

CULEBRA AND 1604

6107 W. LOOP 1604, SAN ANTONIO, TX 78254

SHOP COS.



Phillip Halliday / PHILLIP@SHOPCOMPANIES.COM / 210-985-7672

Whit Jordan / WHIT@SHOPCOMPANIES.COM / 210-985-7321

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PROJECT SCOPE

A premier site located at the hard corner of Culebra and Loop 1604 surrounded by National Co-tenancy & some of the highest restaurant sales in San Antonio. This pad site opportunity is across from a high performing H-E-B that is anchored with major retailers to include Burlington, Hobby Lobby, and Home Depot. Other retailers include Target, Best Buy, and Lowe's in the Alamo Ranch Power Center. The site also offers excellent access with cross access through existing Jim's Restaurant & Discount Tire along with multiple pylon sign for increased visibility from high trafficked Loop 1604 & Culebra.

DETAILS

- Pad Size: 0.9 Acres
- Zoning: C-3

TRAFFIC COUNTS

- o Culebra Rd. 39,014 VPD-25
- o Loop 1604 112,432 VPD-25

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	17,408	118,879	284,663
Avg. HH Income	\$44,724	\$49,402	\$50,323
Total Housing Units	6,366	41,400	96,299
Daytime Population	15,187	108,855	316,888
Median Home Value	\$112,553	\$116,899	\$116,323

