



HOTEL ADJACENT

PAD SITE AVAILABLE

2635 Northeast Interstate 410 Loop
San Antonio, TX 78217



Highlights



HIGH TRAFFIC AREA

The property benefits from high traffic counts, with 158,000 vehicles per day on nearby NE Loop 410 and 18,000 vehicles per day on Perrin Beitel Road. This highly visible location will see increased exposure once the nearby I-35/Loop 410 interchange project is completed.



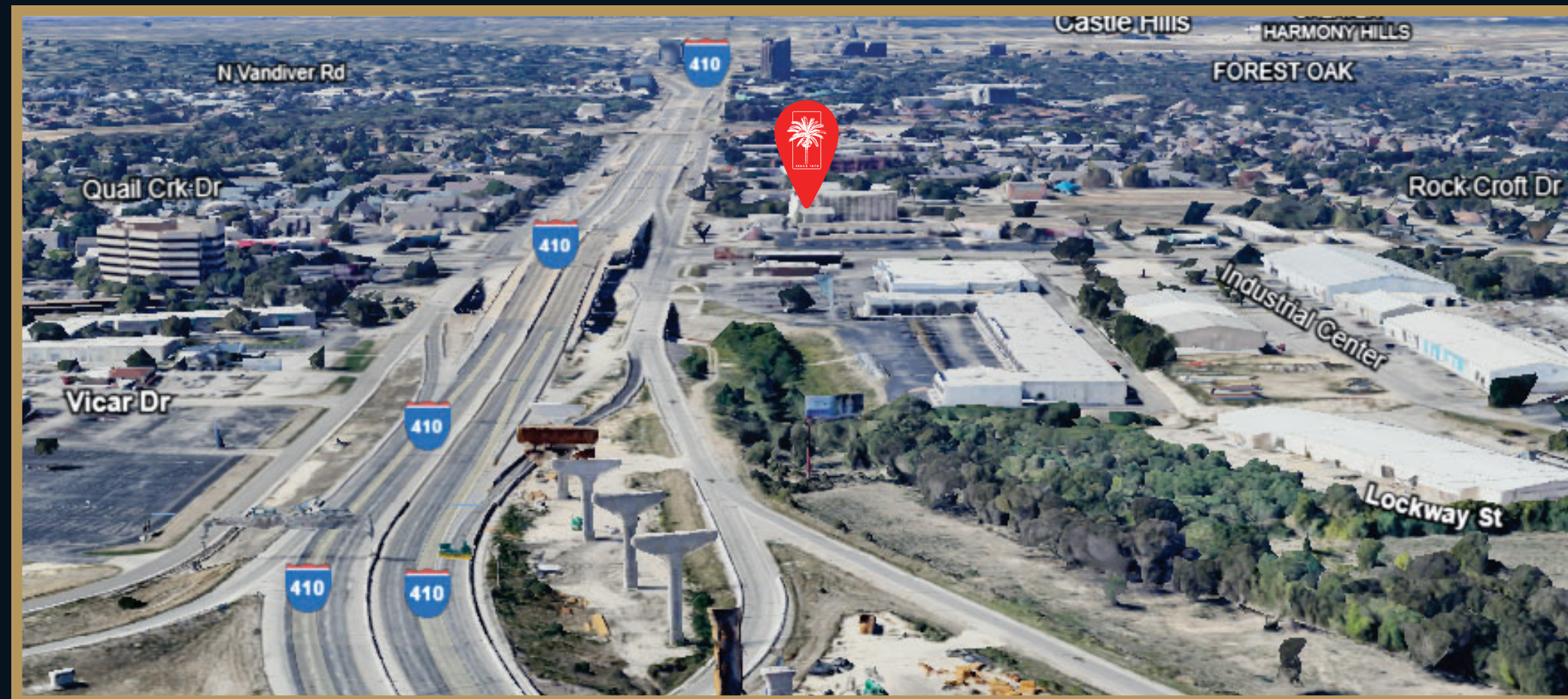
HOTEL ADJACENT

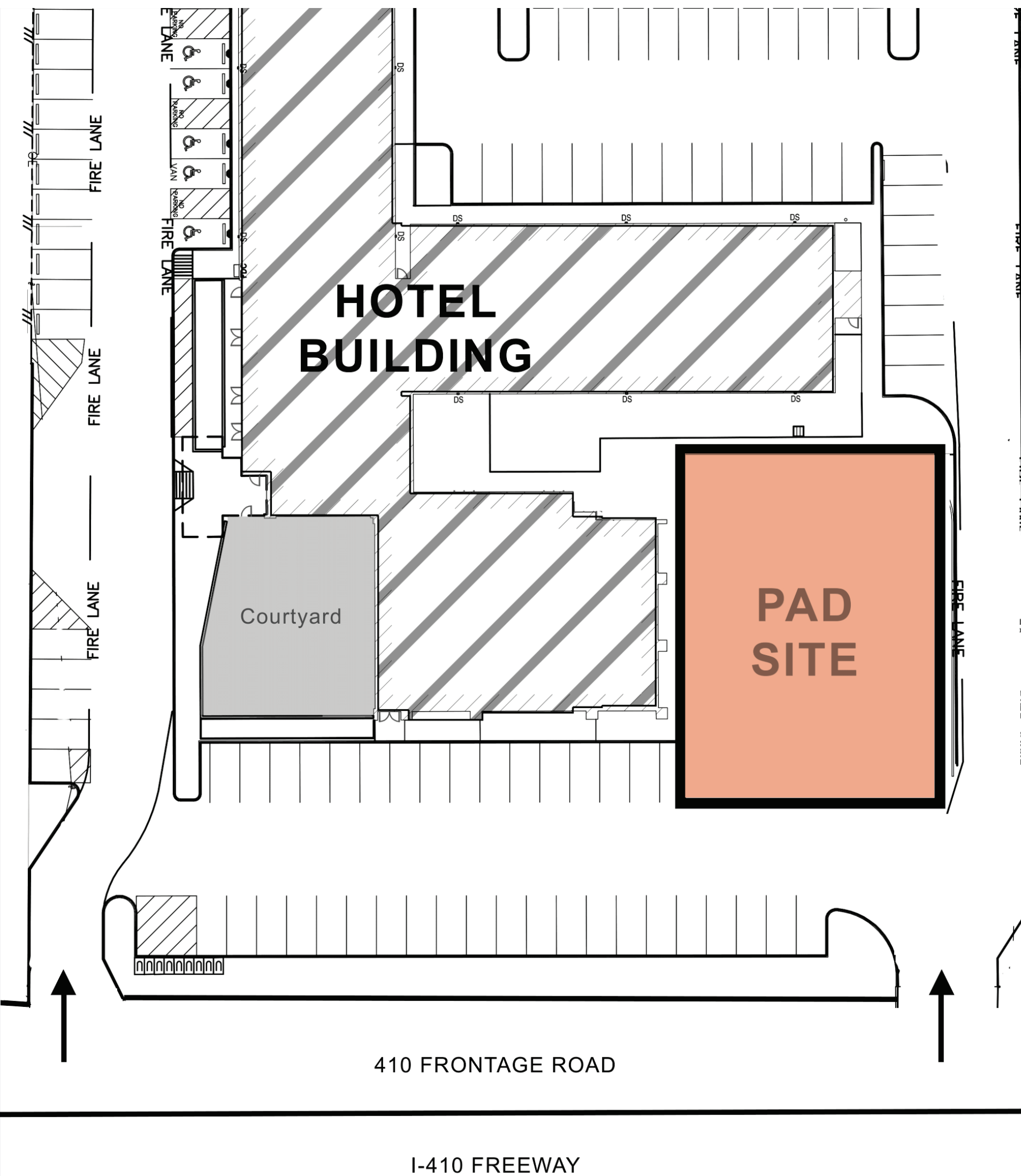
Outparcel to a fully renovated 165-room, nationally branded hotel less than 100 feet from the hotel's front door. There is "built-in" demand from hotel guests.



