



# Bandera Pointe North

*Loop 1604 and Bandera Rd*

SAN ANTONIO | TEXAS

**CBRE**

# PROPERTY OVERVIEW

841,291 SF  
GLA

1,238 SF - 2,520 SF  
Available

Pad Site  
Available

\$7.95 PSF  
NNN's

Please Contact  
Brokers  
Rate





# PROPERTY HIGHLIGHTS

**9.1M**

*Annual Visits*

**#2**

*Most Visited Center in a 5 Mile Radius*

**#1**

*Kohl's in the State of Texas*

**#4**

*Gong Cha in the State of Texas*

**#6**

*Hallmark in the State of Texas*

**#8**

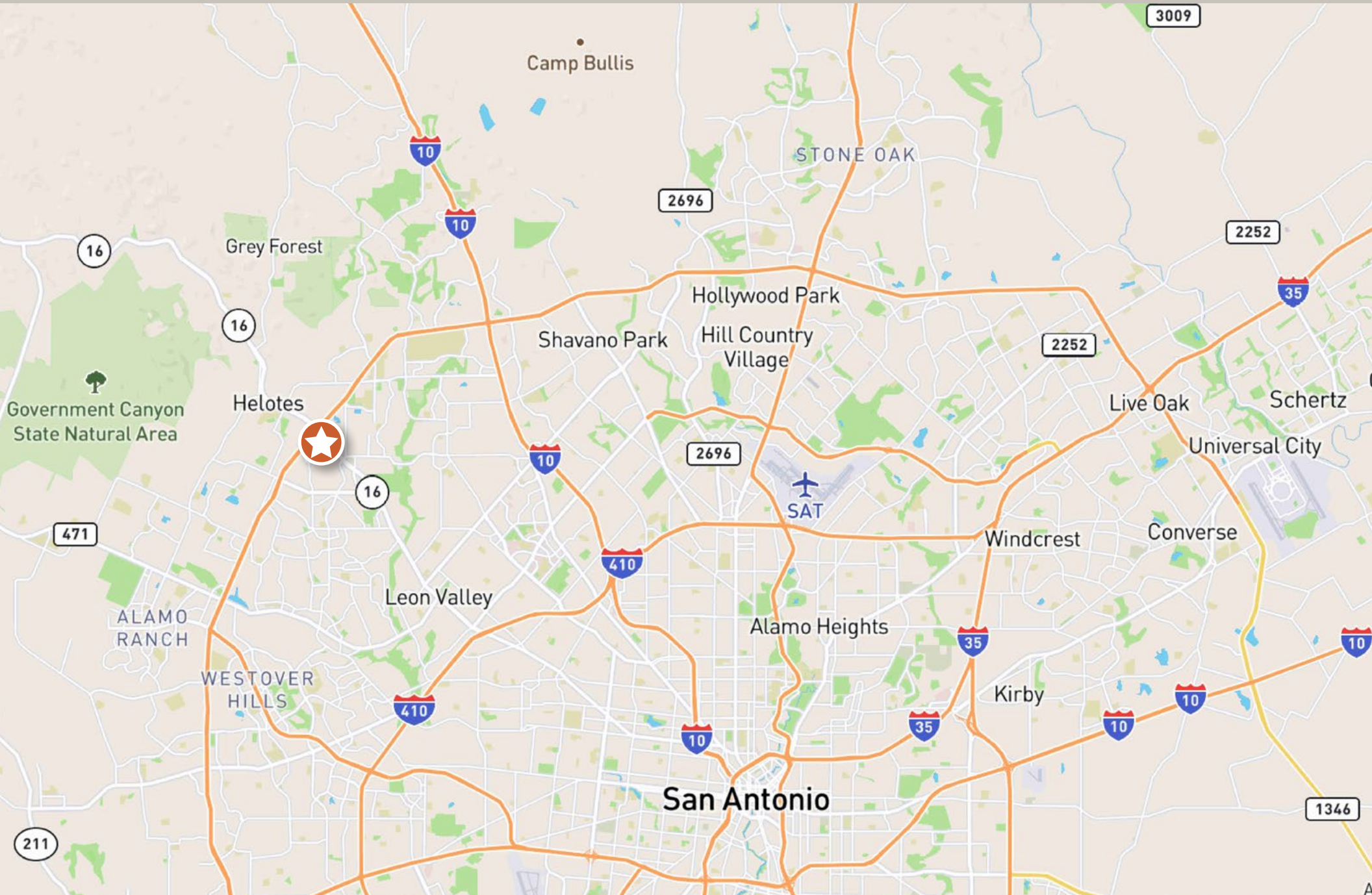
*Spec's in the State of Texas*

**#9**

*Five Below in the State of Texas*

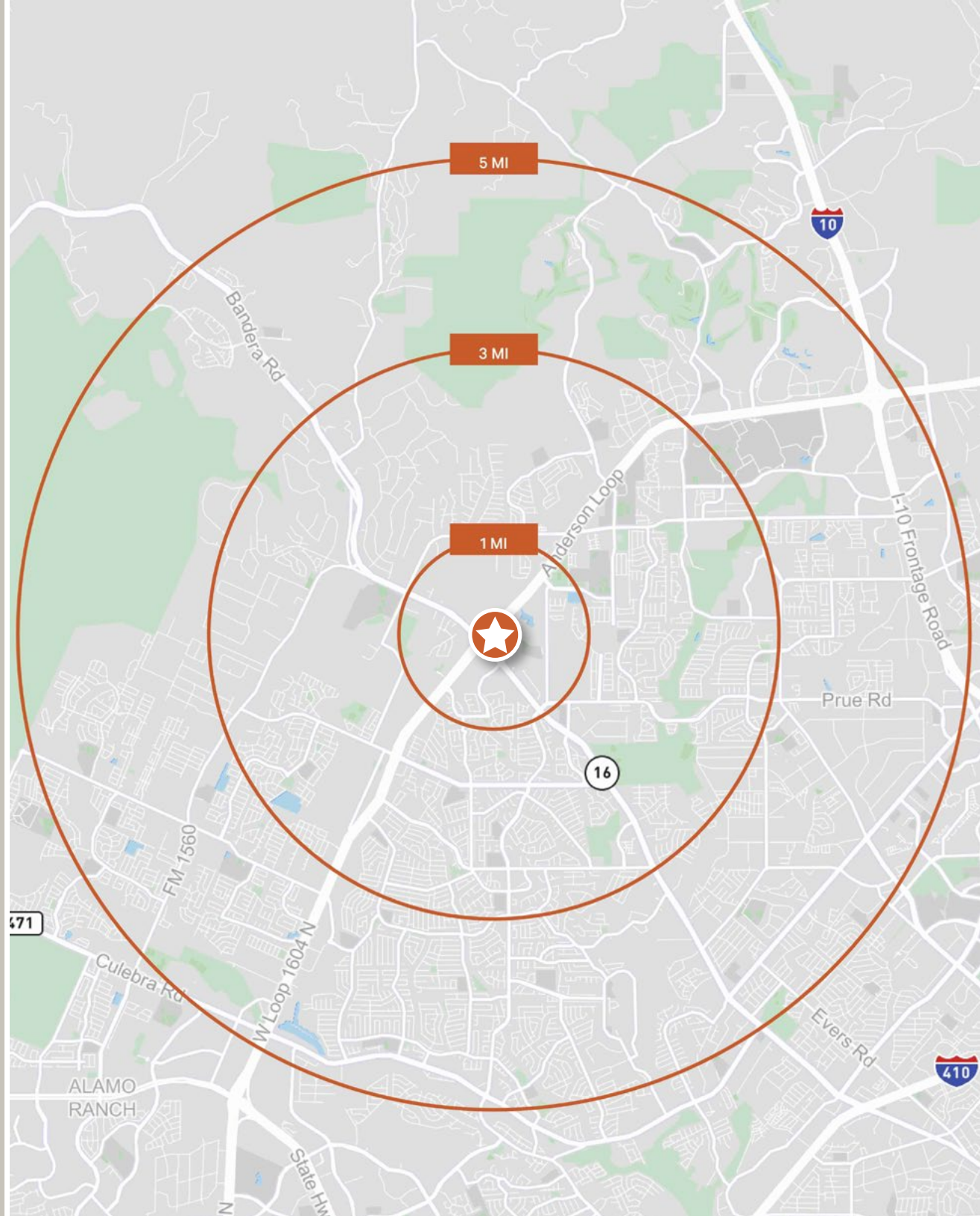
\*Store rankings according to PlacerAI Data

