

# Building, Pad Site Available

7319 N FM 1604 W | San Antonio, TX 78249



**FOR SALE OR FOR LEASE**

0.50 AC

LOT SIZE

3,141 SF

BUILDING SIZE

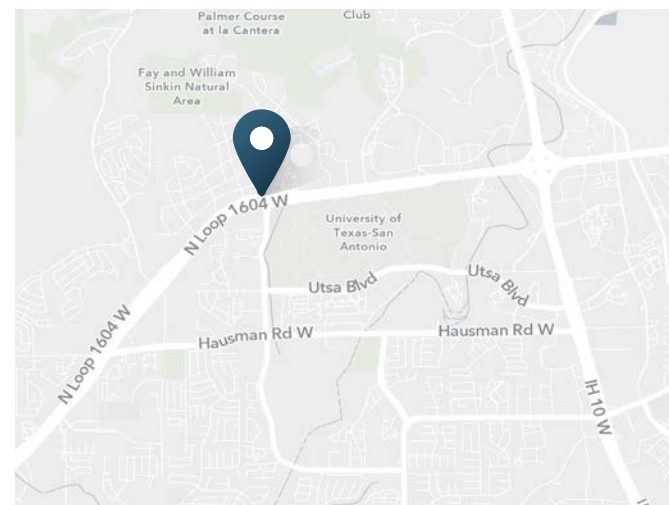
Contact  
Broker

PRICE

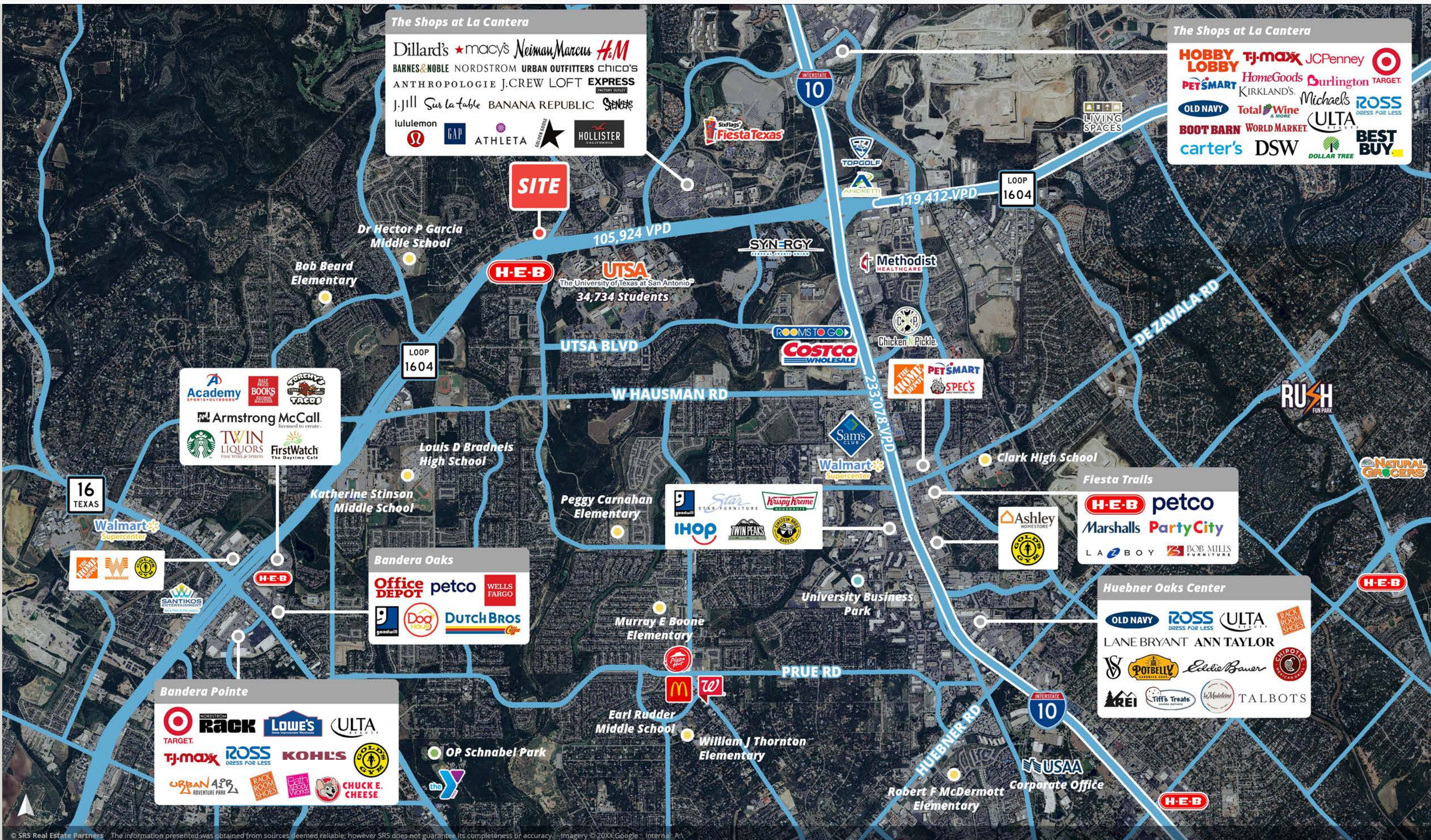
## ABOUT THE PROPERTY

- Tenant still operating; please do not disturb
- Tenant has ability to vacate with 60 days' notice
- Contact Broker for additional details

