

Rita Kay Driggers
Elementary School
(463 Students)



16
TEXAS



Pat M Neff
Middle School
(950 Students)

School of Science and
Technology - Discovery
(560 Students)



16
TEXAS

SPUR
421

Timberhill Dr

11,341 AADT '20

11,899 AADT '22

226,303 AADT '22

18,893 AADT '22

30,318 AADT '22

Callaghan Rd

Lawrence Powell
Elementary School
(415 Students)

Wurzbach Rd



Premier High School
San Antonio Ingram
(116 Students)



SITE

Idea Ingram
Hills Academy
(635 Students)

Eduardo Villarreal
Elementary School
(613 Students)

Ingram Rd

Oliver Wendell
Holmes High School
(2,756 Students)

FOR SALE

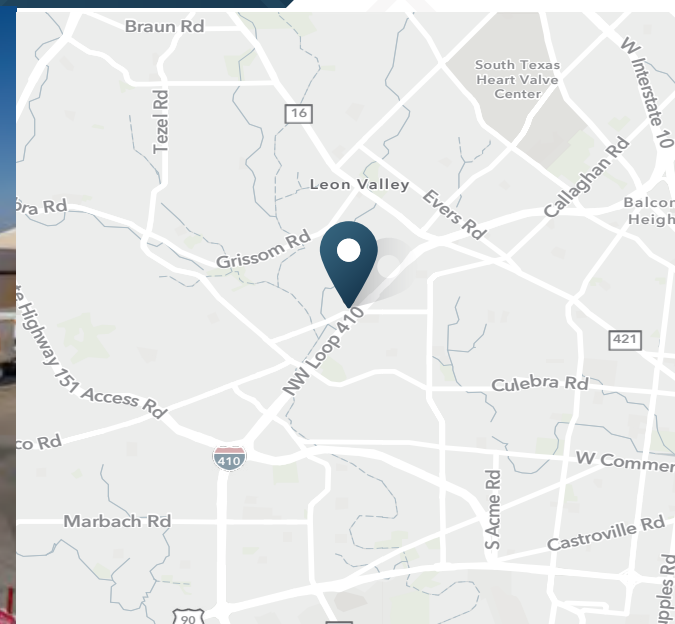
Ingram Park Mall - Big Box Opportunity

6301 Northwest Loop 410 | San Antonio, TX 78238



Big Box Opportunity

6301 Northwest Loop 410 | San Antonio, TX 78238



FOR SALE

163,400± SF

(2 Levels)

Available

8.27± AC

Parcel

796

Parking Spaces

1983

Year Built

Contact
Broker

Price

ABOUT THE PROPERTY

- Outparcel to major mall
- Drive thru opportunity
- Exposure to over 212,000 cars per day
- Rare opportunity to purchase or lease retail pad site fronting Loop 410
- One of San Antonio's major retail corridors
- Surrounded by a dense population of 114,000+ within three miles and strong daytime population numbers
- Commercial Land

