

Building, Pad Site Available

4500 De Zavala Rd | San Antonio, TX 78249



0.69 AC

Lot Size

3,256 SF

GLA

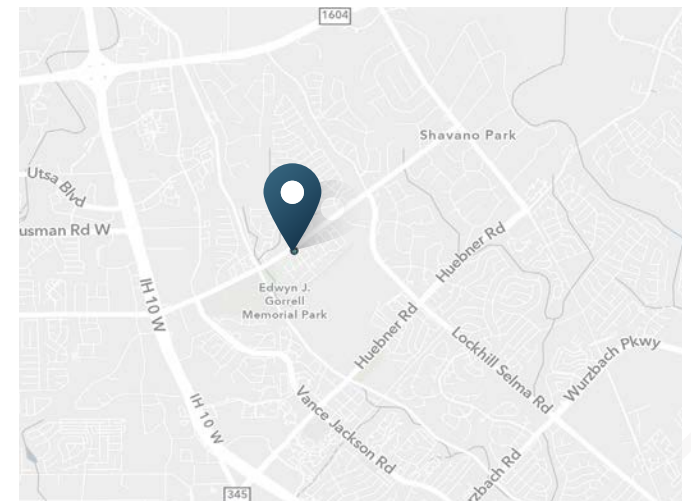
Contact
Broker

Rate

ABOUT THE PROPERTY

- Tenant still operating; please do not disturb
- Contact Broker for additional details

JOIN THESE NEARBY RETAILERS



The Shops at La Cantera

- Dillard's
- macy's
- Neiman Marcus
- FOREVER 21
- BANANA REPUBLIC
- URBAN OUTFITTERS
- BARNES & NOBLE
- lululemon
- H&M
- ANTHROPOLOGIE
- NORDSTROM
- J.Jill
- EXPRESS
- Sur la table
- chico's
- J.CREW
- LOFT
- ATHLETA
- GAP

The Rim

- HOBBY LOBBY
- TJ-maxx
- JCPenney
- PETSMART
- HomeGoods
- Burlington
- Target
- OLD NAVY
- KIRKLAND'S
- Michael's
- ROSS
- BOOT BARN
- WORLD MARKET
- ULTA
- carter's
- DSW
- DOLLAR TREE
- BEST BUY

LIVING SPACES 1604

112,733 VPD
Six Flags Fiesta Texas

119,379 VPD

112,733 VPD

UTSA
The University of Texas at San Antonio
34,734 Students

SITE
4500
De Zavala
Road

Alon Town Center

- CHASE
- WOLF GANG BAKERY & GROOMING
- STARBUCKS
- WINDANCE
- TWIN LIQUORS
- myron's prime steakhouse
- chill
- LENNY'S GRILL & SUBS
- CHRISTUS Health

- POPEYES
- Panera Bread
- FirstWatch The Daytime Cafe
- JIMMY JOHN'S
- WING STOPS
- Academy SPORTS + OUTDOORS
- STARBUCKS
- TWIN LIQUORS FINE WINE & SPIRITS

Bandera Oaks

- Office DEPOT
- petco
- palm beach tan.
- PEDIATRIC Urgent Care
- Massage Envy SPA
- WELLS FARGO

- Fiesta Trails
- HEB
- petco
- Marshall's
- Party City
- BEST BUY OUTLET
- BOB MILLS FURNITURE

Carillion Hills

- PET SUPPLIES "PLUS"
- LA FITNESS
- DOLLAR TREE
- FIREHOUSE SUBS
- Little Caesars Pizza
- CHASE

Huebner Oaks

- OLD NAVY
- ROSS DRESS FOR LESS
- ULTA BEAUTY
- LANE BRYANT
- ANN TAYLOR
- TALBOTS
- POTBELLY
- CHIPOTELE MEXICAN GRILL
- TIFFA TREATS
- USAA
- Jason's deli
- HEB

