

Former Bank For Lease

1515 SW Loop 410 | San Antonio, TX



WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

TX License No. 589055

DREW ALLEN

210.504.1242 | drew.allen@srsre.com

TX License No. 656732



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1515 SW Loop 410
San Antonio, TX

Property Specifications

SPACE AVAILABLE

± 3,469 SF

LAND SIZE

± 0.92 AC

RATE & NNN

Contact Broker

Traffic Counts

Interstate 10 157,861 VPD

Marchbach Rd 33,598 VPD

Year: 2024 | Source: TxDot

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About the Property

- High profile financial institution site
- Outparcel to HEB Plus! with great visibility and access
- Strong retail corridor in densely populated area
- Close proximity to Lackland Air Force Base and San Antonio area schools
- Strong drive-by exposure with easy ingress/egress
- Positioned in a high-growth submarket with continued redevelopment

Join These Nearby Retailers







Westover Marketplace

ULTA, ROSS, Office DEPOT, rue21, PET SMART, PLATOS, DOLLAR TREE, claire's, IHOP, CATERINES, CHIPOTLE, Bath & Body Works, orange leaf, BUFFALO WILD WINGS, RACK ROOM SHOES

Heritage Square

RBC, peter piper pizza, WSS, DOLLAR TREE, LA MICHIGANA MEAT MARKET, ACE CASH EXPRESS

San Antonio Marketplace

RAW, MIDAS, OneMain, GameStop, Aaron's, DISCOUNT TIRE, FRED LOYA INSURANCE, my Melrose, dds DISCOUNTS, LONG JOHN SILVER'S, planet fitness, H&R BLOCK, WING'S TOP

Auto Zone, Jack in the box, RED LOBSTER, Firestone, Jim's Restaurants, TACO CABANA, Chick-fil-A

HABITAT HOME CENTER, Applebee's GRILL + BAR, Golden Wok, Pep Boys

Gateway Plaza

Music Connection RECORD STORE, market, my Melrose, THE SLICE, H&R BLOCK, OLLIE'S, Chacho's, dds DISCOUNTS, Mina & Dimi's, MOMINTUM

EM Pease Middle School ±737 Students

Jubilee Westwood ±272 Students

Meadow Village Elementary ±378 Students

John Jay High School ±2,102 Students

Anson Jones Middle School ±1,027 Students

Cable Elementary ±413 Students

Harmony School of Excellence ±311 Students

John Glenn Elementary ±408 Students

ExtraSpace Storage

BLUE COMPASS RV Inc. 5000 Fastest Growing RV Retail Company in the U.S.



Site Aerial | 1515 SW Loop 410

San Antonio, TX



H-E-B plus!

