TWO CREEKS I-10 FRONTAGE COMMERCIAL RETAIL / MEDICAL / SERVICE

Twin Creeks & I-10 San Antonio, TX 78255 **Two Springs**



BBCRETX.COM 11 Lynn Batts Lane, Suite 100, San Antonio, Texas 78212 BROKERAGE & DEVELOPMENT

ined herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notic

PROPERTY OVERVIEW

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS

Twin Creeks & I-10, San Antonio, Texas 78255

LOCATION

Twin Creeks & I-10 San Antonio, Texas 78015

TRAFFIC COUNTS

I-10: 84,329 VPD

AVAILABLE

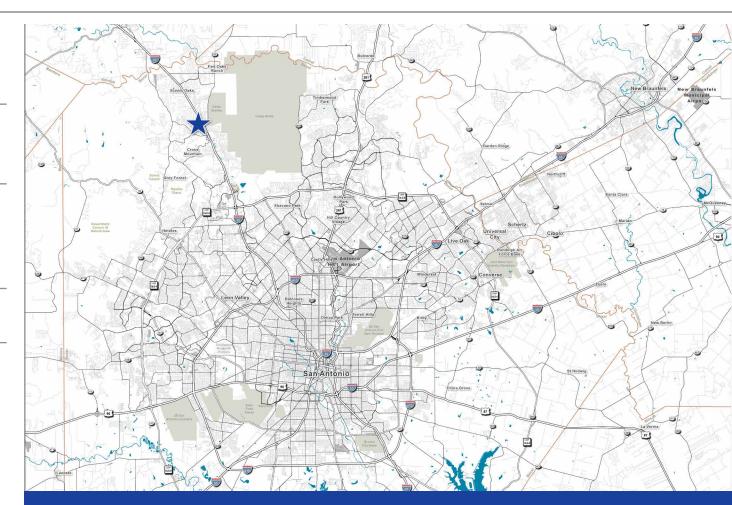
Retail / Medical / Service

PRICE

Contact Broker for Pricing

HIGHLIGHTS

- Excellent visibility from I-10
- Nearby Grocers & Retailers Include: H-E-B, Walmart, Whataburger, McDonald's, Chick-fil-A, Walgreens, Summer Moon Coffee & Many More
- Close proximity to Scenic Oaks / Country Estates / River Rock Ranch communities
- High growth submarket
- Located near future mixed-use development, The Crescent



DEMOGRAPHICS

2023	1 Mile	6,717	2028	1 Mile	6,915	Avg HH	1 Mile \$162,492
Population	3 Mile	33,665	Population	3 Mile	35,441	Income	3 Mile \$172,478
	5 Mile	55,638		5 Mile	60,159	Ş	5 Mile \$170,206

DARYL LANGE daryl@bitterblue.com • 210.526.6889

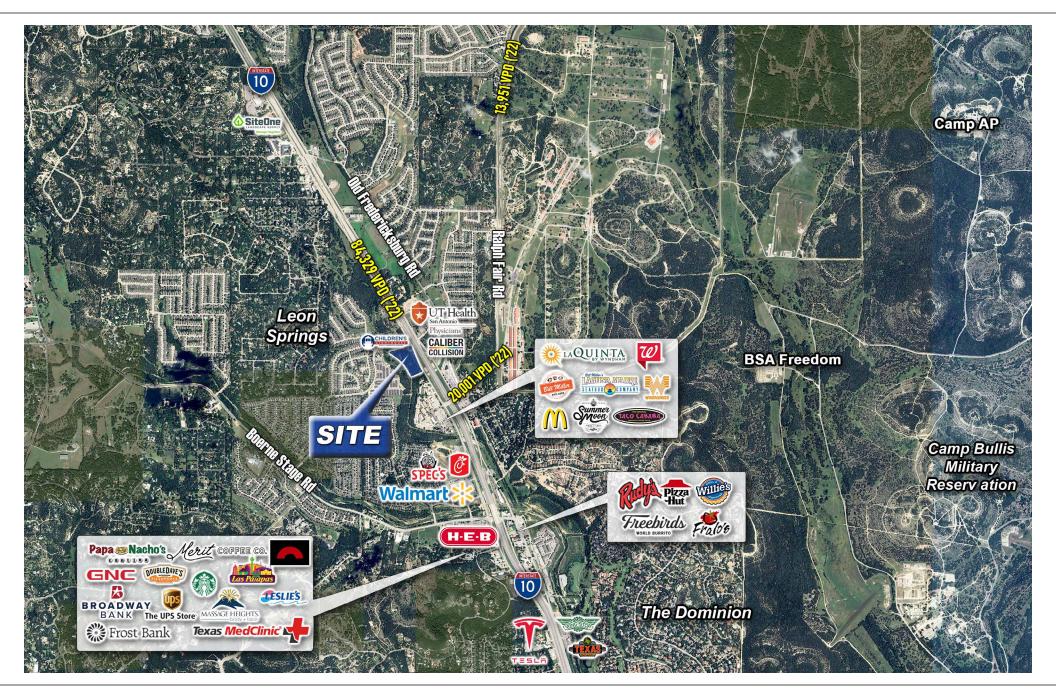
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SITE AERIAL

