

Former Taco Cabana Available

11722 I-35 Frontage Rd, San Antonio, TX 78233



2ND GEN RESTAURANT FOR LEASE

ABOUT THE PROPERTY

- Lowe's anchored 2nd generation restaurant
- IH-35 Frontage with access to O'Connor Rd
- Great visibility with prominent pylon space available
- Rare opportunity in densely populated area

JOIN THESE RETAILERS



TRAFFIC COUNTS

IH 35
Wurzbach Pkwy

202,668 VPD
28,810 VPD

3,551 SF
Available

0.91 AC
Available

Contact
Broker
Price

Former Taco Cabana Available

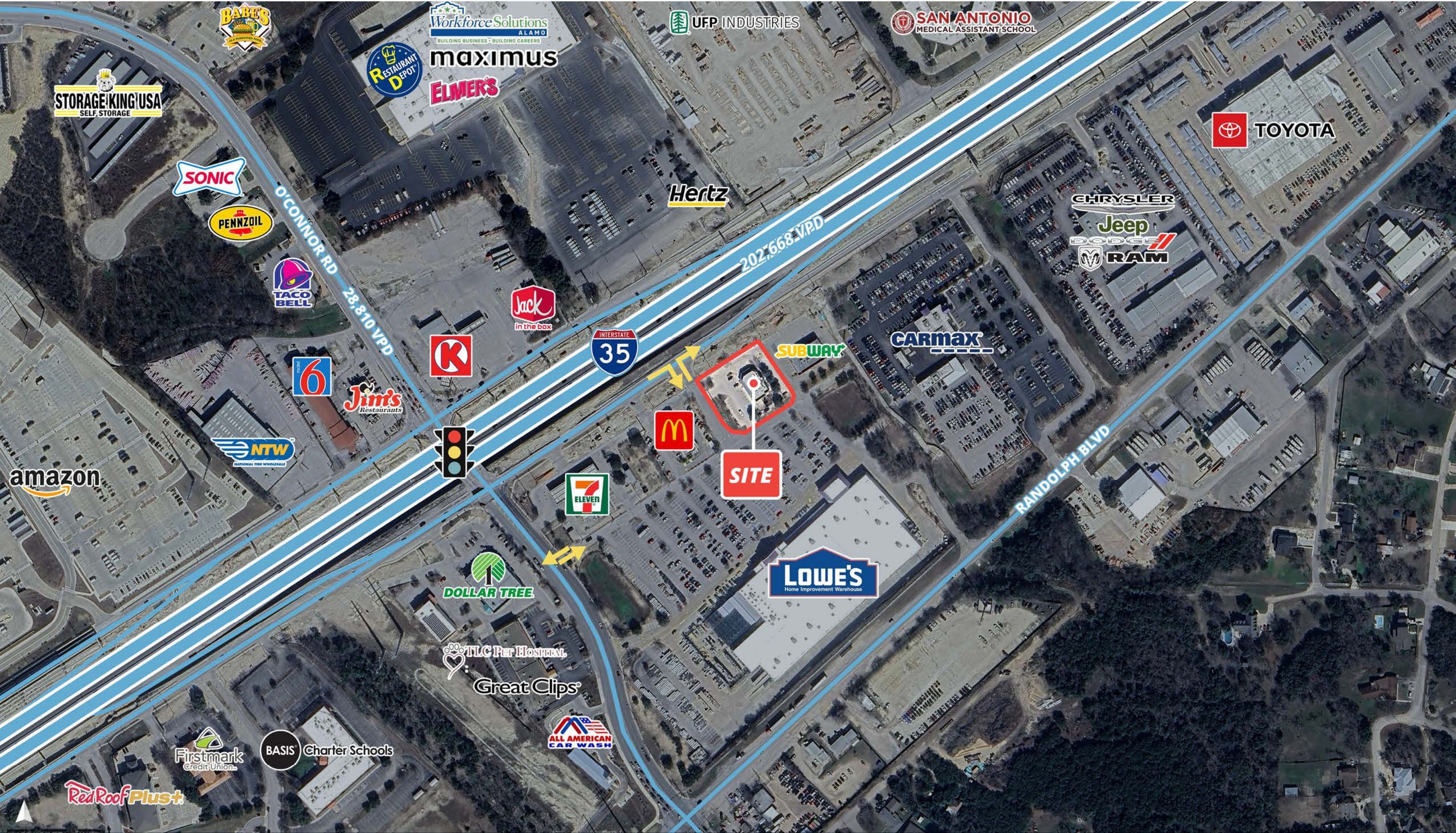
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Site Aerial

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DEMOGRAPHIC HIGHLIGHTS

Population

	2 miles	5 miles	10 miles
2025 Estimated Population	12,081	118,744	275,934
2030 Projected Population	12,768	120,815	281,245
Proj. Annual Growth 2025 to 2030	1.11%	0.35%	0.38%

