

2nd Gen. Automotive | Loop 1604 at Braun Rd.

10230 W Loop 1604 | San Antonio, TX 78254



0.91 AC

Available

3,488 SF

Building Size

Contact
Broker

Sale Price

ABOUT THE PROPERTY

- Full service oil change automotive property available For Sale
- Great exposure and access to Loop 1604
- Sold as-is with all equipment
- Built in 2018, and in great condition
- Recently remodeled, with ability to add additional service bay

JOIN THESE RETAILERS



TRAFFIC COUNTS

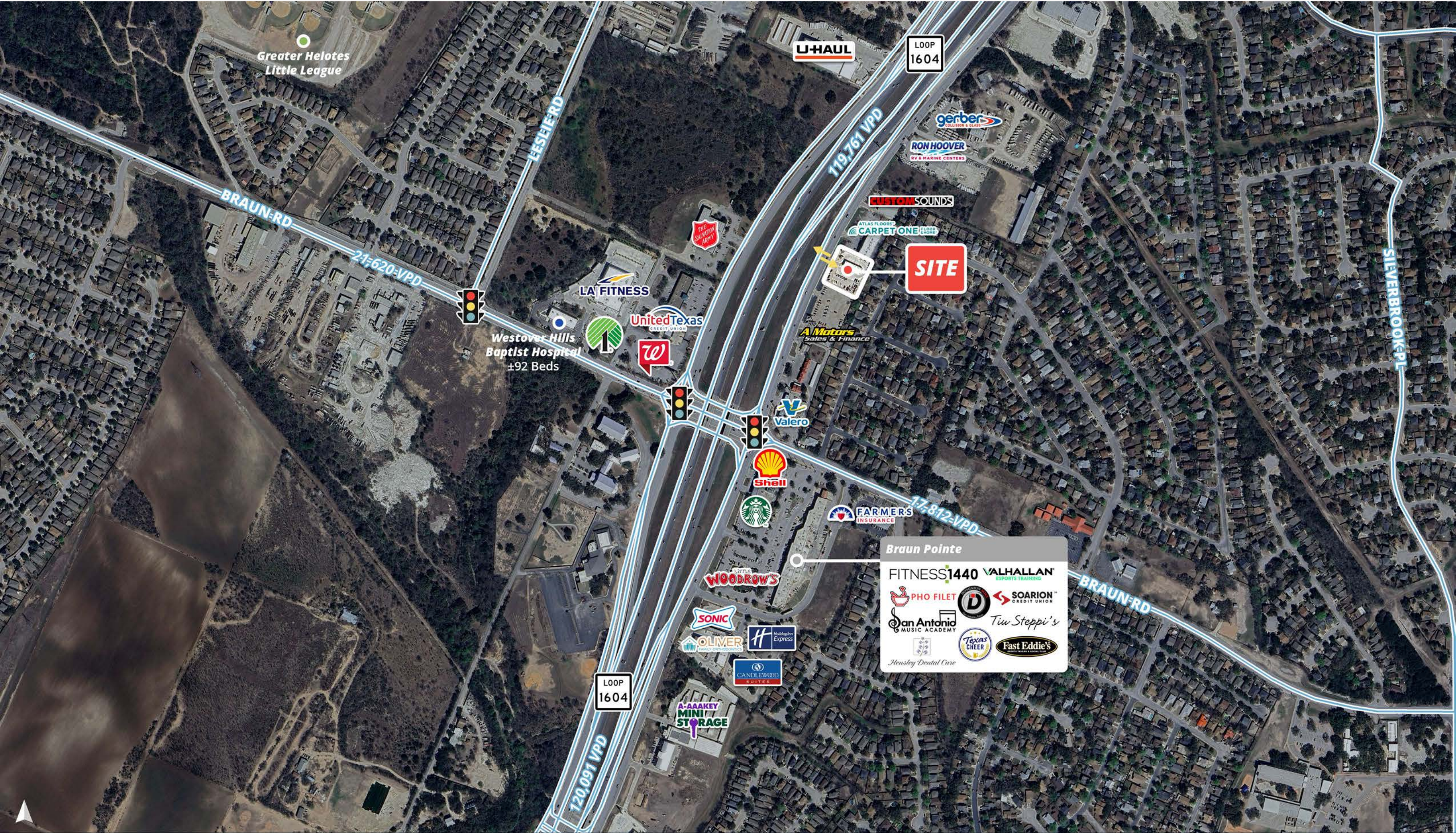
W Loop 1604 N
Braun Rd

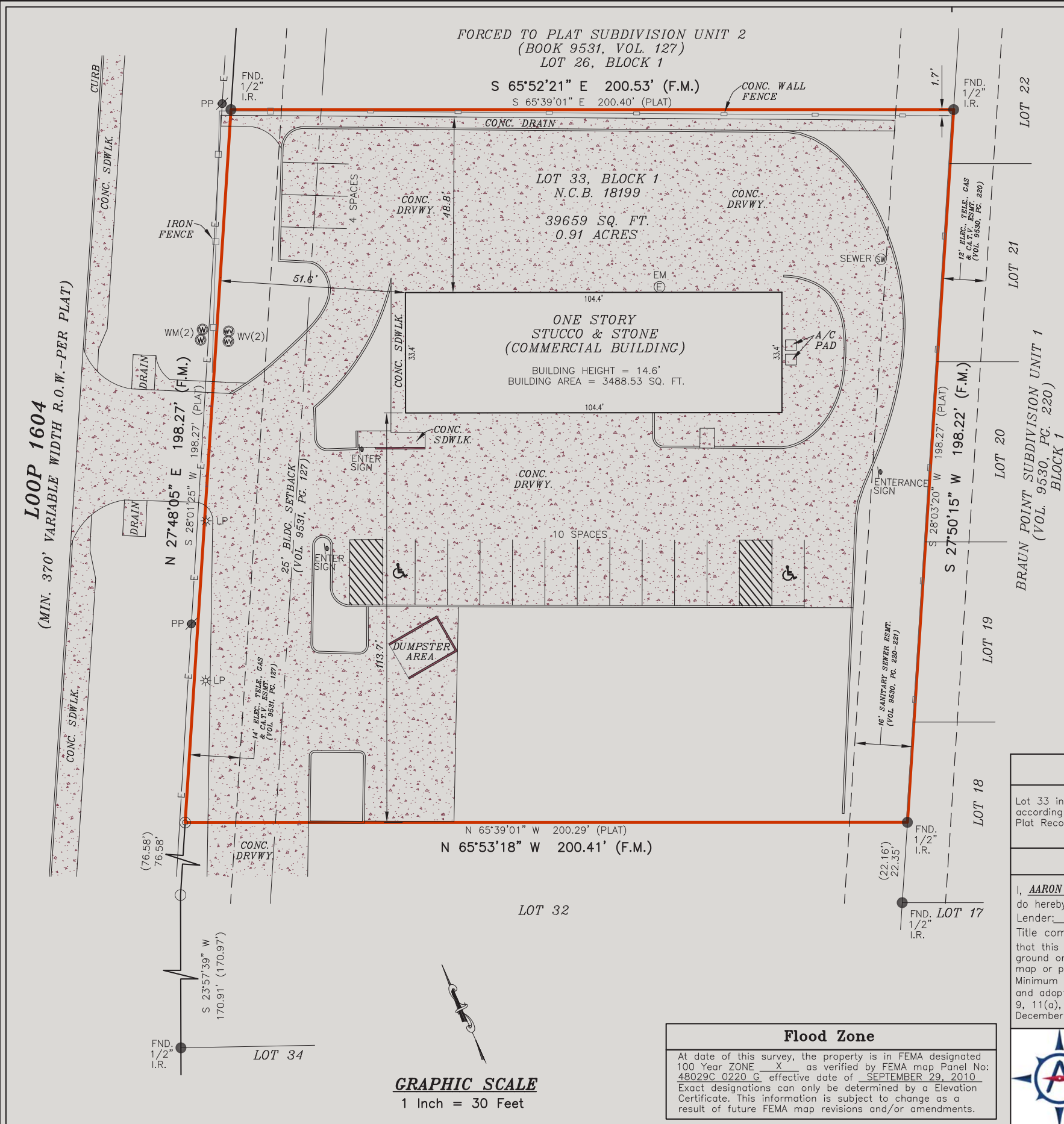
120,091 VPD
21,620 VPD



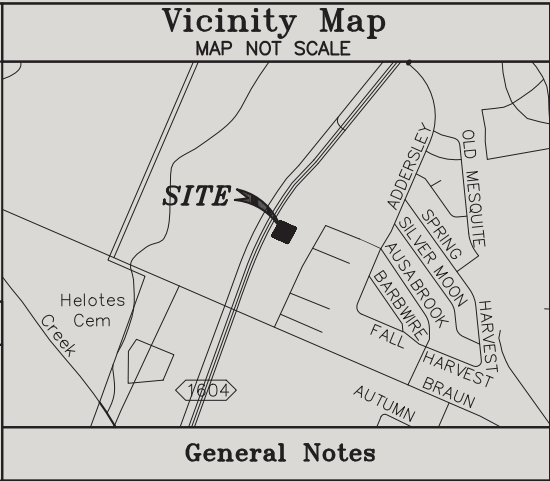
Site Aerial

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Zoning Notes
Zoning Classification: C-3, GENERAL COMMERCIAL DISTRICT
Permitted Use: YES
Maximum Building Height: 35 feet
Rear Setback Minimum: 30 feet