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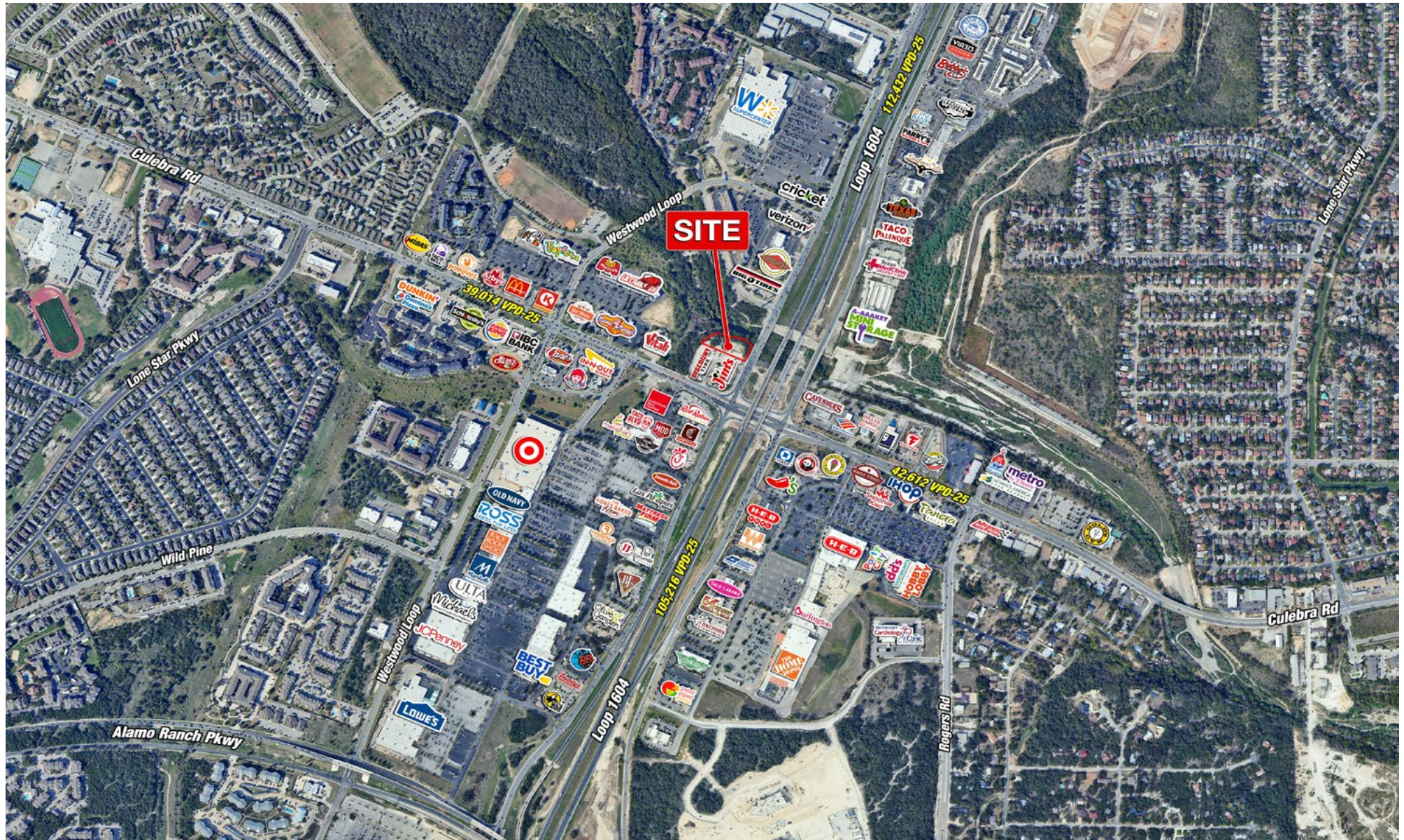
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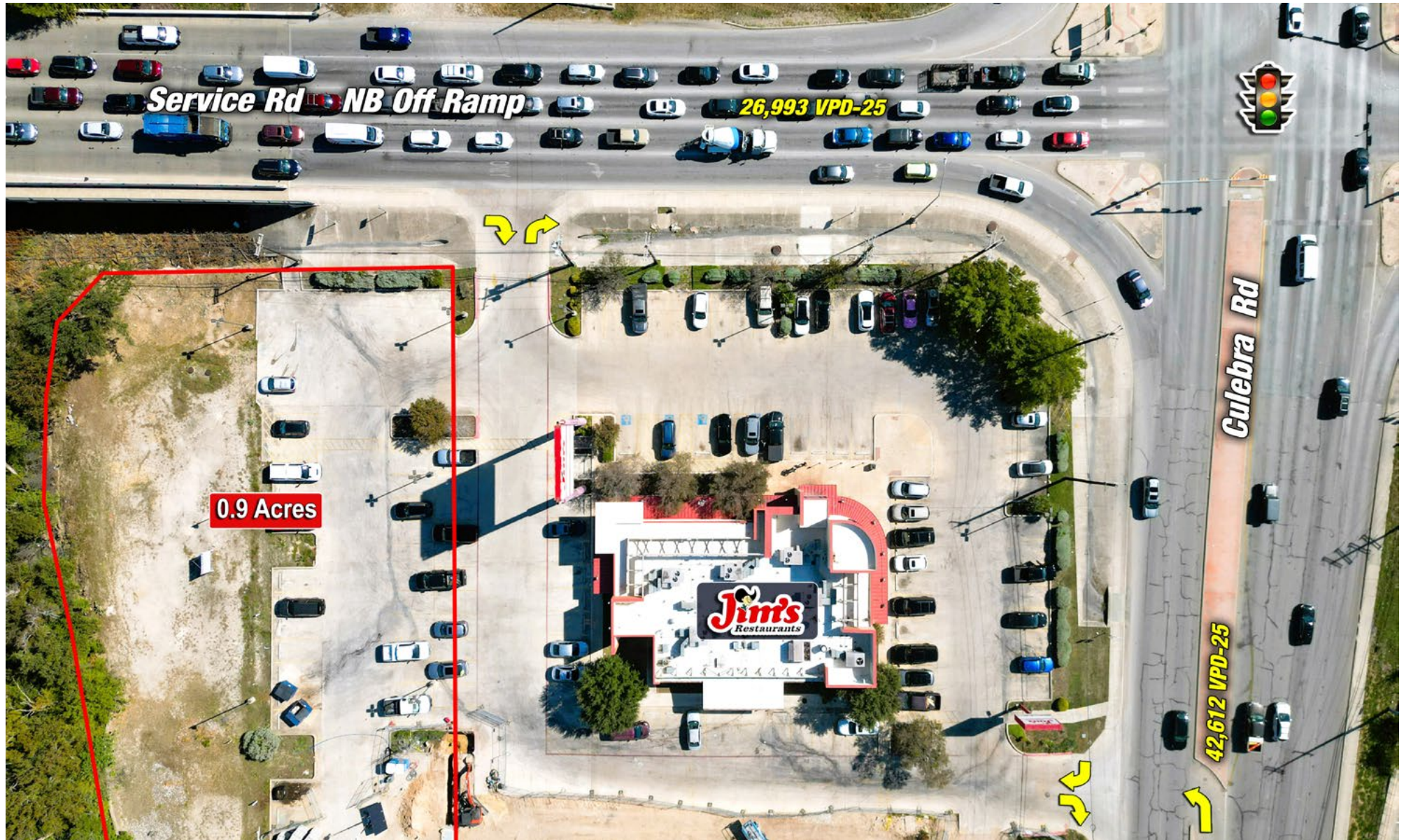
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6107 W. LOOP 1604, SAN ANTONIO, TX 78254