TRAFFIC COUNTS



I-410

236,447 VPD

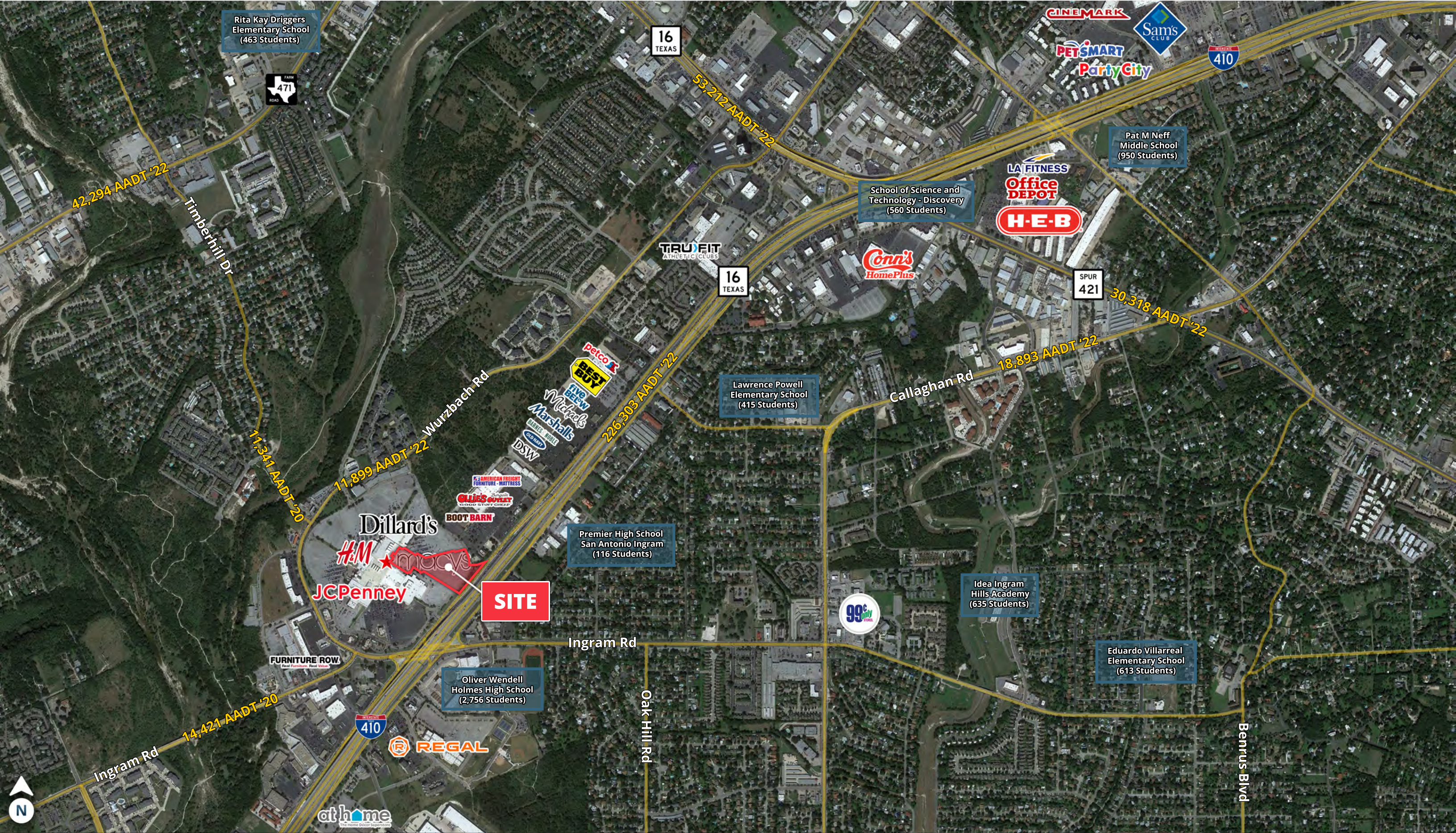
Source: TxDOT | Year: 2022

JOIN THESE RETAILERS



Macy's: I-410 & Ingram Rd | Ingram Park Mall

San Antonio, TX



Macy's: I-410 & Ingram Rd | Ingram Park Mall

San Antonio, TX



Highlights

San Antonio, TX



SAN ANTONIO IS THE 2ND FASTEST GROWING CITY IN THE U.S.