Source: City of San Antonio, Texas Planning & Development Services 1901 South Alamo Street, San Antonio, TX 78204 Phone No.: +1(210)-207-1111
Parking Tabulation
PARKING SPACE SUMMARY:
TOTAL NUMBER OF HANDICAP SPACES: 2 SPACES
TOTAL NUMBER OF PARKING SPACES: 14 SPACES
TOTAL NUMBER OF SPACES: 16 SPACES



LEGEND
These standard symbols will be found in the drawing.
BOUNDARY LINE
EASEMENT LINE
BUILDING SETBACK LINE
IRON FENCE
CONCRETE WALL FENCE
OVERHEAD ELECTRIC
SET IRON ROD
CALCULATED POINT
FOUND IRON ROD
WATER METER
ELECTRIC METER
SIGN
POWER POLE
LIGHT POLE
WATER VALVE
SEWER
(PLAT) RECORDED ON PLAT
(F.M.) FIELD MEASURED

- General Notes**
- 1). BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD 83.
 - 2). BEXAR COUNTY APPRAISAL DISTRICT ACCOUNT PARCEL ID: 1146955
 - 3). THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
 - 4). THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA LOOP 1604, A VARIABLE WIDTH (MIN. 350') RIGHT-OF-WAY.
 - 5). ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - 6). SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.
 - 7). ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - 8). THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

LEGAL DESCRIPTION
Lot 33 in Block 1 of Forced to Plat Subdivision Unit 7, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9612, Page 63 of the Deed and Plat Records of Bexar County, Texas
SURVEYOR'S CERTIFICATION
I, <u>AARON MICAH REYNOLDS</u> , a Registered Professional Land Surveyor in the State of Texas, do hereby certify to Borrower: <u>MAJLESSIMO GROUP LLC</u> Lender: _____ Title company: _____ that this map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on December 01, 2021.