Bandera Pointe

- TJ-maxx
- KOHL'S
- LOWE'S
- OLD NAVY
- TARGET
- BARNES & NOBLE
- ROSS DRESS FOR LESS
- URBAN AIR ADVENTURE PARK
- McDonald's
- Canes
- RACK ROOM SHOES
- Bath & Body Works
- ULTA
- JOANN
- DOLLAR TREE
- CHUCK E. CHEESE

Bandera Festival

- BIG LOTS!
- DOLLAR TREE
- PUMPI UP
- TACO CABANA
- CRUNCH
- WING STOPS
- PLAY IT AGAIN SPORTS
- HEB

- Auto Zone
- TACO BELL

Walmart Supercenter

- THE HOME DEPOT
- WINDANCE

- Luby's
- HEB

- Star Furniture
- Krispy Kreme
- Walmart Supercenter

- THE HOME DEPOT
- PETSMART
- SPEC'S

HAVERTYS

229,179 VPD

- Ashley HOMESTORE
- GOLD'S GYM

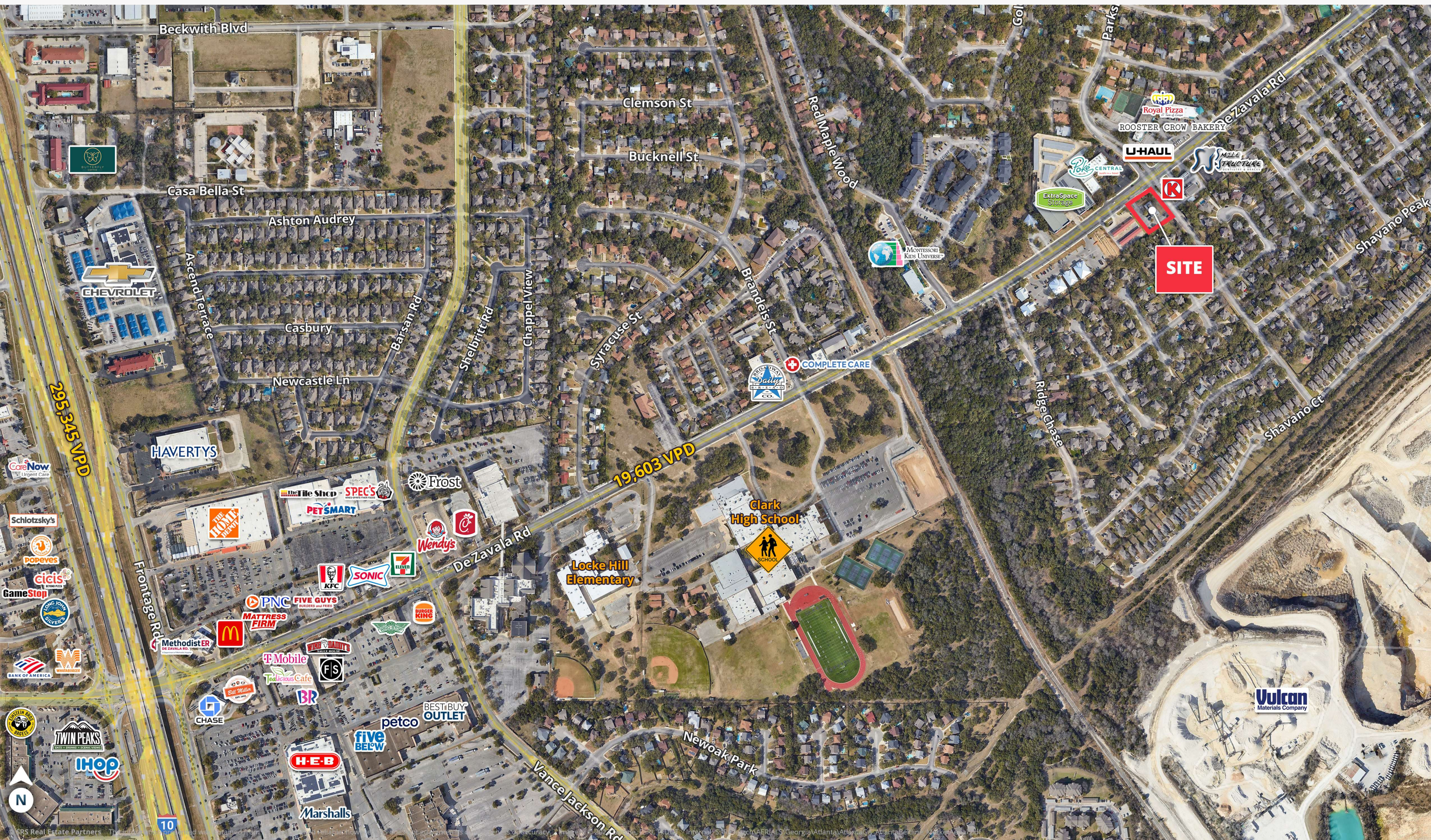
- BIG LOTS!
- Auto Zone
- UPS



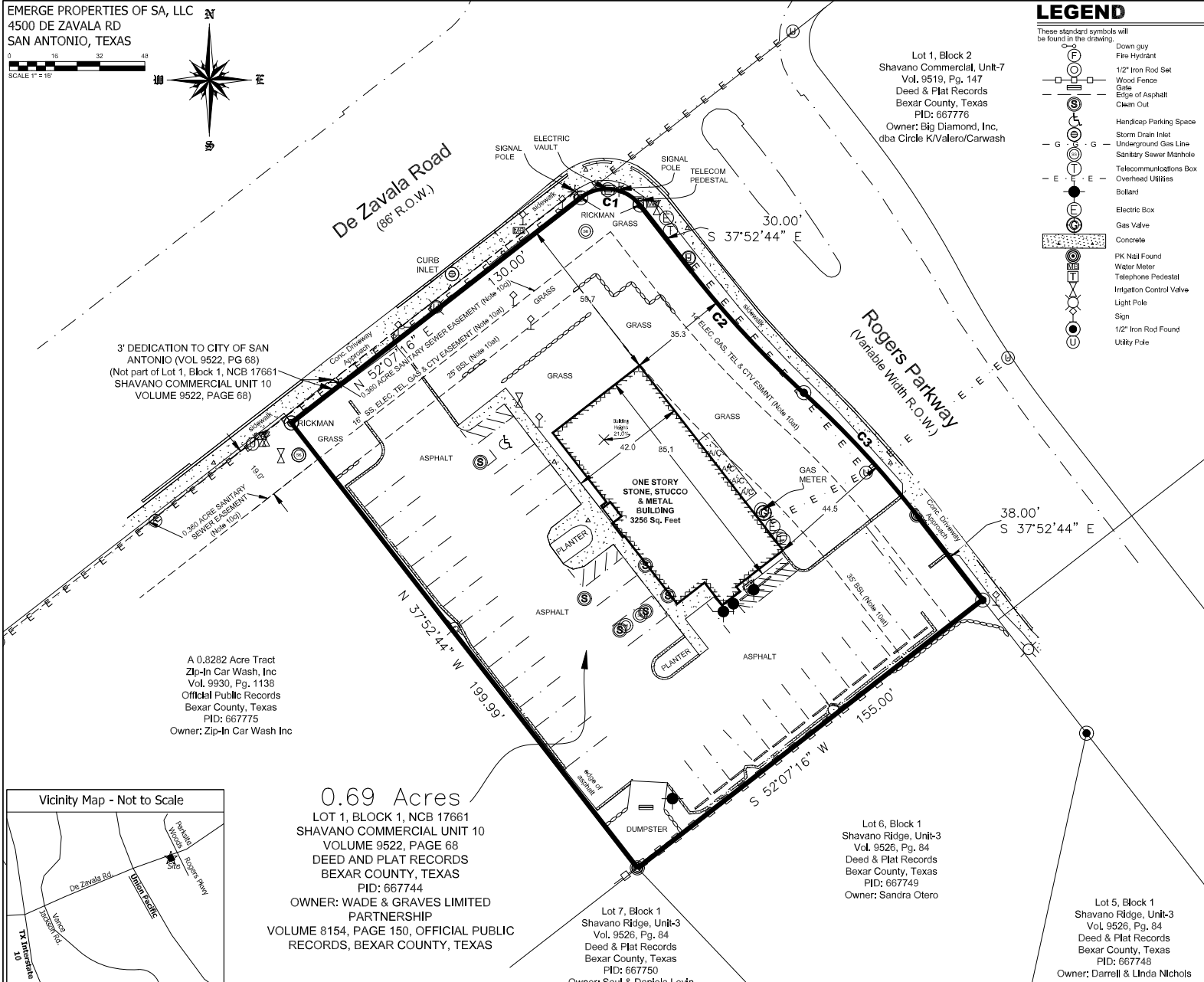
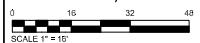
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Site Aerial