## JOIN THESE NEARBY RETAILERS



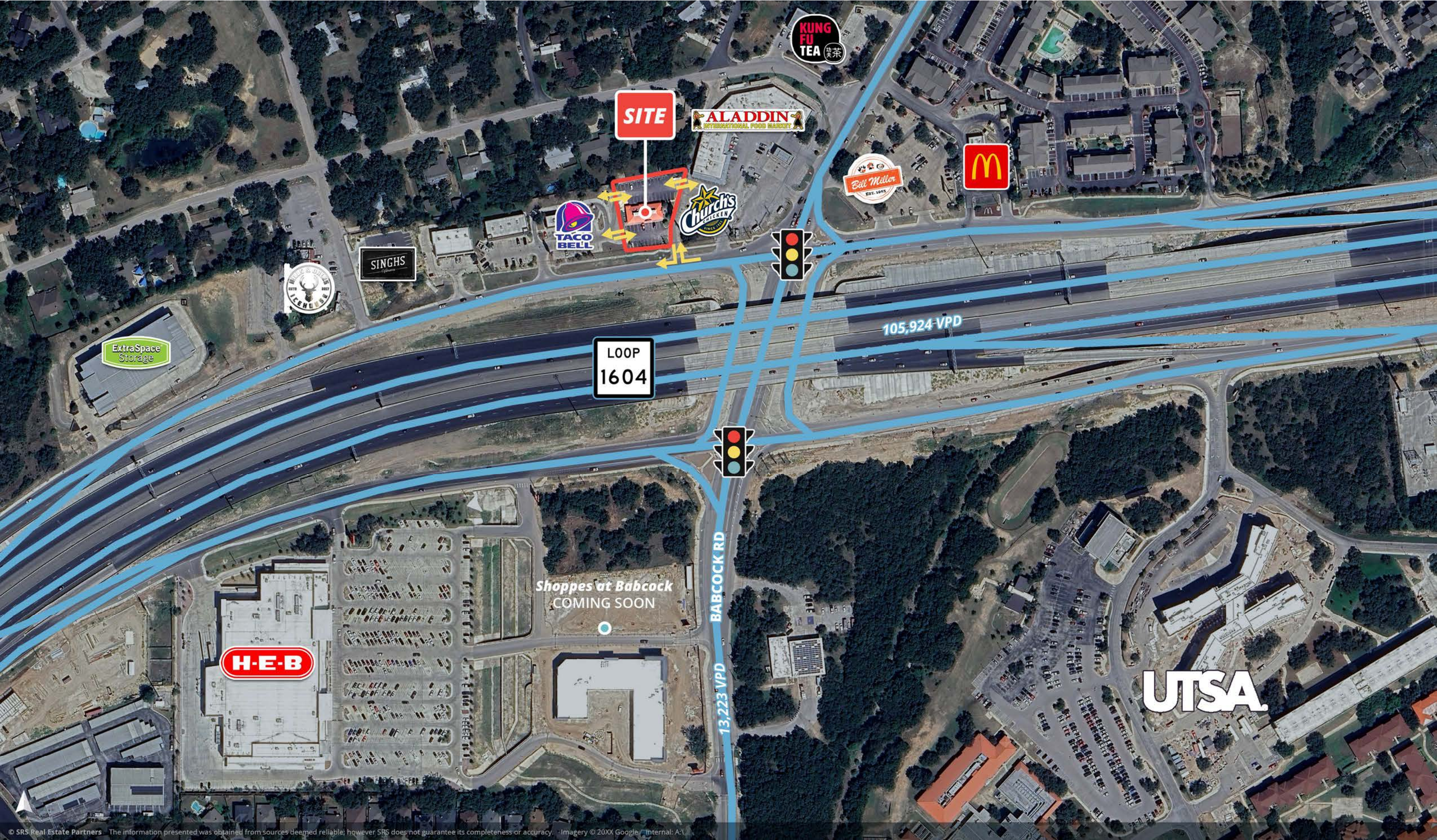






Site Aerial

7319 N FM 1604 W | San Antonio, TX 78249



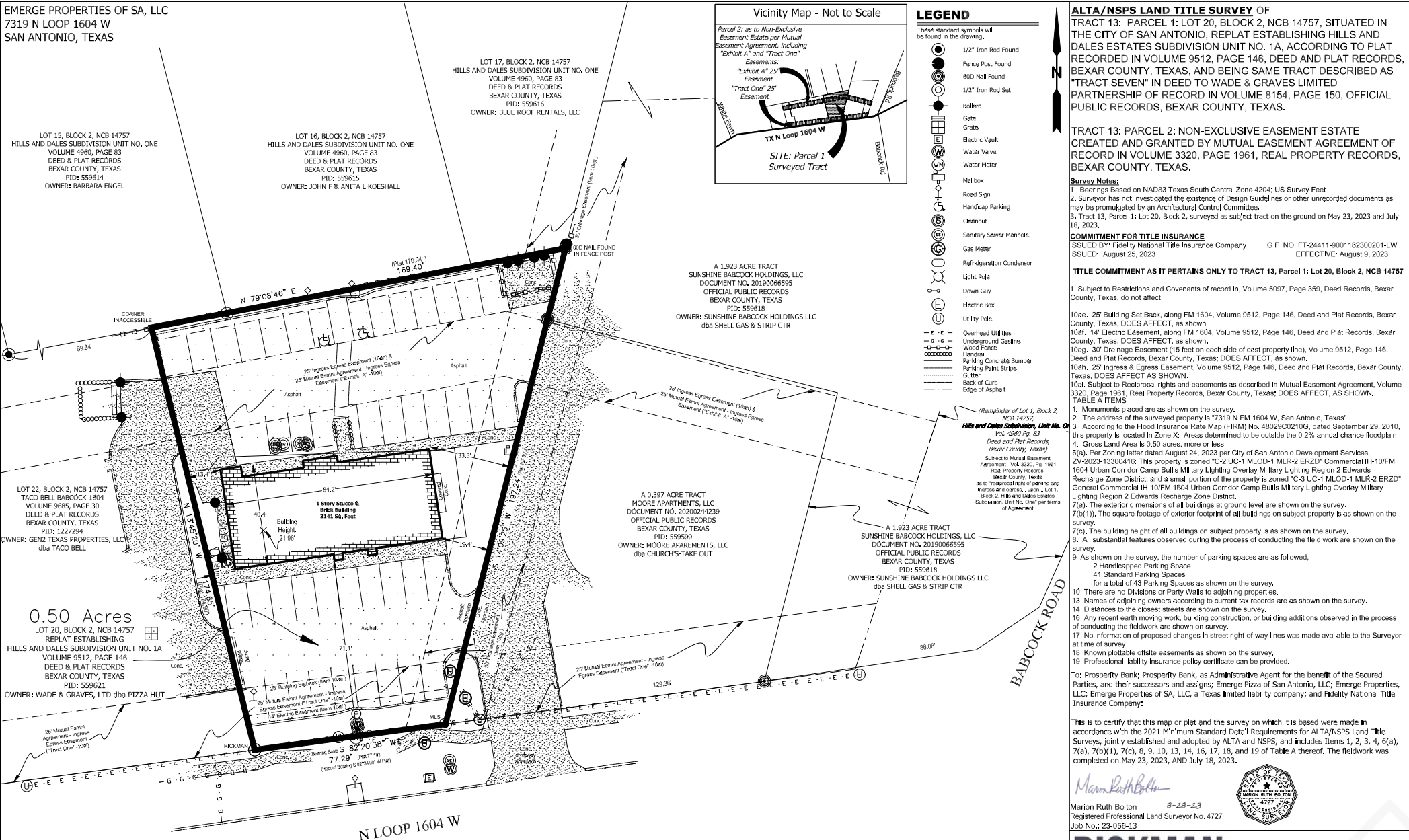


# Survey

7319 N FM 1604 W | San Antonio, TX 78249



EMERGE PROPERTIES OF SA, LLC  
7319 N LOOP 1604 W  
SAN ANTONIO, TEXAS



**ALTA/NSPS LAND TITLE SURVEY OF**  
TRACT 13: PARCEL 1: LOT 20, BLOCK 2, NCB 14757, SITUATED IN THE CITY OF SAN ANTONIO, REPLAT ESTABLISHING HILLS AND DALES ESTATES SUBDIVISION UNIT NO. 1A, ACCORDING TO PLAT RECORDED IN VOLUME 9512, PAGE 146, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING SAME TRACT DESCRIBED AS "TRACT SEVEN" IN DEED TO WADE & GRAVES LIMITED PARTNERSHIP OF RECORD IN VOLUME 8154, PAGE 150, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