# LOCATION MAP



# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population	11,658	99,079	243,366
2024 Daytime Population	13,882	71,809	215,984
<b>HOUSEHOLD INCOME</b>			
2024 Average HH Income	\$113,761	\$120,132	\$111,329
2029 Average HH Income	\$130,651	\$137,338	\$127,644
<b>HOUSEHOLDS</b>			
2024 Household	4,360	35,111	89,601
<b>PLACE OF WORK</b>			
2024 Businesses	571	1,896	5,799
2024 Employees	6,371	17,630	76,140
<b>AGE</b>			
2024 Median Age	36.4	36.5	34.7



# TRADE AERIAL

BANDERA ROAD AND LOOP 1604



16

1560

1604

HELOTES PLAZA  
**SUBWAY**

Advanced Auto Parts

**DQ**

**BROADWAY BANK**

**CVS**  
pharmacy

Little Caesars

**Pizza Hut**

Starbucks

**GOLDEN CHICK**

SLIM CHICKENS

**PET'S BARN**

**UPS** Texas MedClinic URGENT CARE **Arby's**  
THE MONEY DEPOT **SALT GRASS** **PAPA JOHN'S** **BR**  
SECURITY SERVICE FEDERAL CREDIT UNION **WINDABUSER**

**FALCON BANK**

golden corral

**AutoZone**

ay O'Connor School  
Students

**Best Western**

Kuentz Elementary School  
679 Students

**TACO BELL**

**SONIC**

Babe's Old Fashioned Food

**Marcos**  
Pizza

**CHILDREN'S**  
FAMILY RESOURCE

**TSC TRACTOR SUPPLY CO**

**Walmart**

**SILVERADO**

**IBC BANK** **TACO CABANA**

**Jim's** **Applebee's** **Luby's**

**SANTIKOS ENTERTAINMENT** **DISCOUNT TIRE**

**Panera** BREAD MASSAGE HEIGHTS **FIRST WATCH**  
**popeyes** **T-Mobile** THE DAYTIME CAFE

**H-E-B**  
**TWIN LIQUORS**

Henry Steubing Elementary School  
487 Students

HALF PRICE BOOKS **FIREHOUSE SUBS** **Orangetheory**

**TORCHES TACOS** **Academy** **Starbucks**

**BANK OF AMERICA** **CHASE**

**Dutch Bros COFFEE** **petco**

**WELLS FARGO** **PEI WEI** **Chick-fil-A**

**BANDERA POINTE**  
Bath & Body Works **GameStop** **SUBWAY**  
**KOHL'S** **SALLY BEAUTY** **MATTRESS FIRM**  
**Target** **EoS FITNESS** **Rack** **Cane's** **BACK ROOM SHOES** **Jack** **ihop**  
**LOWE'S** **ULTA ROSS** **SEA ISLAND** **MCDONALD'S** **SPEC'S**  
**Frost** **RBCU** **Chili's** **CHUCKE, CHEESE'S**  
**Michael's** **TJ-MAXX** **PETSMART** **OLD NAVY** **URBAN 45°**  
**CVS pharmacy**

