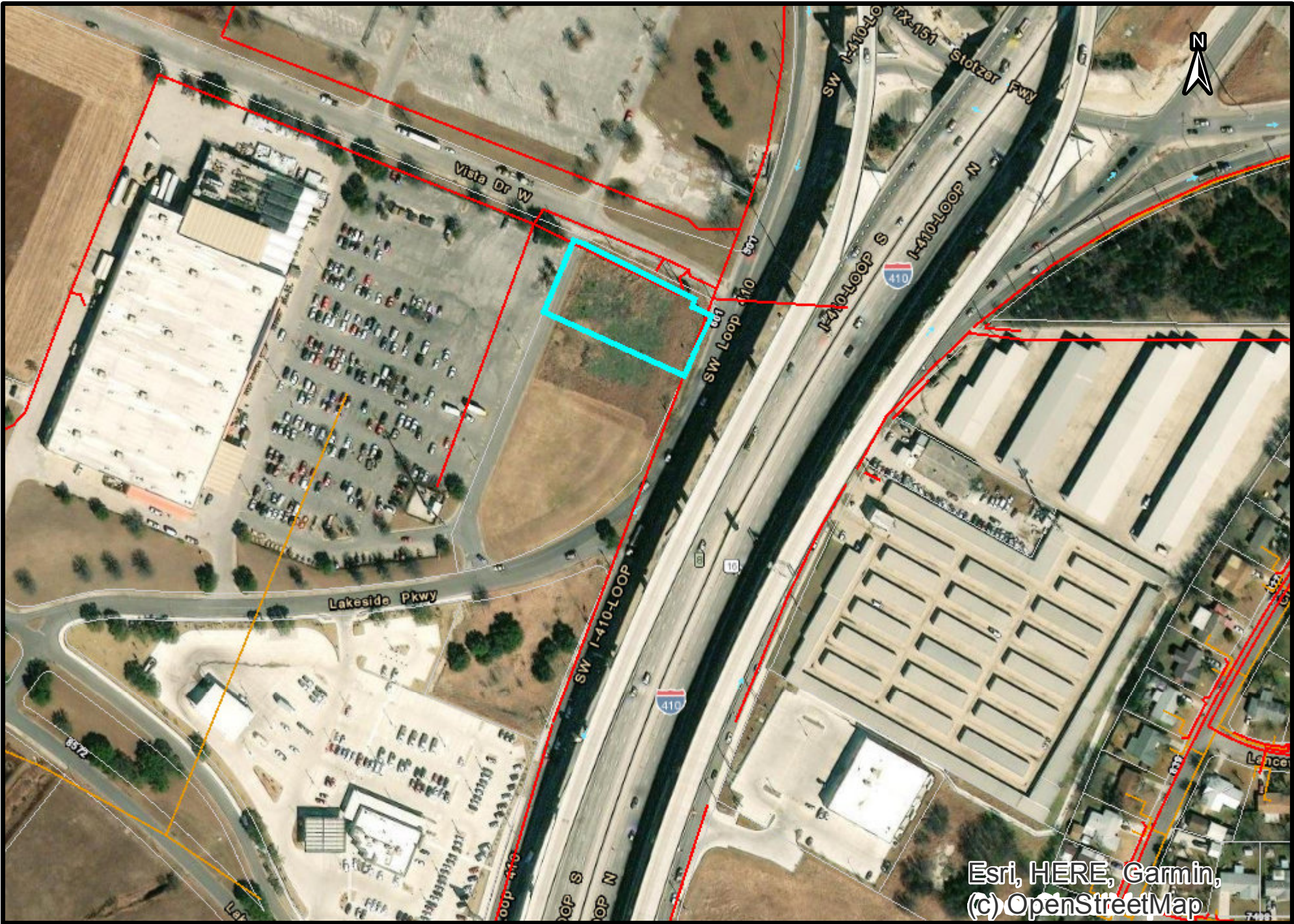
KFW
 3421 PAESANOS PKWY, STE 200
 SAN ANTONIO, TEXAS 78231
 PHONE (210) 979-8444
 FIRM # 9513
 FIRM # 10122300

LOOP 410 & VISTA DR W. AUTO REPAIR SHOP WATER AND SEWER

JOB NO. GIS Service Print	
DESIGNER: CDA	
DATE: August 2022	EX-1

SCALE : 1" = 200'

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Esri, HERE, Garmin,
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 PHONE (210) 979-8444
 FIRM # 9513
 FIRM # 10122300

LOOP 410 & VISTA DR. W. AUTO REPAIR SHOP ELEC AND GAS

JOB NO. GIS Service Print		SCALE : 1" = 200'
DESIGNER: CDA		
DATE: September 2022	EX-1	

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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Omri S. Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date