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS

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EXHIBIT

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS

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SITE PLAN

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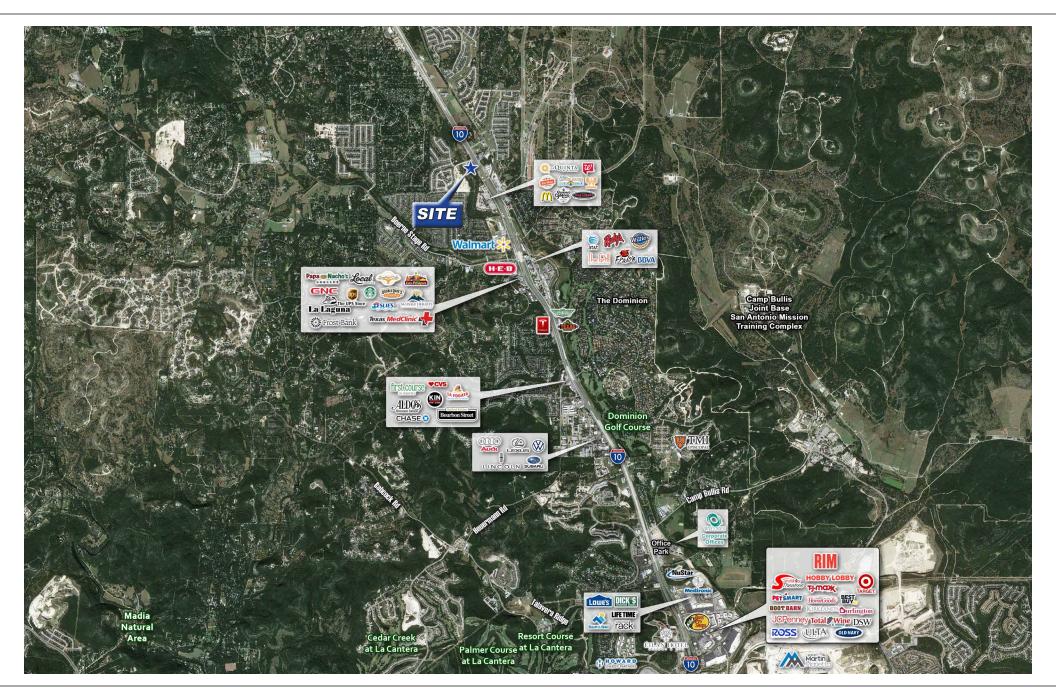
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MARKET AERIAL

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS

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AERIAL LOOKING SOUTHEAST

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS

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DEMOGRAPHIC SUMMARY

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS

Twin Creeks & I-10, San Antonio, Texas 78255

	1 mile	3 miles	5 miles
Population			
2010 Population	3,439	15,999	25,818
2020 Population	6,335	31,237	51,645
2023 Population	6,717	33,665	55,638
2028 Population	6,915	35,441	60,159
2010-2020 Annual Rate	6.30%	6.92%	7.18%
2020-2023 Annual Rate	1.82%	2.33%	2.32%
2023-2028 Annual Rate	0.58%	1.03%	1.57%
2020 Male Population	48.9%	49.3%	49.4%
2020 Female Population	51.1%	50.7%	50.6%
2020 Median Age	36.9	37.9	38.6
2023 Male Population	49.8%	49.8%	49.8%
2023 Female Population	50.2%	50.2%	50.2%
2023 Median Age	39.0	40.8	42.1

In the identified area, the current year population is 55,638. In 2020, the Census count in the area was 51,645. The rate of change since 2020 was 2.32% annually. The five-year projection for the population in the area is 60,159 representing a change of 1.57% annually from 2023 to 2028. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 42.1, compared to U.S. median age of 39.1.