TRACT 13: PARCEL 2: NON-EXCLUSIVE EASEMENT ESTATE CREATED AND GRANTED BY MUTUAL EASEMENT AGREEMENT OF RECORD IN VOLUME 3320, PAGE 1961, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**Survey Notes:**  
1. Bearings Based on NAD83 Texas South Central Zone 4204: US Survey Feet.  
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.  
3. Tract 13, Parcel 1: Lot 20, Block 2, surveyed as subject tract on the ground on May 23, 2023 and July 18, 2023.  
**COMMITMENT FOR TITLE INSURANCE**  
ISSUED BY: Fidelity National Title Insurance Company G.F. NO. FT-24411-9001182300201-LW  
ISSUED: August 25, 2023 EFFECTIVE: August 9, 2023

**TITLE COMMITMENT AS IT PERTAINS ONLY TO TRACT 13, Parcel 1: Lot 20, Block 2, NCB 14757**

1. Subject to Restrictions and Covenants of record in, Volume 5097, Page 359, Deed Records, Bexar County, Texas, do not affect.

10ae, 25' Building Set Back, along FM 1604, Volume 9512, Page 146, Deed and Plat Records, Bexar County, Texas; DOES AFFECT, as shown.  
10af, 14' Electric Easement, along FM 1604, Volume 9512, Page 146, Deed and Plat Records, Bexar County, Texas; DOES AFFECT, as shown.  
10ag, 30' Drainage Easement (15 feet on each side of east property line), Volume 9512, Page 146, Deed and Plat Records, Bexar County, Texas; DOES AFFECT, as shown.  
10ah, 25' Ingress & Egress Easement, Volume 9512, Page 146, Deed and Plat Records, Bexar County, Texas; DOES AFFECT AS SHOWN.  
10ai, Subject to Reciprocal rights and easements as described in Mutual Easement Agreement, Volume 3320, Page 1961, Real Property Records, Bexar County, Texas; DOES AFFECT, AS SHOWN.