GREAT QSR LOCATION

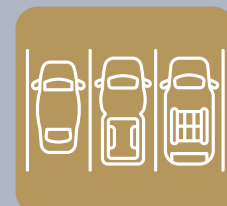
Situated on the north side frontage road of I-410, a major thoroughfare, just west of Perrin Beitel. A drive-thru tenant would provide ease and convenience for the average 158,000 cars that pass on the frontage road each day.





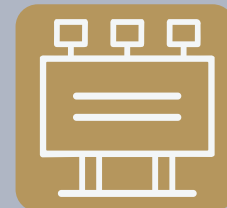
2,000 SF

Drive-Thru Pad Site



AMPLE PARKING

With 40 spaces nearby and shared parking with the hotel's additional 200 spaces, there is ample parking for a 2,000 square foot tenant.



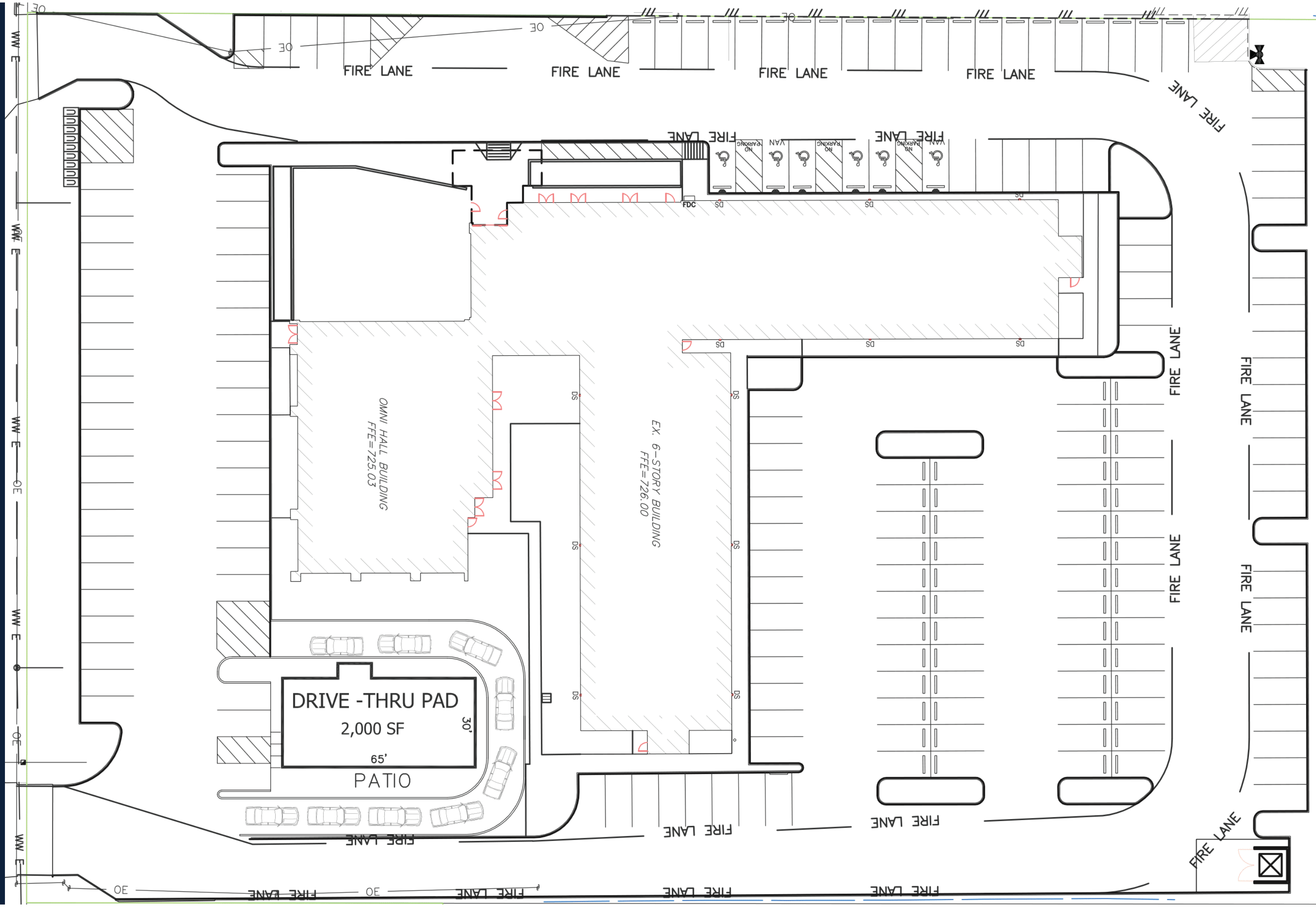
SIGNANGE OPPORTUNITY

Prominent placement on a freeway-oriented pylon that sits on the I-410 frontage road, highly visible to ~158,000 cars that travel West and west traffic on Loop 410 each day.