**Walgreens**

Prue Rd

Braun Rd

Leslie Rd

Edwards William Anderson Loop

Bandera Rd

S Hausman Rd

Cedar Park

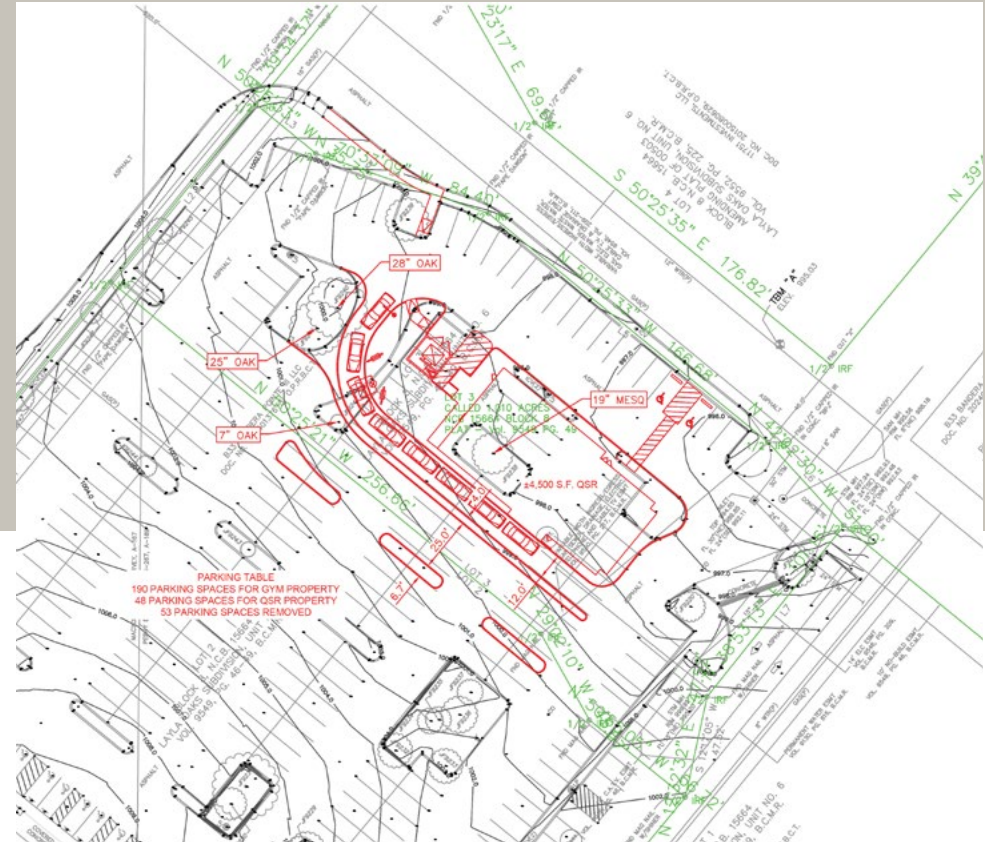


# PAD SITE PLAN



+/-2,500 SF

*Building QSR*



+/-4,500 SF

*Building QSR*

# AERIAL



# AERIAL



Walmart

SANTIKOS ENTERTAINMENT  
Applebee's  
TACO CABANA  
Jim's Restaurants  
Luby's  
DISCOUNT TIRE

THE HOME DEPOT  
SALT GRASS  
golden corral  
Arby's  
TACO PALMHOUSE  
PAPA JOHN'S  
SECURITY SERVICE

Academy SPORTS+OUTDOORS  
Burlington  
TORCHYS  
HALF PRICE BOOKS  
Starbucks  
Orangetheory FITNESS  
CHASE

BANDERA OAKS  
Dutch Bros COFFEE  
petco  
Chick-fil-A  
WELLS FARGO  
ME Message Envoy

PAD SITE AVAILABLE

78,238 VPD

BANDERA POINTE NORTH

LOOP 1604



DOLLAR TREE

KOHL'S

LOWE'S

FOR LEASE

# Bandera Pointe North

*Loop 1604 and Bandera Road*

SAN ANTONIO | TEXAS

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**CBRE**

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# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**CBRE, Inc.**

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