- TABLE A ITEMS**
- Monuments placed are as shown on the survey.
  - The address of the surveyed property is "7319 N FM 1604 W, San Antonio, Texas".
  - According to the Flood Insurance Rate Map (FIRM) No. 48029C0210G, dated September 29, 2010, this property is located in Zone X. Areas determined to be outside the 0.2% annual chance floodplain.
  - Gross Land Area is 0.50 acres, more or less.
  - Per Zoning letter dated August 24, 2023 per City of San Antonio Development Services, ZV-2023-13300418: This property is zoned "C-2 UC-1 MLOD-1 MLR-2 ERZD" Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District, and a small portion of the property is zoned "C-3 UC-1 MLOD-1 MLR-2 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District.
  - The exterior dimensions of all buildings at ground level are shown on the survey.
  - The square footage of exterior footprint of all buildings on subject property is as shown on the survey.
  - The building height of all buildings on subject property is as shown on the survey.
  - All substantial features observed during the process of conducting the field work are shown on the survey.
  - As shown on the survey, the number of parking spaces are as follows:  
2 Handicapped Parking Space  
41 Standard Parking Spaces  
for a total of 43 Parking Spaces as shown on the survey.
  - There are no DIMSions or Party Walls to adjoining properties.
  - Names of adjoining owners according to current tax records are as shown on the survey.
  - Distances to the closest streets are shown on the survey.
  - Any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork are shown on survey.
  - No information of proposed changes in street right-of-way lines was made available to the Surveyor at time of survey.
  - Known plottable offsite easements as shown on the survey.
  - Professional Liability Insurance policy certificate can be provided.

To: Prosperity Bank; Prosperity Bank, as Administrative Agent for the benefit of the Secured Parties, and their successors and assigns; Emerge Pizza of San Antonio, LLC; Emerge Properties, LLC; Emerge Properties of SA, LLC, a Texas Limited Liability company; and Fidelity National Title Insurance Company;

This is to 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(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on May 23, 2023, AND July 18, 2023.

Marion Ruth Bolton  
Registered Professional Land Surveyor No. 4727  
Job No: 23-056-13



**RICKMAN**  
LAND SURVEYING, LLC  
TBPLS FIRM NO. 101919-00  
419 BIG BEND  
CANYON LAKE, TEXAS 78133  
PHONE (830) 935-2457  
WWW.RICKMANLANDSURVEYING.COM  
cheryl@rickmanlandsurveying.com

Date	Issue/Revision
08-01-23	Initial Release
08-21-23	Updated ALTA Survey
08-23-23	Updated Title Commitment
08-25-23	To Add Table A Item 6(a)
08-28-23	Updated Title Commitment

# Demographics

7319 N FM 1604 W | San Antonio, TX 78249



## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	3,570	42,719	165,541
2030 Projected Population	4,019	46,653	177,163
Proj. Annual Growth 2025 to 2030	2.40%	1.78%	1.37%
<b>Daytime Population</b>			
2025 Daytime Population	2,290	31,823	122,035
Workers	231	9,805	38,641
Residents	2,059	22,018	83,394
<b>Income</b>			
2025 Est. Average Household Income	\$103,444	\$96,911	\$86,648
2025 Est. Median Household Income	\$95,687	\$84,949	\$74,044
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,243	12,734	50,123
2030 Estimated Households	1,446	14,273	55,060
Proj. Annual Growth 2025 to 2030	3.07%	2.31%	1.90%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	39%	39%	40%
2025 Est. Black or African American	10%	10%	9%
2025 Est. Asian or Pacific Islander	2%	2%	2%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	48%	48%	47%
2025 Est. Hispanic (Any Race)	68%	68%	70%