West Lakes Shopping Center

SITE

MARBACH RD 33,598 VPD

INTERSTATE 410

I-410 ACCESS RD

MARBACH RD 14,558 VPD

AT&T

AVIS

TWIN LIQUORS FINE WINE & SPIRITS

Firestone COMPLETE AUTO CARE

RED LOBSTER FRESH FISH - LIVE LOBSTER

Golden Wok Chinese Cuisine

T-Mobile

Alamo City Urgent Care

Great Clips

Tealicious Cafe

THE SMILE CENTER DENTISTRY & ORTHODONTICS

Applebee's GRILL + BAR

THE WASH TUB

Chick-fil-A

FUTURE SEVEN BAKERY

TACO CABANA

H-E-B FUEL

Jim's Restaurants

K

ACTION PAWN

Pepp Boys

BURGER KING

TACO BELL

KFC

total by verizon

WHATABURGER

Chevron

McDonald's

7 ELEVEN

CORTEZ'S HIDEOUT BAR & LOUNGE

Chong's Korean Restaurant

410 HAIR STUDIO

SONIC

LA MICHOGANDA MEAT MARKET

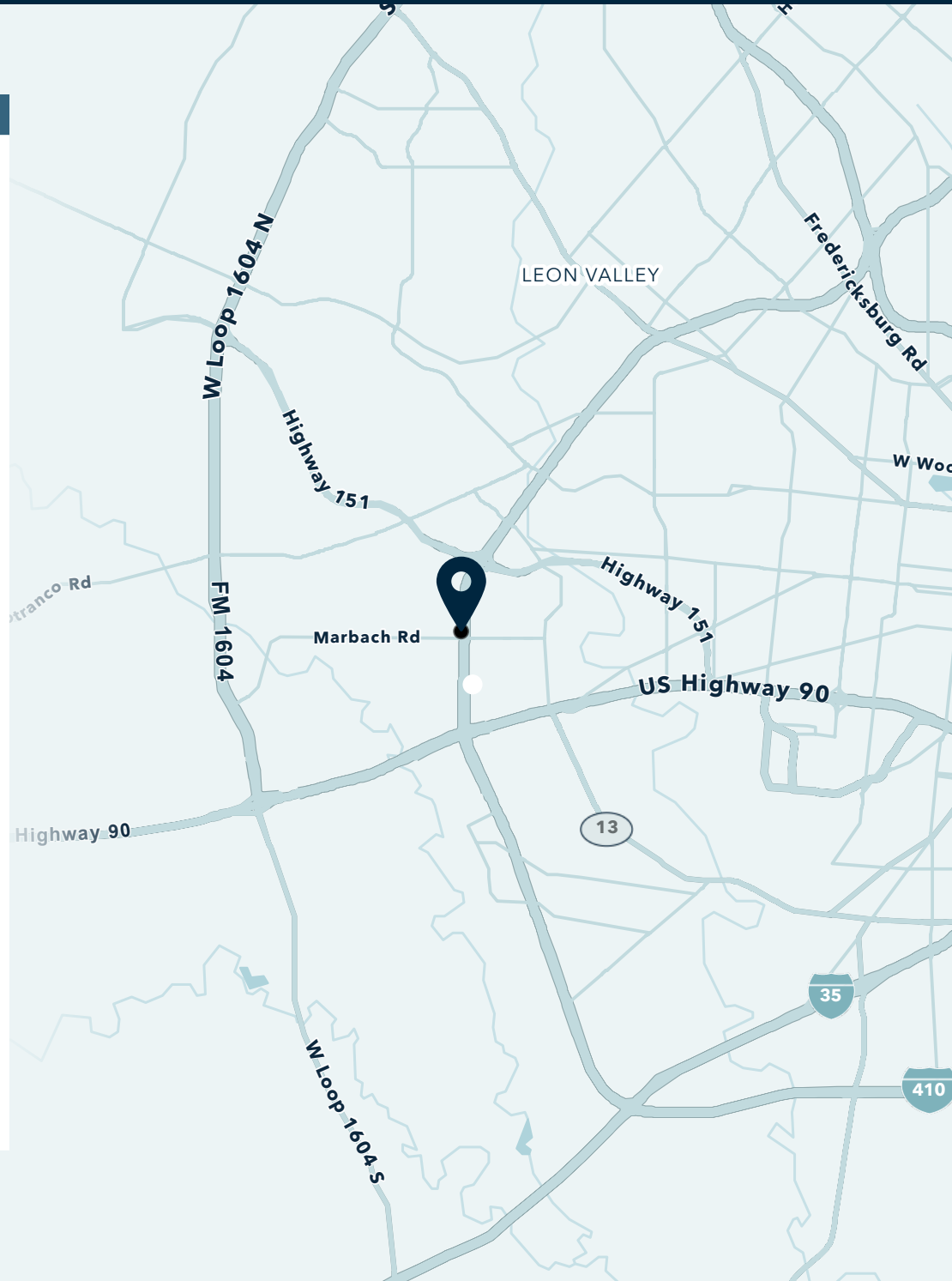
peter piper pizza

RAC Rent-A-Center



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	17,941	118,856	288,495
2030 Projected Population	18,152	120,623	295,815
Proj. Annual Growth 2025 to 2030	0.23%	0.30%	0.50%
Daytime Population			
2025 Daytime Population	14,565	91,627	251,525
Workers	5,755	34,581	110,459
Residents	8,810	57,046	141,066
Income			
2025 Est. Average Household Income	\$74,512	\$82,006	\$84,302
2025 Est. Median Household Income	\$60,671	\$66,380	\$68,617
Households & Growth			
2025 Estimated Households	6,568	40,735	97,804
2030 Estimated Households	6,794	42,395	102,707
Proj. Annual Growth 2025 to 2030	0.68%	0.80%	0.98%
Race & Ethnicity			
2025 Est. White	40%	38%	39%
2025 Est. Black or African American	9%	9%	8%
2025 Est. Asian or Pacific Islander	3%	3%	3%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	47%	49%	48%
2025 Est. Hispanic (Any Race)	73%	71%	71%