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Race and Ethnicity					
58.4%	59.2%	60.6%			
3.2%	3.2%	3.4%			
0.8%	0.7%	0.6%			
6.3%	6.4%	6.2%			
0.1%	0.1%	0.1%			
6.1%	5.6%	5.6%			
25.2%	24.8%	23.5%			
37.8%	36.3%	35.1%			
	58.4% 3.2% 0.8% 6.3% 0.1% 6.1% 25.2%	58.4% 59.2% 3.2% 3.2% 0.8% 0.7% 6.3% 6.4% 0.1% 0.1% 6.1% 5.6% 25.2% 24.8%			

Persons of Hispanic origin represent 35.1% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households					
2023 Wealth Index	192	210	203		
2010 Households	1,164	5,563	9,408		
2020 Households	2,146	10,827	19,148		
2023 Households	2,300	11,701	20,667		
2028 Households	2,410	12,499	22,638		
2010-2020 Annual Rate	6.31%	6.89%	7.36%		
2020-2023 Annual Rate	2.16%	2.42%	2.38%		
2023-2028 Annual Rate	0.94%	1.33%	1.84%		
2023 Average Household Size	2.92	2.87	2.69		

The household count in this area has changed from 19,148 in 2020 to 20,667 in the current year, a change of 2.38% annually. The five-year projection of households is 22,638, a change of 1.84% annually from the current year total. Average household size is currently 2.69, compared to 2.69 in the year 2020. The number of families in the current year is 16,445 in the specified area.

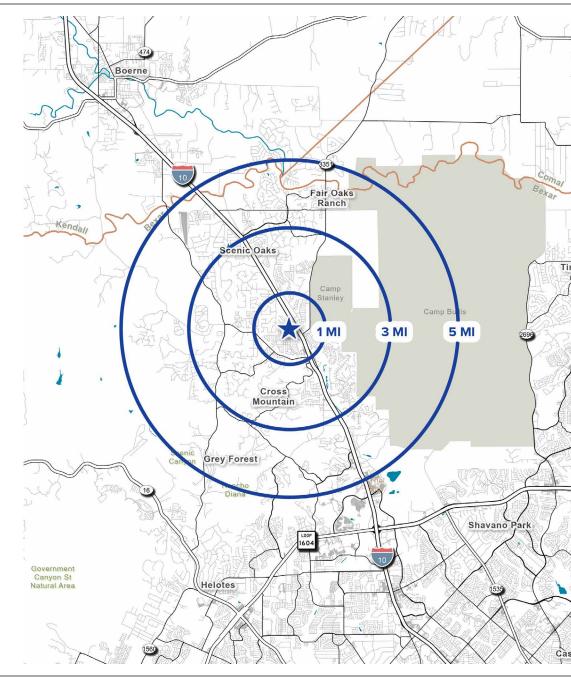
Median Household Income 2023 Median Household Income \$122,137 \$129,787 \$119,870 2028 Median Household Income \$139,664 \$145,980 \$131,479 2023-2028 Annual Rate 2.72% 2.38% 1.87% Average Household Income 2023 Average Household Income \$162,492 \$172,478 \$170,206 2028 Average Household Income \$183,169 \$191,150 \$186 259 2023-2028 Annual Rate 2.42% 2.08% 1.82% Per Capita Income 2023 Per Capita Income \$54,631 \$59,283 \$62,828 2028 Per Capita Income \$62,675 \$66,637 \$69,559 2023-2028 Annual Rate 2.79% 2.37% 2.06%

Households by Income

Current median household income is \$119,870 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$131,479 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$170,206 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$186,259 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$62,828 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$69,559 in five years, compared to \$47,525 for all U.S. households









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
- 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer/	Tenant/Seller/Landlor	rd Initials Date		