4500 De Zavala Rd | San Antonio, TX 78249



EMERGE PROPERTIES OF SA, LLC
4500 DE ZAVALA RD
SAN ANTONIO, TEXAS



LEGEND

- These standard symbols will be found in the drawing:
- Down guy
 - Fire Hydrant
 - 1/2" Iron Rod Set
 - Wood Fence
 - Gate
 - Edge of Asphalt
 - Clean Out
 - Handicap Parking Space
 - Storm Drain Inlet
 - Underground Gas Line
 - Sanitary Sewer Manhole
 - Telecommunications Box
 - Overhead Utilities
 - Bollard
 - Electric Box
 - Gas Valve
 - Concrete
 - PK Nail Found
 - Water Meter
 - Telephone Pedestal
 - Irrigation Control Valve
 - Light Pole
 - Sign
 - 1/2" Iron Rod Found
 - Utility Pole

ALTA/NSPS LAND TITLE SURVEY OF
TRACT 17: LOT 1, BLOCK 1, NCB 17661, SHAVANO COMMERCIAL UNIT 10, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9522, PAGE 68, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED AS "TRACT ELEVEN" IN WARRANTY DEED TO WADE & GRAVES LIMITED PARTNERSHIP, OF RECORD IN VOLUME 8154, PAGE 150, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, LESS AND EXCEPT '3' DEDICATION TO THE CITY OF SAN ANTONIO" (FOR R.O.W. PURPOSES) PER PLAT VOLUME 9522, PAGE 68, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

COMMITMENT FOR TITLE INSURANCE
ISSUED BY: Fidelity National Title Insurance Company G.F. NO. FT-24411-9001192300201-LW
ISSUED: August 16, 2023 EFFECTIVE: August 9, 2023

TITLE COMMITMENT AS IT PERTAINS ONLY TO TRACT 17: LOT 1, BLOCK 1, NCB 17661

1. Restrictions per Volume 9522, Page 68, Deed and Plat Records, Bexar County, Texas.
- 10at. Per plat recorded in Volume 9522, Page 68, Deed and Plat Records, Bexar County, Texas:
 - 25' Building Setback - along northwest property line, AFFECTS AS SHOWN.
 - 35' Building Setback - along northeast property line, AFFECTS AS SHOWN.
 - 16' Sanitary Sewer, Electric, Telephone, Gas and Cable TV Easement along northwest property line, AFFECTS AS SHOWN.
 - 14' Electric, Gas, Telephone and Cable TV Easement along northeast property line, AFFECTS AS SHOWN.
- 10cj. Sanitary sewer line easement granted to the City of San Antonio, recorded in Volume 4438, Page 1081, Real Property Records of Bexar County, Texas; AFFECTS, AS SHOWN.

Survey Notes:

1. Bearings Based on NAD83 Texas South Central Zone 4204; International Feet.
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.