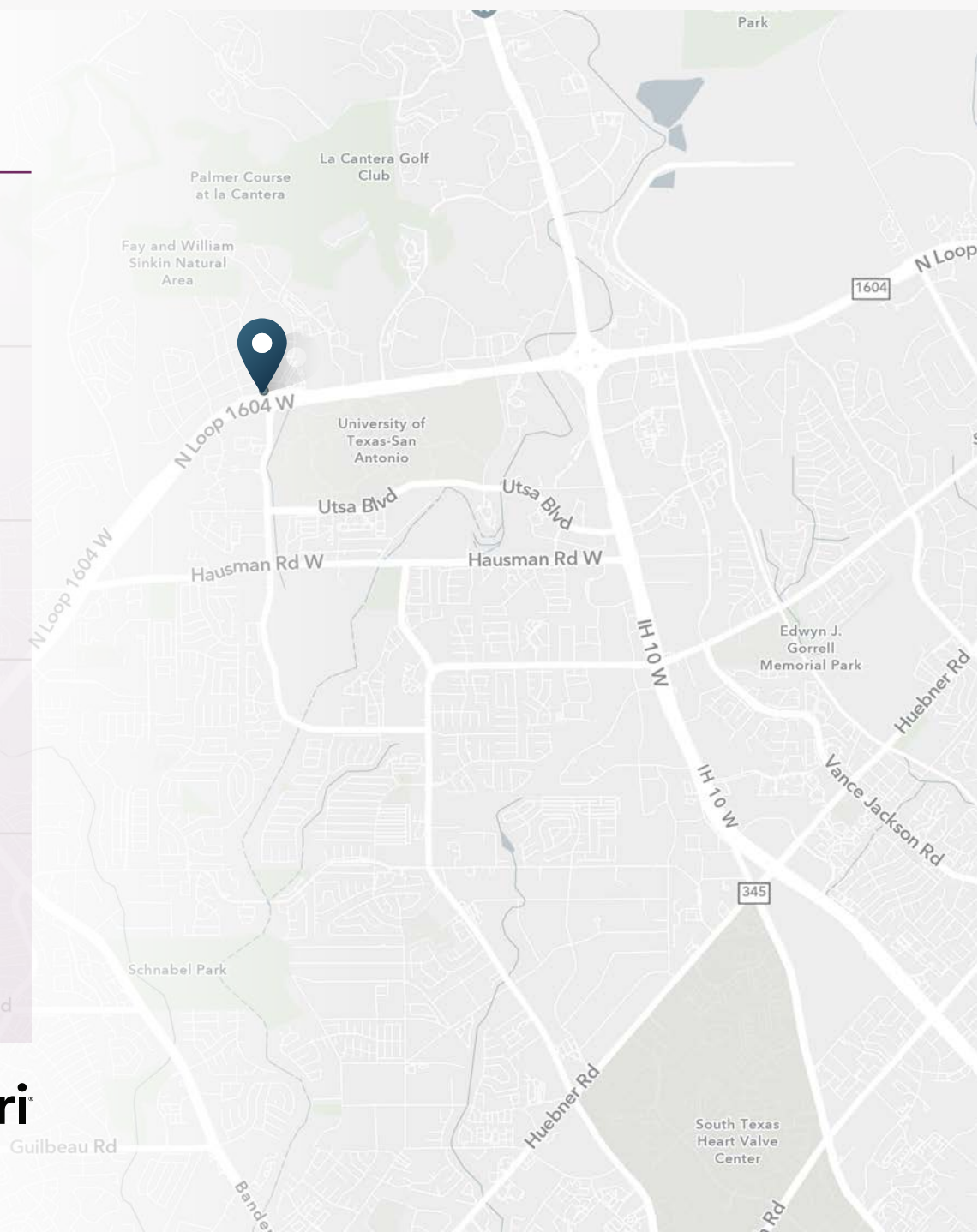
> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Guilbeau Rd

Bander Rd



# 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.

**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.

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