3RD FASTEST GROWING SCHOOL DISTRICT IN SAN ANTONIO



**TOP INDUSTRIES:
HEALTHCARE
BIOSCIENCE
AEROSPACE
INFORMATION TECH
CYBERSECURITY**



**EXPLOSIVE HOUSING GROWTH
2.5M+ MSA RESIDENTS
2ND MOST POPULOUS TEXAS CITY
19% POPULATION GROWTH '10-'19**



**HIGH TRAFFIC COUNTS ON IH-410
236,000 VPD**

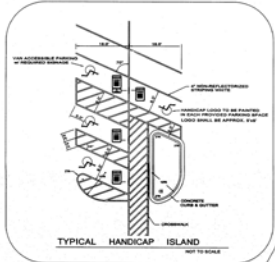
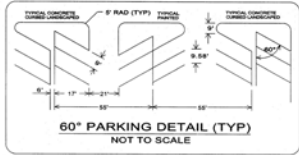
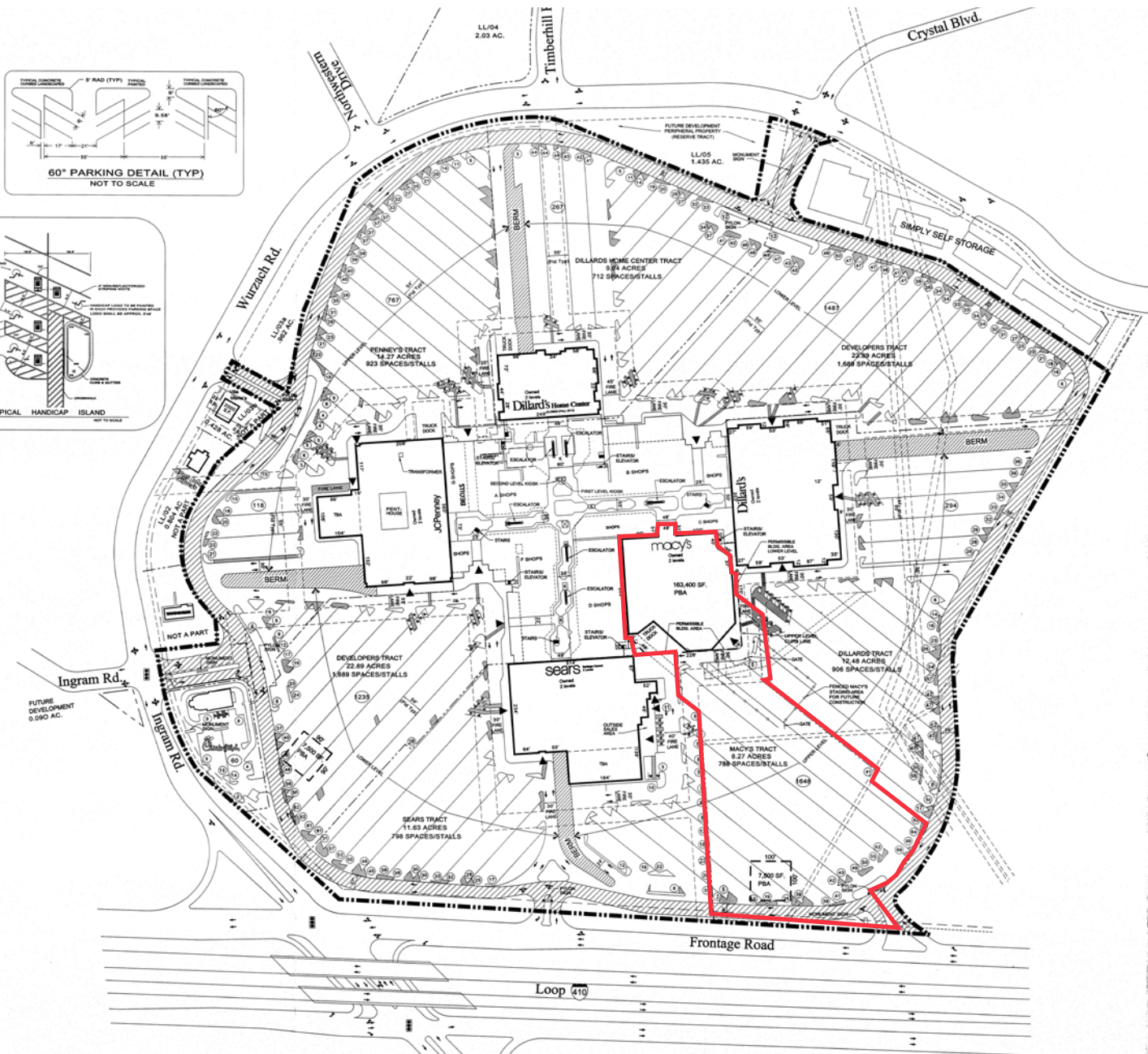
Big Box Opportunity

