

Alamo Ranch

TARGET **ROSS** KIRKLAND'S
DRESS FOR LESS

OLD NAVY **LANE BRYANT** **PLACE**

IN-N-OUT **SALLY BEAUTY** **maurices** **Marshalls** **Michaels**

JCPenney **LOWE'S** **BEST BUY** **DICK'S**
SPORTING GOODS

PET SMART **five BELOW** **Orangetheory**
FITNESS

Freddie's **menchie's** **Red Robin** **CHIPOTLE**
MEXICAN GRILL

Olive Garden **Jason's deli** **MATTRESS FIRM** **jamba** **M4**

BJ's **FREEB!RDS** **crumbl** **COOKIES**

Bandera Heights

HOBBY LOBBY **cicis** **Starbucks** **Canal**

BANDERA **planet fitness**

Thrift City

H-E-B **Burlington**

HOBBY LOBBY **peter piper pizza** **LONGHORN STEAKHOUSE**

54 STREET **TACO CABANA**

SITE Lot 3 **SITE Lot 7** **SITE Lot 6**

H-E-B **Great Clips**

AT&T **BURGER KING** **cricket**
wireless

Ingram Festival

BEST BUY **SPEC'S** **BARNES & NOBLE** **DSW**

Starbucks **DOLLAR TREE** **petco** **five BELOW**

ULTA **OLD NAVY** **Marshalls**

SONIC **O'Reilly**
AUTO PARTS

TAKE 5 **El Pollo Loco**

CVS pharmacy **MIDAS**

Auto Zone **J**

AMERICAN FREIGHT **OLLIE'S**
FURNITURE - MATTRESS

TEXAS **BOOT BARN**

credit human **Olive Garden** **EL GALLETTO**

Ingram Park Mall

Dillard's **macy's** **JCPenney** **MEGA FURNITURE**

native **grill 6 wings** **TACO BELL**

OUTBACK **CHUCK E. CHEESE** **Denny's**

TEXAS THRIFT **FAMSA** **Jack**