ALTA/NSPS Land Title Survey

JOB NO.:	2111085115	NO.	REVISION	DATE
DATE:	12/01/21			
DRAWN BY:	MN/SAT			
APPROVED BY:	AMR			

MAJLESSIMO GROUP LLC

**10230 W. LOOP 1604,
SAN ANTONIO, TX 78254
BEXAR COUNTY, TEXAS**

**STATE OF TEXAS
REGISTERED
AARON MICAH REYNOLDS
6644
PROFESSIONAL
LAND SURVEYOR**

Aaron M. Reynolds
AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644

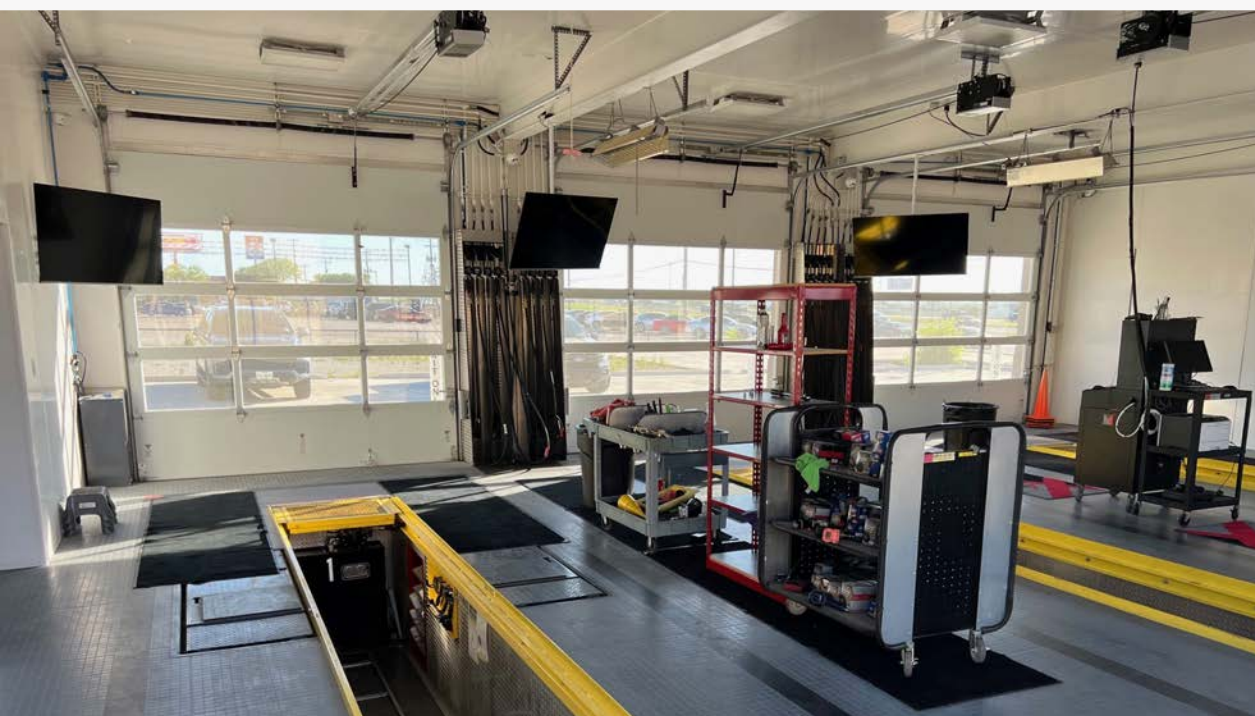
Flood Zone
At date of this survey, the property is in FEMA designated 100 Year ZONE <u>X</u> as verified by FEMA map Panel No: 48029C 0220 G effective date of SEPTEMBER 29, 2010 Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

AMERISURVEYORS
EXCELLENCE IN LAND SURVEYING

P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	12,852	113,165	256,969
2030 Projected Population	12,139	111,729	261,998
Proj. Annual Growth 2025 to 2030	-1.14%	-0.26%	0.39%