6301 Northwest Loop 410 | San Antonio, TX 78238



Site Plan

Ingram Park Mall

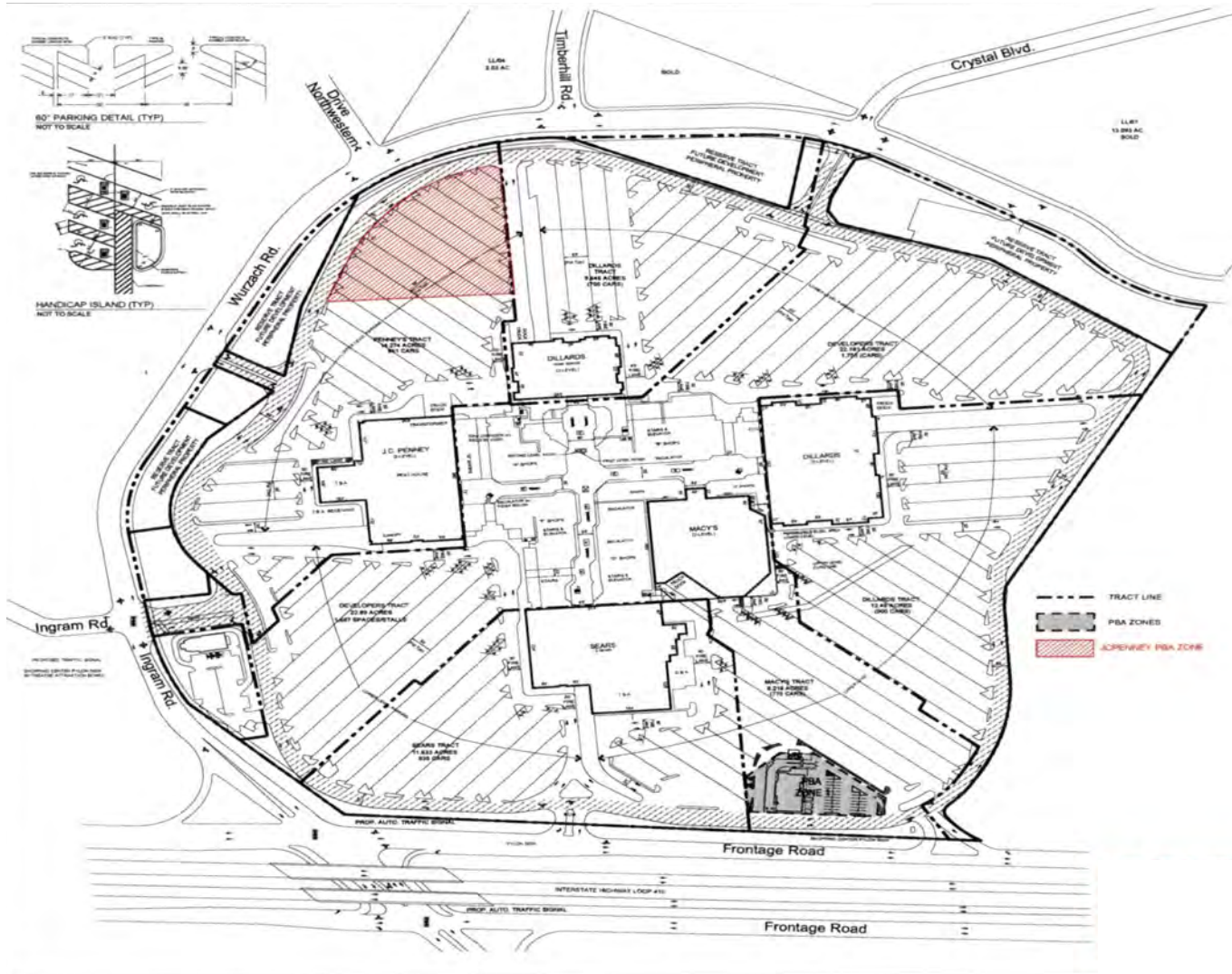


67460
EX-A

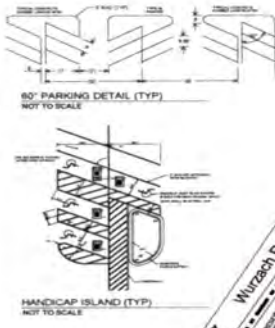


Site Plan

Ingram Park Mall



LOCATION MAP
NOT TO SCALE



Demographics | Major Area Employers

6301 Northwest Loop 410 | San Antonio, TX 78238



2023 DEMOGRAPHIC HIGHLIGHTS

1 MILE

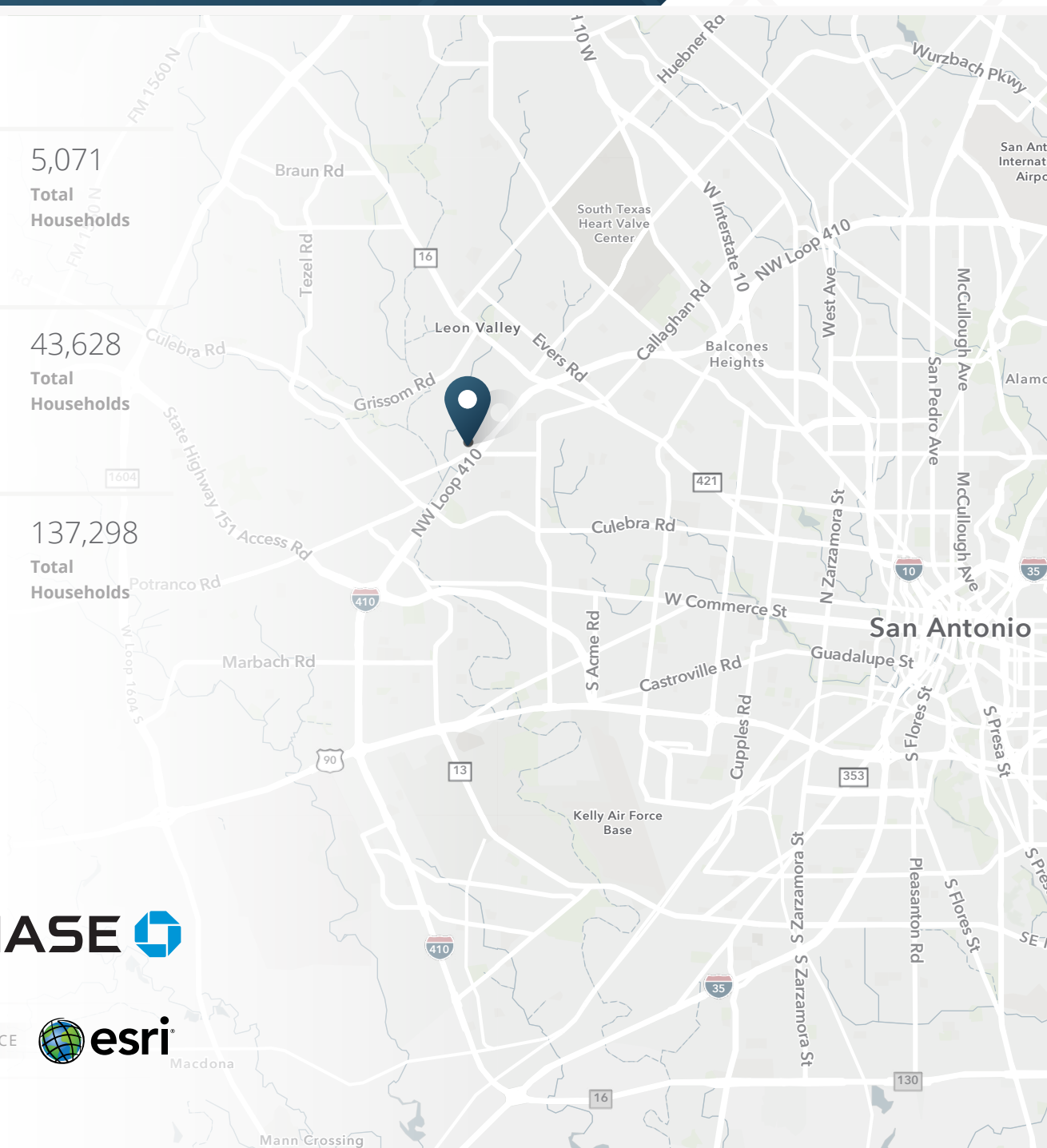
12,213 Population	16,097 Total Daytime Population	\$72,525 Average Household Income	5,071 Total Households
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3 MILE

113,516 Population	112,481 Total Daytime Population	\$71,574 Average Household Income	43,628 Total Households
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5 MILE

356,041 Population	382,863 Total Daytime Population	\$73,213 Average Household Income	137,298 Total Households
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MAJOR AREA EMPLOYERS



> **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.

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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