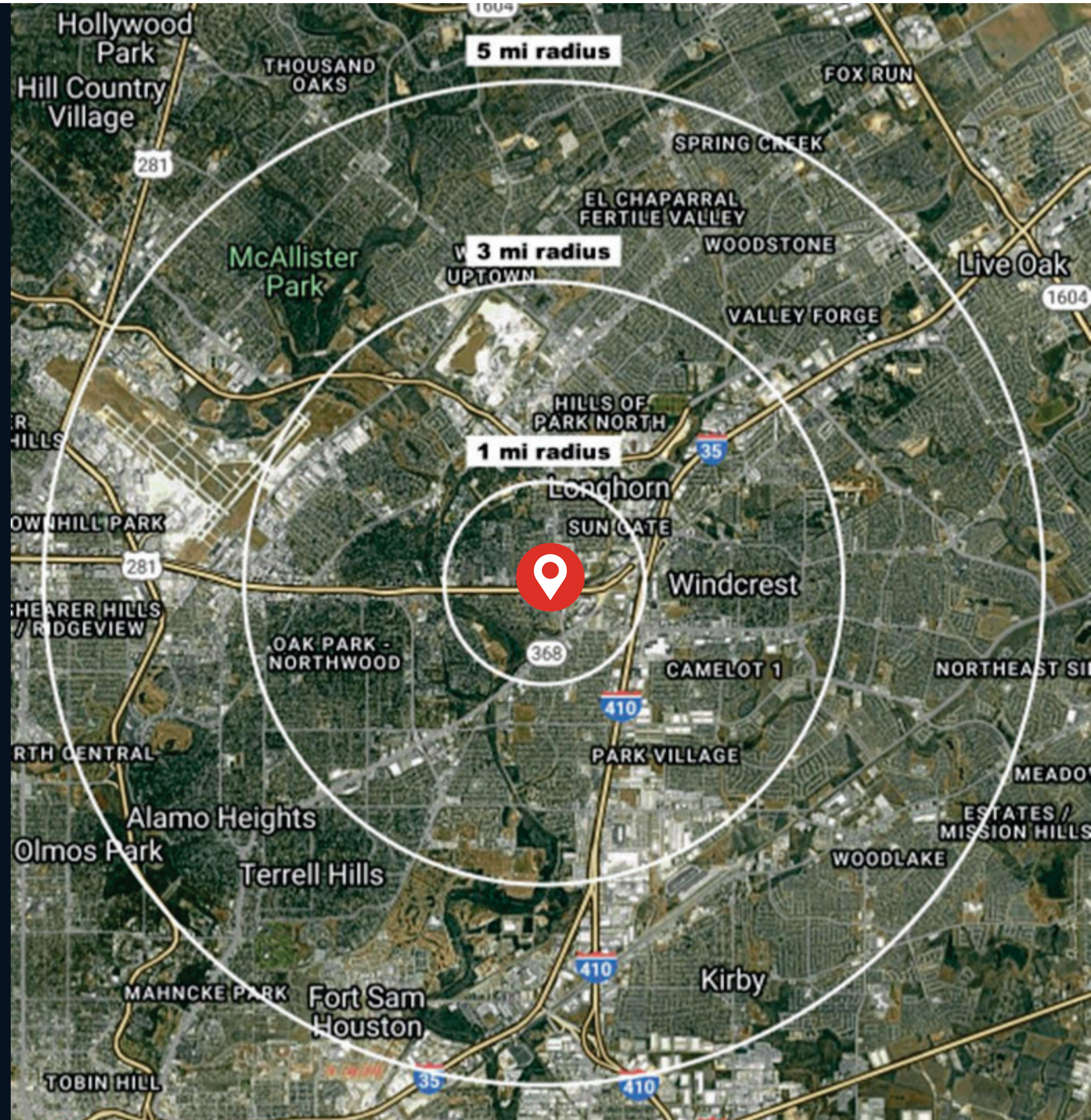
GROWING AREA

The property is in the Northwest Corner (NEC) Revitalization Program, which encompasses the commercial zones near Perrin Beitel and NE Loop 410. The plan supports businesses and promotes economic growth in the corridor. This aligns with the I-35 Northeast Expansion Program, to enhance traffic flow in the region. With planned support, the area will continue to grow over the long term.



Demographic Highlights

Demographics	1 Mile	3 Miles	5 Miles
Population	15,086	95,620	279,691
Average Household Income	\$60,100	\$83,440	\$102,533
Daytime Employees	7,564	54,804	134,437
Property Size:	+- 2,500 sf		
Lat/Long	29.5168/ -98.4126		
Traffic Counts (VPD)	158,317 – NE Loop 410 18,000 – Perrin Beitel		