FOR SALE

Walmart Anchored Outparcels - Store #4131

9429 Culebra Rd | San Antonio, TX 78251



Earl Warren High School

Jack C Jordan Middle School

Walmart Anchored Outparcels

9429 Culebra Rd | San Antonio, TX 78251



2.3± AC

Available - Lot 3

\$825,000

List Price

0.754± AC

Available - Lot 6

\$849,420

List Price

0.754± AC

Available - Lot 7

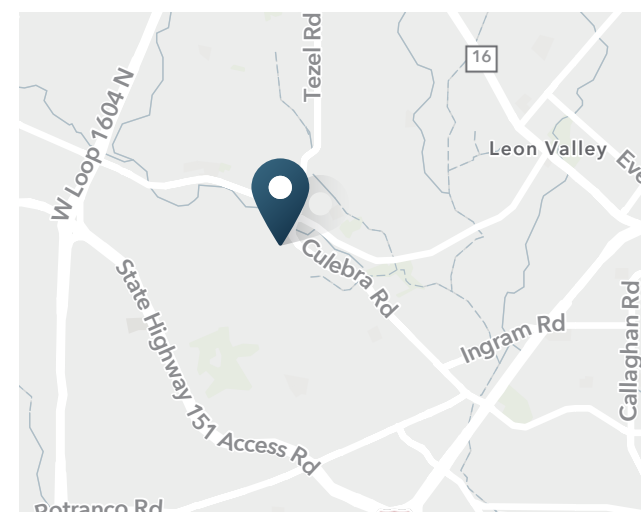
\$849,420

List Price

ABOUT THE PROPERTY

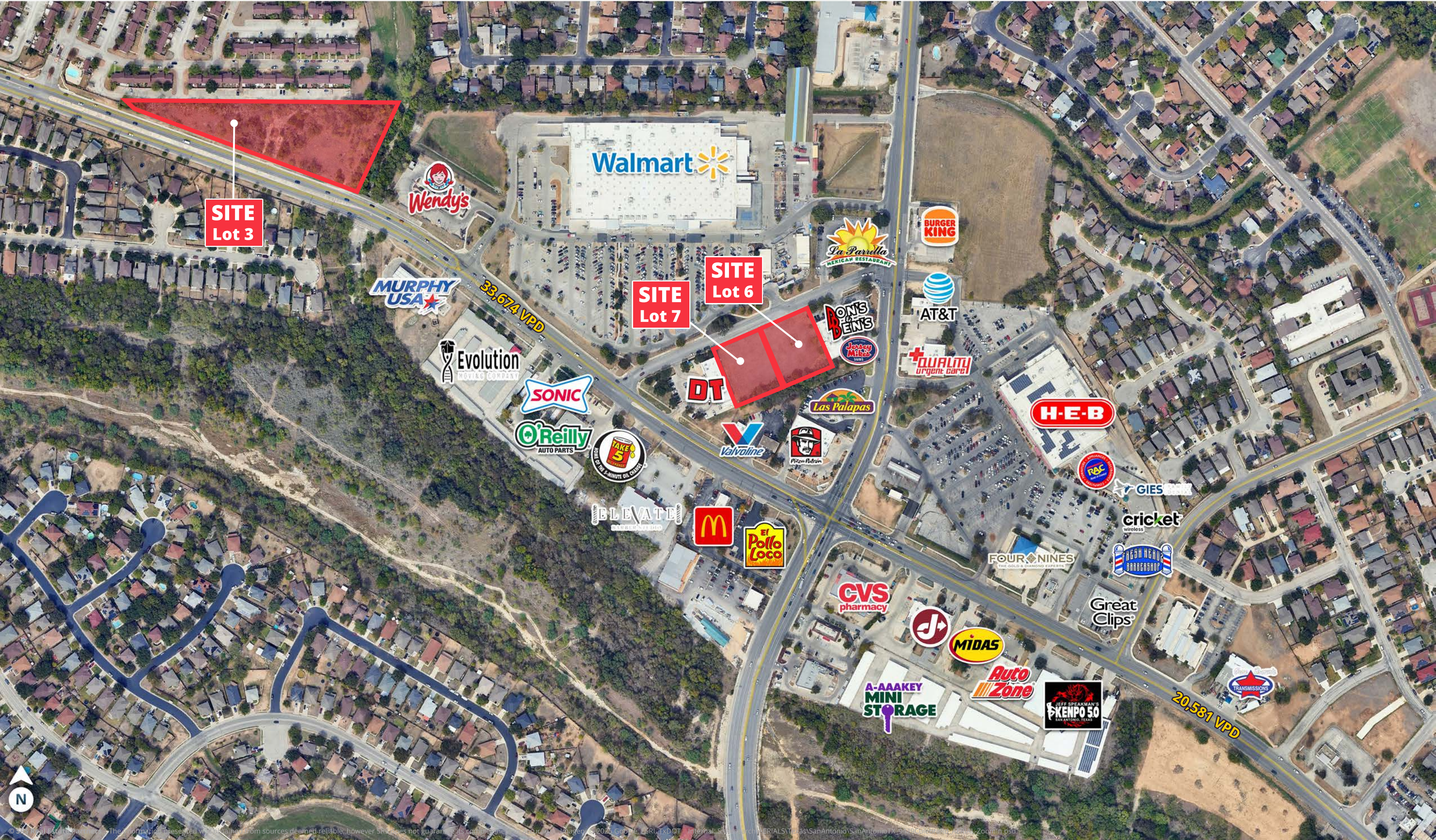
- Anchored by Walmart Supercenter
- Located in a rapidly growing neighborhood with expanding residential developments and a strong local demand

JOIN THESE RETAILERS



9429 Culebra Road | Walmart Outparcels (Store #4131)

San Antonio, TX



Market Overview | Walmart Outparcels

9429 Culebra Road, San Antonio, TX 78251



Demographics

9429 Culebra Rd | San Antonio, TX 78251



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	15,328	122,302	344,139
2029 Projected Population	14,830	121,758	350,737
Proj. Annual Growth 2024 to 2029	-0.66%	-0.09%	0.38%

Daytime Population

2024 Daytime Population	11,588	101,313	278,369
Workers	4,472	46,026	118,028
Residents	7,116	55,287	160,341

Income

2024 Est. Average Household Income	\$104,534	\$99,557	\$100,894
2024 Est. Median Household Income	\$84,933	\$79,151	\$80,016

