

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 Opening 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 (29,890 SF) | C-3 Zoning**
- **Price: \$475,000.00 or Appx \$16.00 PSF**



For More Information Contact:
Joe M. Kbouti, Omri Russo
Joe M. Kbouti Real Estate, Inc.
7300 Blanco Road, Suite 706
San Antonio, Texas 78216

TEL: (210) 344-1002
FAX: (210) 342-3405
www.kbouti.com
jmkbouti@aol.com
omri@kboudi.com

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.

0.68 AC PAD SITE IN FRONT OF HOME DEPOT

SW CORNER OF LOOP 410 & HWY 151 | SAN ANTONIO | TX | 78227



JOE M. KBOUDI
REAL ESTATE, INC.

Submarket Aerial

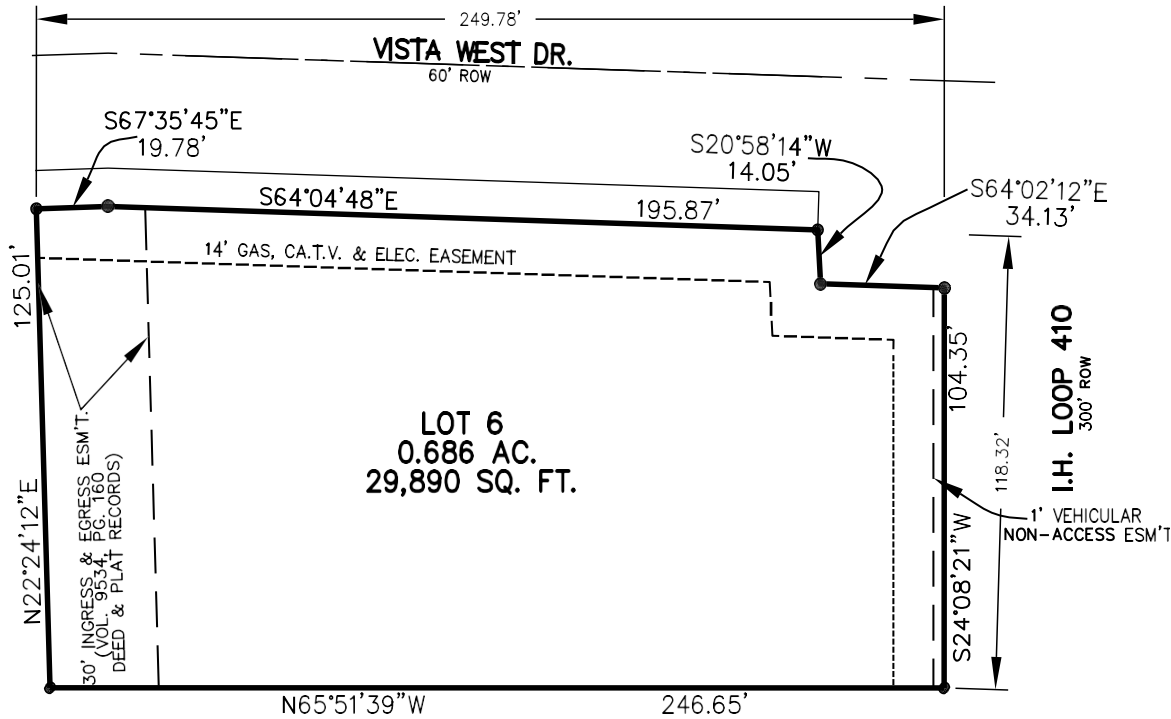


0.68 AC PAD SITE IN FRONT OF HOME DEPOT

SW CORNER OF LOOP 410 & HWY 151 | SAN ANTONIO | TX | 78227



JOE M. KBOUDI
REAL ESTATE, INC.



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: \$475,000
- Zoning: C-3

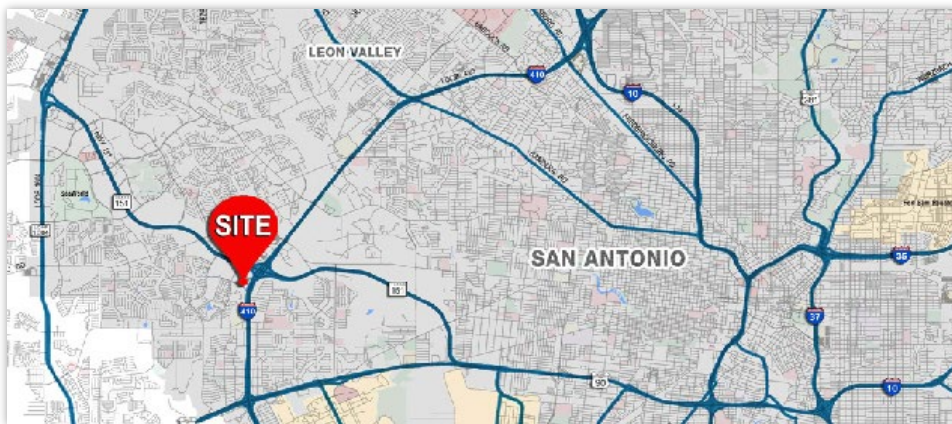
TRAFFIC COUNTS

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



For More Information Contact:
Joe M. Kboudi, Omri Russo
Joe M. Kboudi Real Estate, Inc.
7300 Blanco Road, Suite 706
San Antonio, Texas 78216

TEL: (210) 344-1002
FAX: (210) 342-3405
www.kboudi.com
jmkboudi@aol.com
omri@kboudi.com

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.

0.68 AC PAD SITE IN FRONT OF HOME DEPOT

SW CORNER OF LOOP 410 & HWY 151 | SAN ANTONIO | TX | 78227



JOE M. KBOUDI
REAL ESTATE, INC.



0.68 AC PAD SITE IN FRONT OF HOME DEPOT

SW CORNER OF LOOP 410 & HWY 151 | SAN ANTONIO | TX | 78227



JOE M. KBOUDI
REAL ESTATE, INC.



- 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

0.68 AC PAD SITE IN FRONT OF HOME DEPOT

SW CORNER OF LOOP 410 & HWY 151 | SAN ANTONIO | TX | 78227



JOE M. KBOUDI
REAL ESTATE, INC.



View from Loop 410



0.68 AC PAD SITE IN FRONT OF HOME DEPOT

SW CORNER OF LOOP 410 & HWY 151 | SAN ANTONIO | TX | 78227



JOE M. KBOUDI
REAL ESTATE, INC.





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.



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.

Joe M. Kboudi Real Estate, Inc.	446375	joe@kboudi.com	(210) 344-1002
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe M. Kboudi	276333	joe@kboudi.com	(210) 344-1002
Designated Broker of Firm	License No.	Email	Phone
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