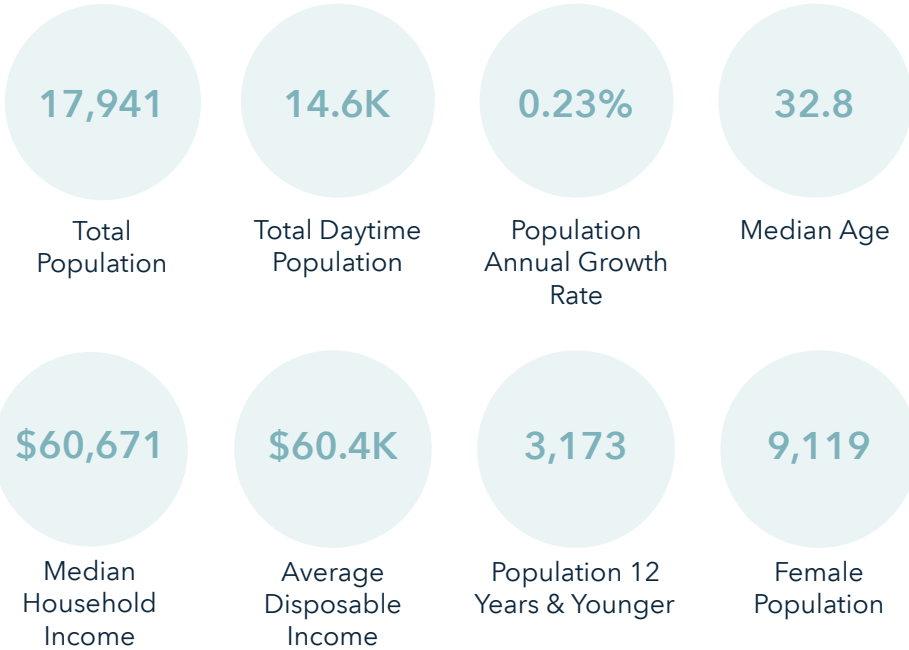


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

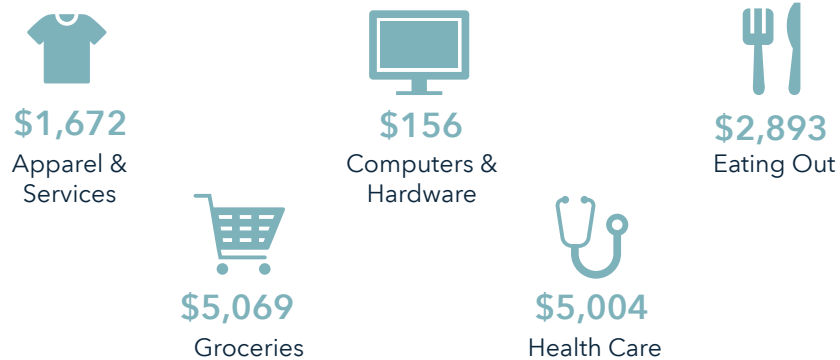


Ring of 1 Mile

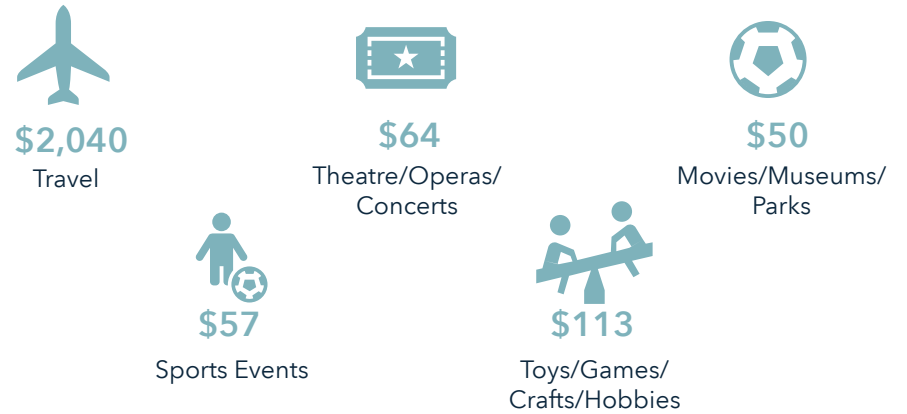
Key Facts



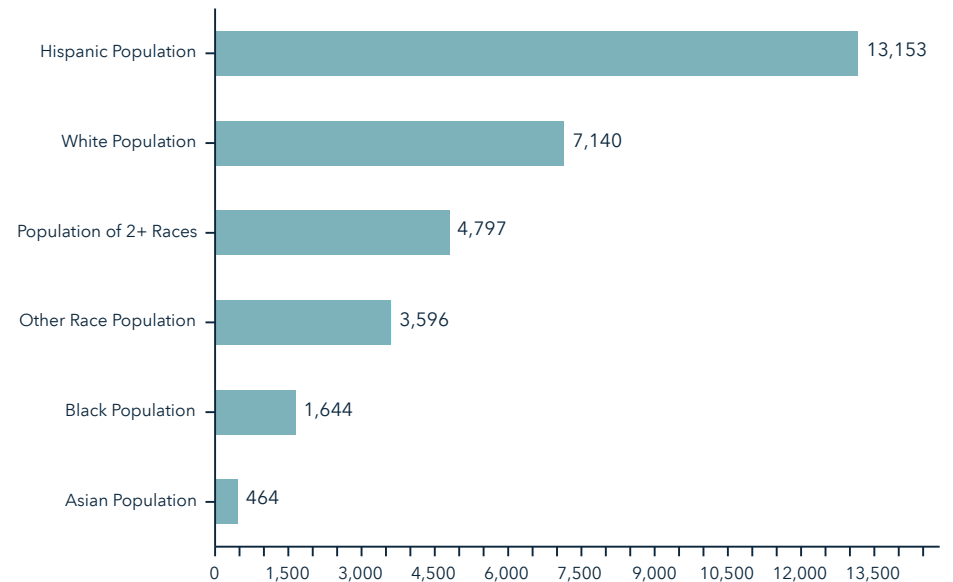
Annual Household Spending



Annual Lifestyle Spending



Race





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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.

SRS Real Estate Partners	9005621	ryan.johnson@srsre.com	214.540.3285
<i>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

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



SRS REAL ESTATE PARTNERS

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