Daytime Population

2025 Daytime Population	11,054	111,846	250,850
Workers	5,467	53,337	118,538
Residents	5,587	58,509	132,312

Income

2025 Est. Average Household Income	\$89,282	\$88,138	\$91,590
2025 Est. Median Household Income	\$76,042	\$73,032	\$74,039

Households & Growth

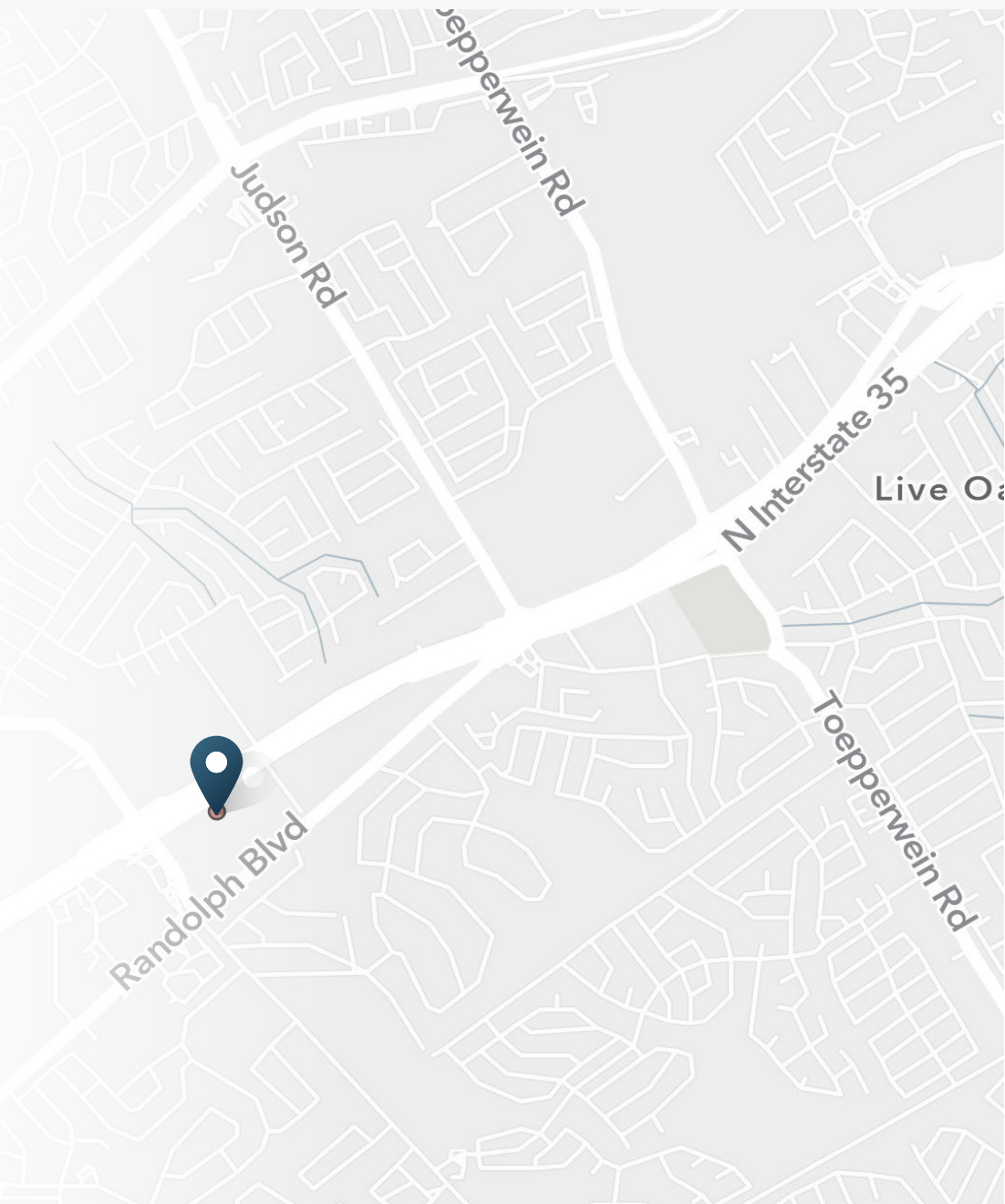
2025 Estimated Households	4,877	46,690	106,977
2030 Estimated Households	5,271	48,500	111,305
Proj. Annual Growth 2025 to 2030	1.57%	0.76%	0.80%

Race & Ethnicity

2025 Est. White	46%	45%	44%
2025 Est. Black or African American	12%	12%	14%
2025 Est. Asian or Pacific Islander	4%	4%	4%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	37%	38%	37%
2025 Est. Hispanic (Any Race)	48%	50%	49%

> **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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