TABLE A ITEMS

1. Monuments placed as shown on the survey.
2. The address of the surveyed property is "4500 De Zavala, San Antonio, Texas".
3. According to the Flood Insurance Rate Map (FIRM) No. 48020C0230G, dated September 29, 2010, this property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area is 0.69 acres, more or less.
- 6(a). Per Zoning letter dated 8-21-2023 per City of San Antonio Development Services, ZV-2023-1330420: This property is zoned as "C-3 MLOD-1, MLR-2, ER2D" General Commercial.
- 7(a). The exterior dimensions of all buildings at ground level are shown on the survey.
- 7(b)(1). The square footage of exterior footprint of all buildings on subject property is as shown on the survey.
- 7(c). The building height of all buildings on subject property is as shown on the survey.
8. All substantial features observed during the process of conducting the field work are shown on the survey.
9. As shown on the survey, the number of parking spaces are as followed:
 - 1 Handicapped Parking Space
 - 34 Standard Parking Spaces
 - for a total of 35 Parking Spaces as shown on the survey.
10. There are no Divisions or Party Walls to adjoining properties.
13. Names of adjoining owners according to current tax records are as shown on the survey.
14. Distances to the closest streets are shown on the survey.
16. Any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork are shown on survey.
17. No information of proposed changes in street right-of-way lines was made available to the Surveyor at time of survey.
18. No known plottable offsite easements were found applicable or have been provided by Title Company.
19. 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 Plaza 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.

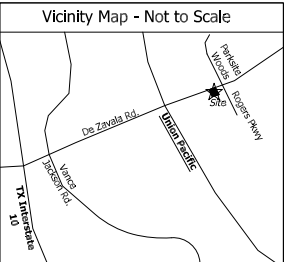
Marion Ruth Bolton
Marion Ruth Bolton 8-28-23
Registered Professional Land Surveyor No. 4727
Job No.: 23-056-17

Lot 5, Block 1
Shavano Ridge, Unit-3
Vol. 9526, Pg. 84
Deed & Plat Records
Bexar County, Texas
PID: 667748
Owner: Darrell & Linda Nichols

Lot 6, Block 1
Shavano Ridge, Unit-3
Vol. 9526, Pg. 84
Deed & Plat Records
Bexar County, Texas
PID: 667749
Owner: Sandra Otero

Lot 7, Block 1
Shavano Ridge, Unit-3
Vol. 9526, Pg. 84
Deed & Plat Records
Bexar County, Texas
PID: 667750
Owner: Saul & Daniela Levin

0.69 Acres
LOT 1, BLOCK 1, NCB 17661
SHAVANO COMMERCIAL UNIT 10
VOLUME 9522, PAGE 68
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS
PID: 667744
OWNER: WADE & GRAVES LIMITED
PARTNERSHIP
VOLUME 8154, PAGE 150, OFFICIAL PUBLIC
RECORDS, BEXAR COUNTY, TEXAS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	S 82°52'55" E	90°00'23"
C2	344.73'	58.78'	58.71'	S 42°45'49" E	9°46'10"
C3	344.73'	58.78'	58.71'	S 42°45'49" E	9°46'10"

Date	Issue/Revision
08-09-23	Initial Release
08-09-23	Legend Correction
08-16-23	Updated ALTA Survey
08-23-23	Revised ALTA Survey
08-28-23	Updated Title Commitment

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

DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	12,567	89,987	264,706
2028 Projected Population	12,745	91,824	264,329
Projected Annual Growth Rate 2023 to 2028	0.28%	0.40%	-0.03%

Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	13,588	114,792	333,591
Workers	8,358	75,479	215,912
Residents	5,230	39,313	117,679

Income

	1 Mile	3 Miles	5 Miles
2023 Est. Average Household Income	\$103,208	\$106,811	\$99,692
2023 Est. Median Household Income	\$72,305	\$70,770	\$65,451