THE HOTEL

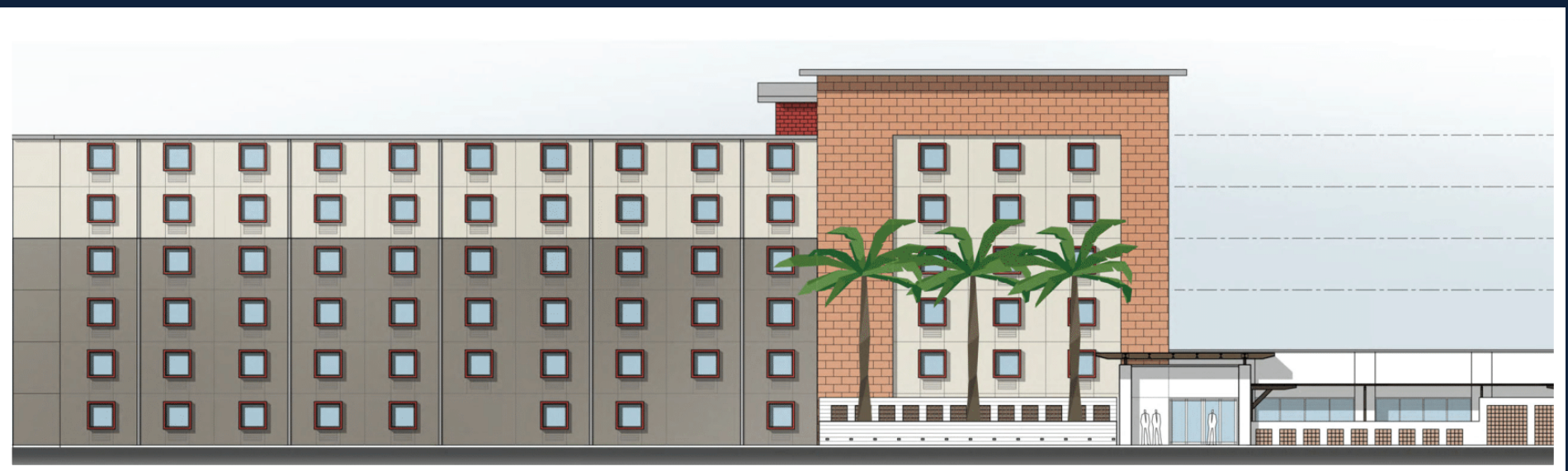
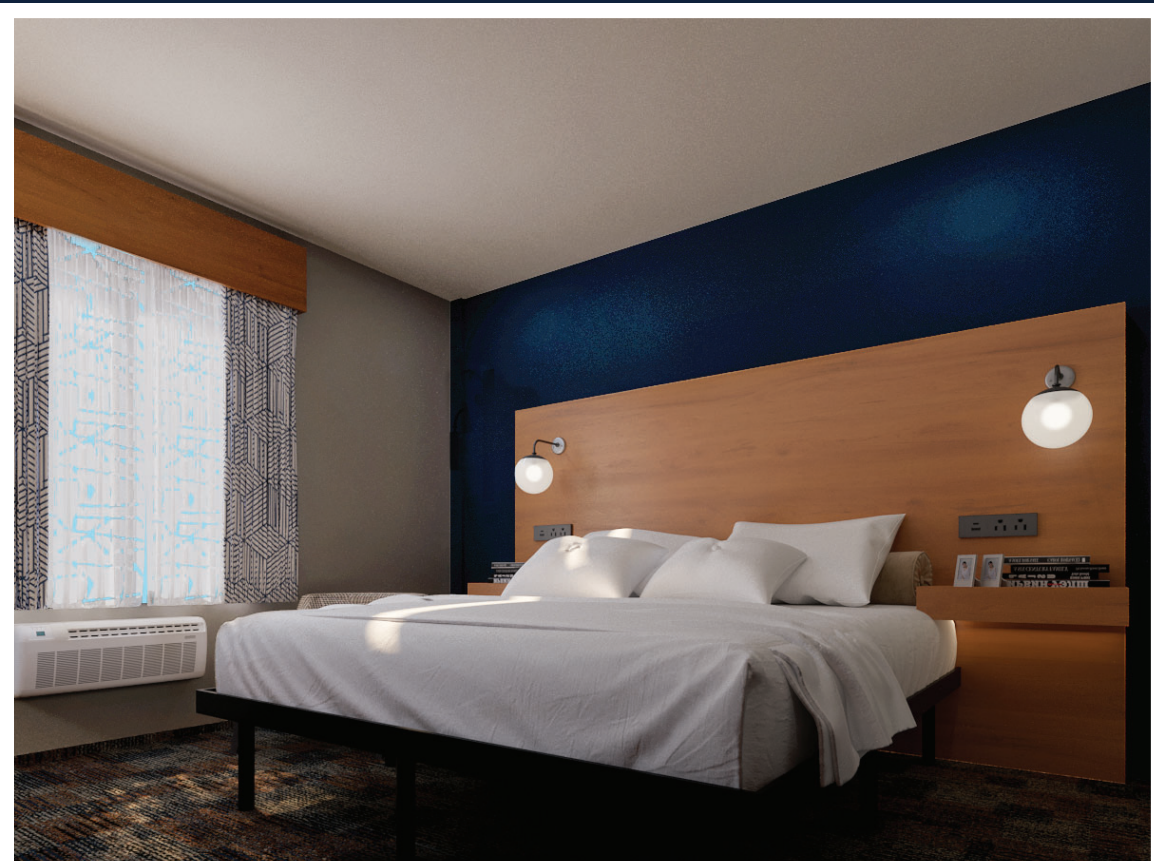
The Hotel

The HOTEL encompasses a 3-acre site featuring 165 rooms and will be “dual branded” with a well-known hotel company (such as Wyndham, IHG, or Comfort Suites). This dual branding will appeal to corporate, group, temporary worker, and transient travelers looking for both long and short-term stays.

While it operates as a limited-service facility, the hotel will offer top-notch amenities, including quality in-room entertainment, high-speed internet, lounge areas, and meeting spaces. The property aims to attract a diverse mid-market guest segment, catering to budget-conscious individuals in search of premium accommodations.



Gallery





About Us

CBG is a vertically integrated real estate investment, management, and development company recognized for creating value by acquiring and redeveloping properties and growing rewarding, long-term relationships with our tenants, investors, colleagues, and the communities we serve.

We believe that real estate investment is about connecting with a community and we seek to develop projects that improve a community's appearance, quality of life, and well-being. This philosophy has sustained our growth for the past 40 years, allowing us to navigate the most challenging real estate cycles.

Our team

Our seasoned leadership boasts a combined 160+ years of commercial real estate experience involving many millions of square feet of properties.



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Grow With Us

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