Households & Growth

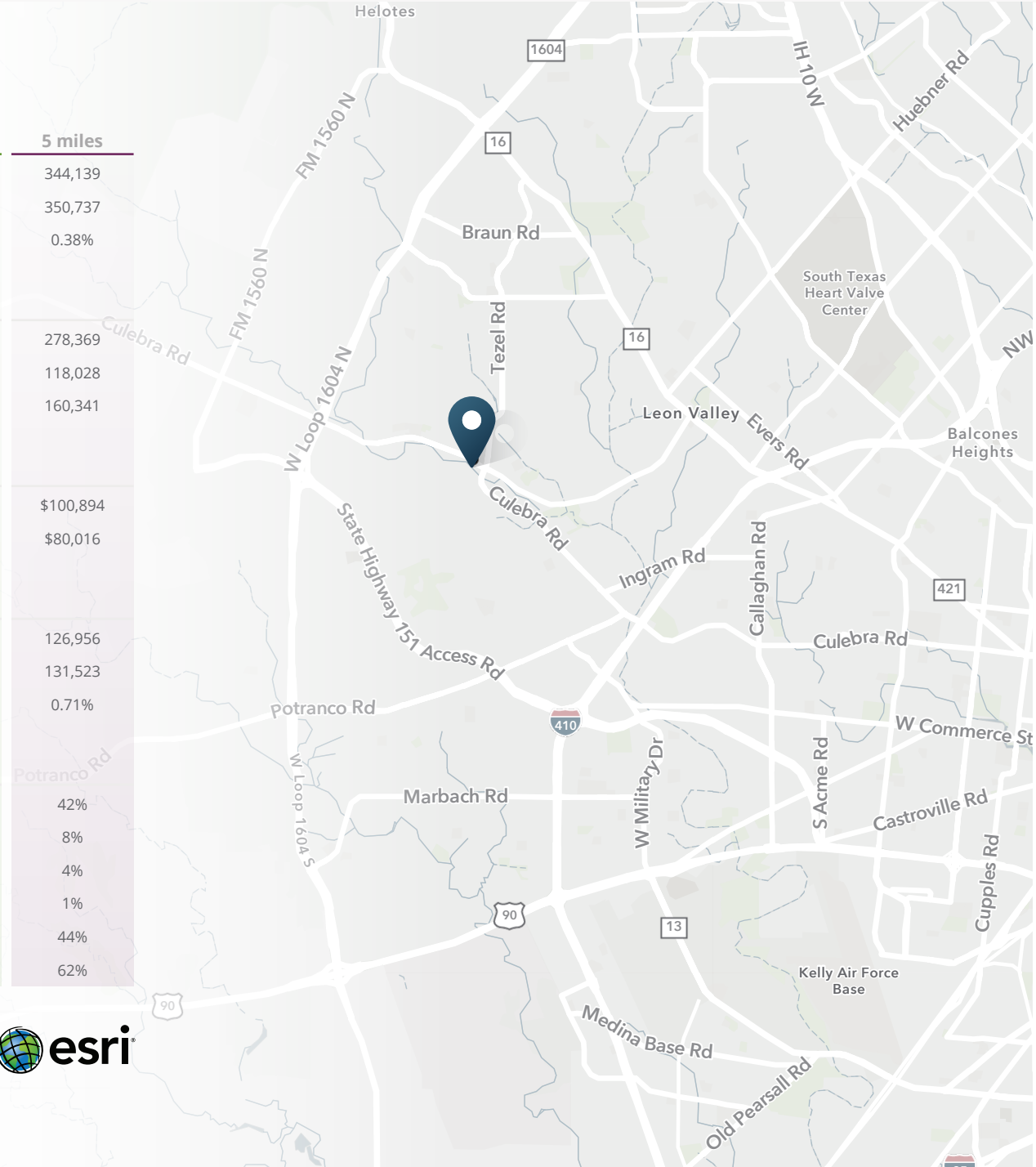
2024 Estimated Households	5,372	45,954	126,956
2029 Estimated Households	5,276	46,825	131,523
Proj. Annual Growth 2024 to 2029	-0.36%	0.38%	0.71%

Race & Ethnicity

2024 Est. White	42%	42%	42%
2024 Est. Black or African American	7%	7%	8%
2024 Est. Asian or Pacific Islander	3%	4%	4%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	47%	46%	44%
2024 Est. Hispanic (Any Race)	66%	64%	62%

> **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.

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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