Households & Growth

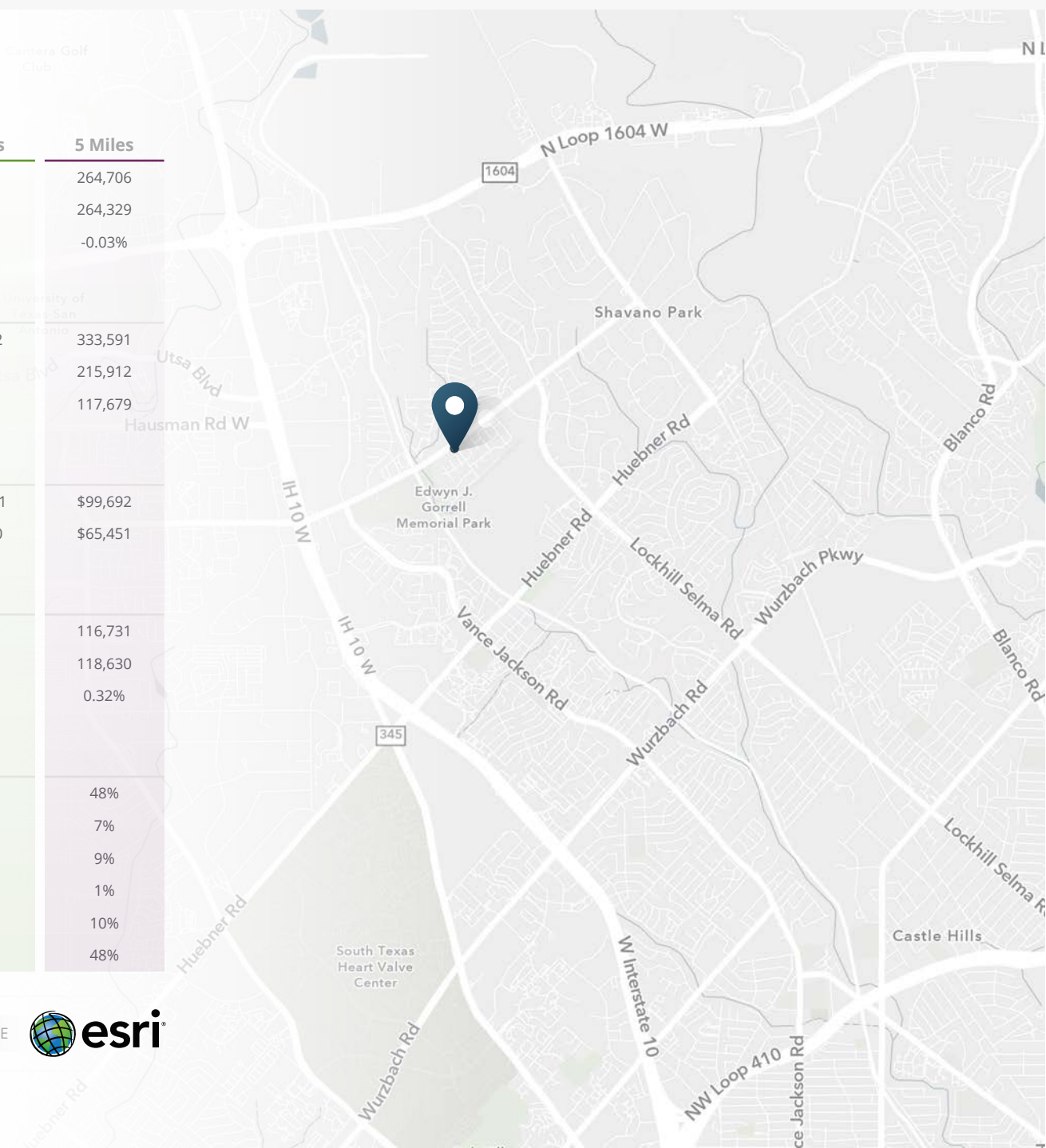
	1 Mile	3 Miles	5 Miles
2023 Estimated Households	5,650	40,397	116,731
2028 Estimated Households	5,793	42,132	118,630
Projected Annual Growth Rate 2023 to 2028	0.50%	0.84%	0.32%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2023 Est. White	52%	50%	48%
2023 Est. Black or African American	6%	6%	7%
2023 Est. Asian or Pacific Islander	7%	9%	9%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	9%	9%	10%
2023 Est. Hispanic	46%	45%	48%

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

SOURCE esri



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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4660
Designated Broker of Firm	License No.	Email	Phone

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.

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781	
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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