Daytime Population

2025 Daytime Population	10,750	81,055	196,454
Workers	5,036	31,876	82,168
Residents	5,714	49,179	114,286

Income

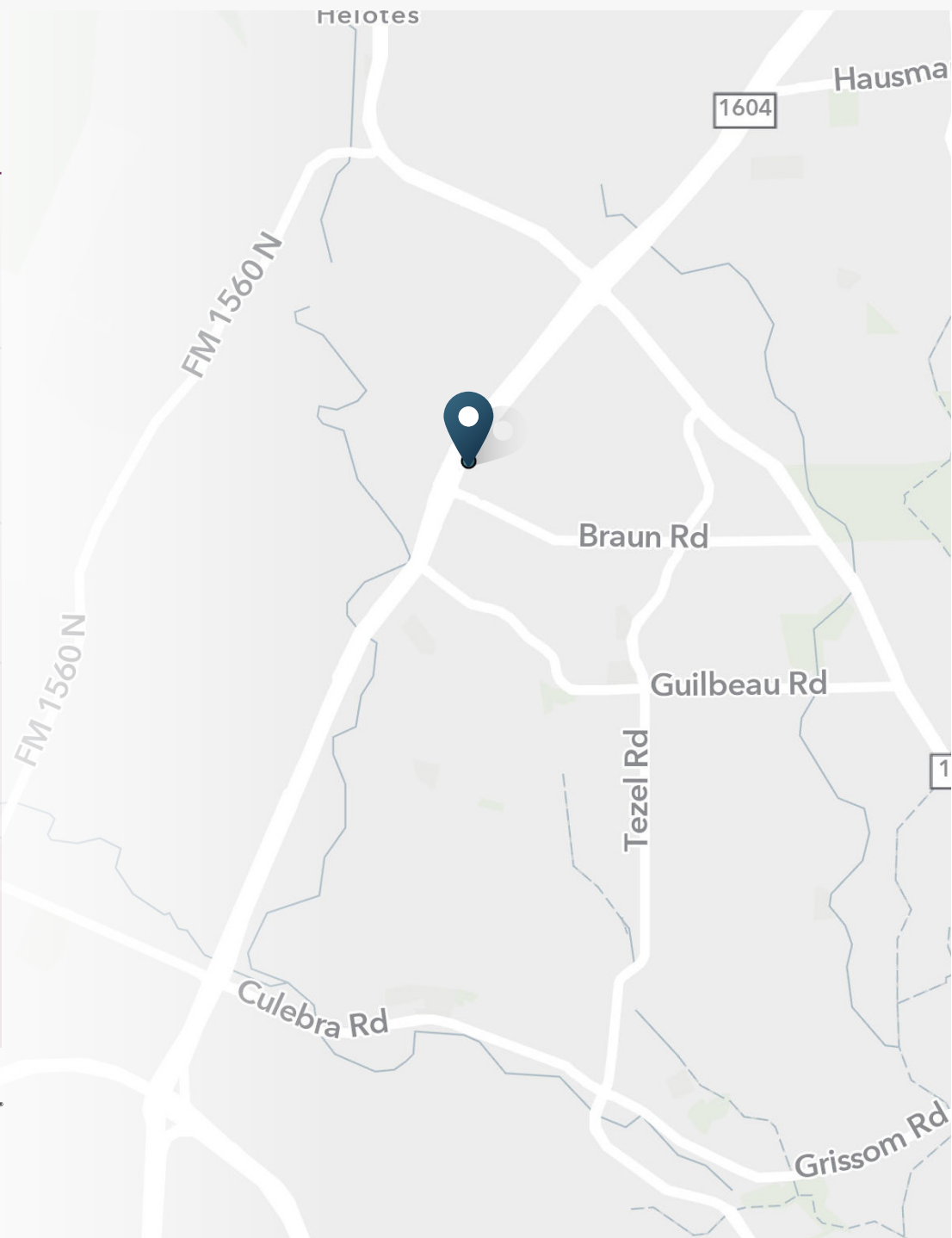
2025 Est. Average Household Income	\$119,534	\$119,639	\$118,094
2025 Est. Median Household Income	\$109,596	\$101,086	\$95,902

Households & Growth

2025 Estimated Households	4,544	40,246	93,350
2030 Estimated Households	4,399	40,680	97,486
Proj. Annual Growth 2025 to 2030	-0.65%	0.21%	0.87%

Race & Ethnicity

2025 Est. White	47%	46%	45%
2025 Est. Black or African American	5%	6%	7%
2025 Est. Asian or Pacific Islander	3%	5%	6%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	44%	43%	41%
2025 Est. Hispanic (Any Race)	59%	58%	56%



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

SOURCE



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	ryan.johnson@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285
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.

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Drew Allen	656732	drew.allen@srsre.com	210.504.1242	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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