(UNPLATTED)
CITY OF SAN ANTONIO
139.6 ACRES
8256/206 O.P.R.R.P.

LOT 20
BLOCK 17, N.C.B. 17635
PERSYN CORNER REPLAT
9636/97 D.P.R.

LOOP 1604
(MINIMUM 340' WIDTH R.O.W.)

CULEBRA ROAD (F.M. 471)
(VARIABLE WIDTH R.O.W.)

(UNPLATTED)
CITY OF SAN ANTONIO
139.6 ACRES
8256/206 O.P.R.R.P.

FND. 1/2" STEEL REBAR W/ YELLOW CAP MARKED "PAPE-DAWSON"

N89°10'43"E 49.04'

S76°58'21"E 196.78'

VARIABLE-WIDTH PUBLIC DRAINAGE EASEMENT (11,374 S.F., 0.2611 AC.)

FND. 1/2" STEEL REBAR W/ YELLOW CAP MARKED "PAPE"

FND. 1/2" STEEL REBAR W/ YELLOW CAP MARKED "PAPE-DAWSON"

S44°39'07"E 62.85'

S25°28'42"E 25.80'

S24°17'20"W 32.01'

S07°13'38" 39.88'

20' X 40' GAS EASEMENT 7079/1509 O.P.R.R.P.

S66°01'37"E 190.54'

200.05'

N66°01'37"W 130.54'

30' INGRESS/EGRESS AND FIRE ACCESS EASEMENT

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30' INGRESS/EGRESS AND FIRE ACCESS EASEMENT

16' ELECTRIC & GAS LINES RIGHT-OF-WAY AGREEMENT 13452/462 O.P.R.R.P.

16' WATER LINE EASEMENT 13318/445 O.P.R.R.P. AND 16' ELECTRIC & GAS LINES RIGHT-OF-WAY AGREEMENT 13452/462 O.P.R.R.P.

16' SANITARY SEWER EASEMENT 13107/1174 O.P.R.R.P.

14' CETIVE 9665/220 O.P.R.

FND. MAG NAIL W/ WASHER MARKED "RPLS 5578"

SET 3/8" DRILL HOLE IN CONCRETE

N66°02'07"W 332.03'

169.96'

LOT 30 BLOCK 17 N.C.B. 17635 (1.345 AC.)

16' WATER LINE EASEMENT 13107/1167 O.P.R.R.P. AND 16' ELECTRIC & GAS LINES RIGHT-OF-WAY AGREEMENT 13452/462 O.P.R.R.P.

14' CETIVE 9665/220 O.P.R.

183.89'

30.00'

S24°02'37"W 389.63'

51.36'

124.38'

274'

537'

263'

LOT 31 BLOCK 17 N.C.B. 17635 (1.084 AC.)

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1% AC FLOODPLAIN PER FEMA APPROVED LOUR CASE #12-06-0595P EFFECTIVE DECEMBER 13, 2012

1% AC FLOODPLAIN PER FEMA APPROVED LOUR CASE #11-06-4629 EFFECTIVE NOVEMBER 17, 2011

Y = -13,727,859.07
X = -2,061,860.28

FND. 1/2" STEEL REBAR W/ CAP MARKED "RPLS 5578"

N52°58'07"E 129.82'

N88°00'30"E 35.59'

N83°37'04"E 55.80'

S84°32'33"E 21.68'

S77°32'40"E 37.74'

N86°34'32"E 52.38'

S64°27'51"E 74.13'

S25°28'42"E 25.80'

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LOT 32 BLOCK 17 N.C.B. 17635 (0.903 AC.)

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16' WATER LINE EASEMENT

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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.

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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License No.

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Phone

RAND HOROWITZ

Designated Broker of Firm

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License No.

rand@shopcompanies.com

Email

214.242.5444

Phone