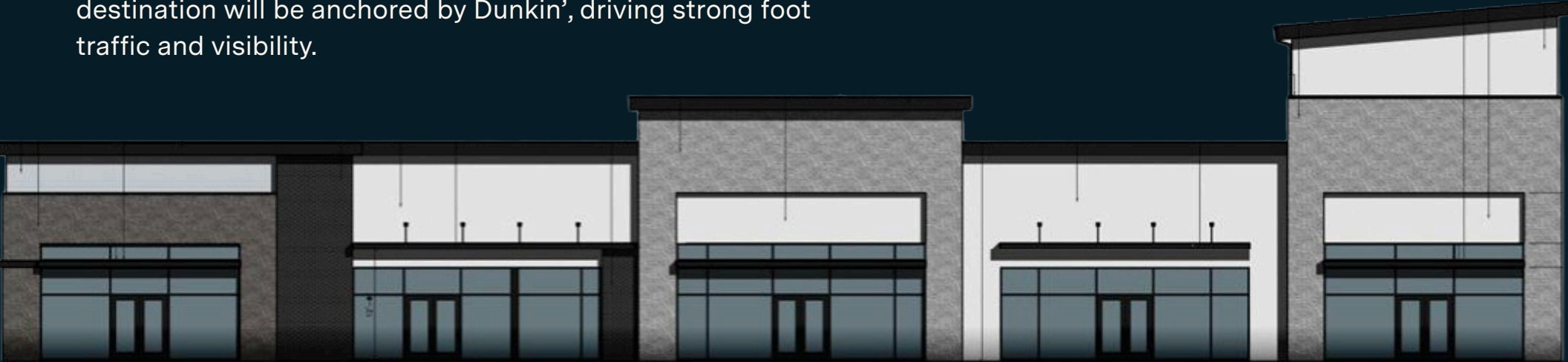


FOR LEASE

ROOSEVELT NEIGHBORHOOD SHOPS

Prime leasing opportunity. Secure your spot in an 11,000 sf shopping center positioned for success - right near a future HEB and booming new home developments. This high-traffic destination will be anchored by Dunkin', driving strong foot traffic and visibility.



NWC LOOP 410 & ROOSEVELT AVE. | SAN ANTONIO, TX | 78214

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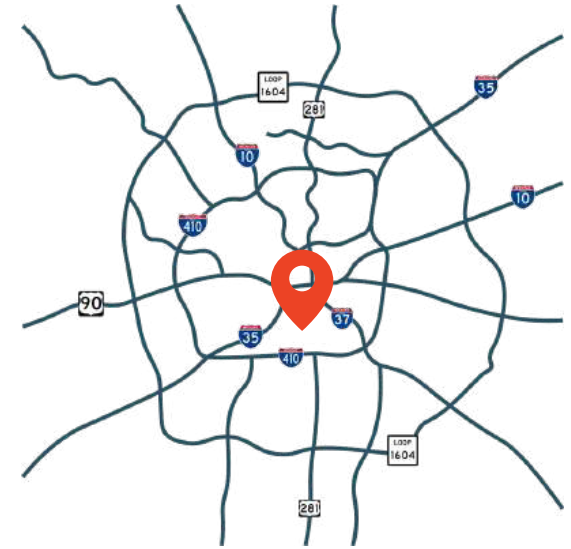
PROPERTY HIGHLIGHTS

- 1 Located on Roosevelt Avenue and positioned near a future H-E-B development project
- 2 Strong visibility and access on Roosevelt Avenue
- 3 Next to 635 single family homes being delivered over the next 18 months

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,759	46,813	163,103
Average Household Income	\$71,845	\$70,301	\$64,936
Households	1,258	15,992	55,941
Daytime Population	2,991	45,978	146,527
Median Age	34.3	34.8	35.7

DESIRED USES



“ Situated strategically within South San Antonio's development corridor, this location offers excellent connectivity to Loop 410.
 Bill Coats ”



LOOP 410 (75,628 ADT)



LOOP 410 (79,521 ADT)

OWNED BY



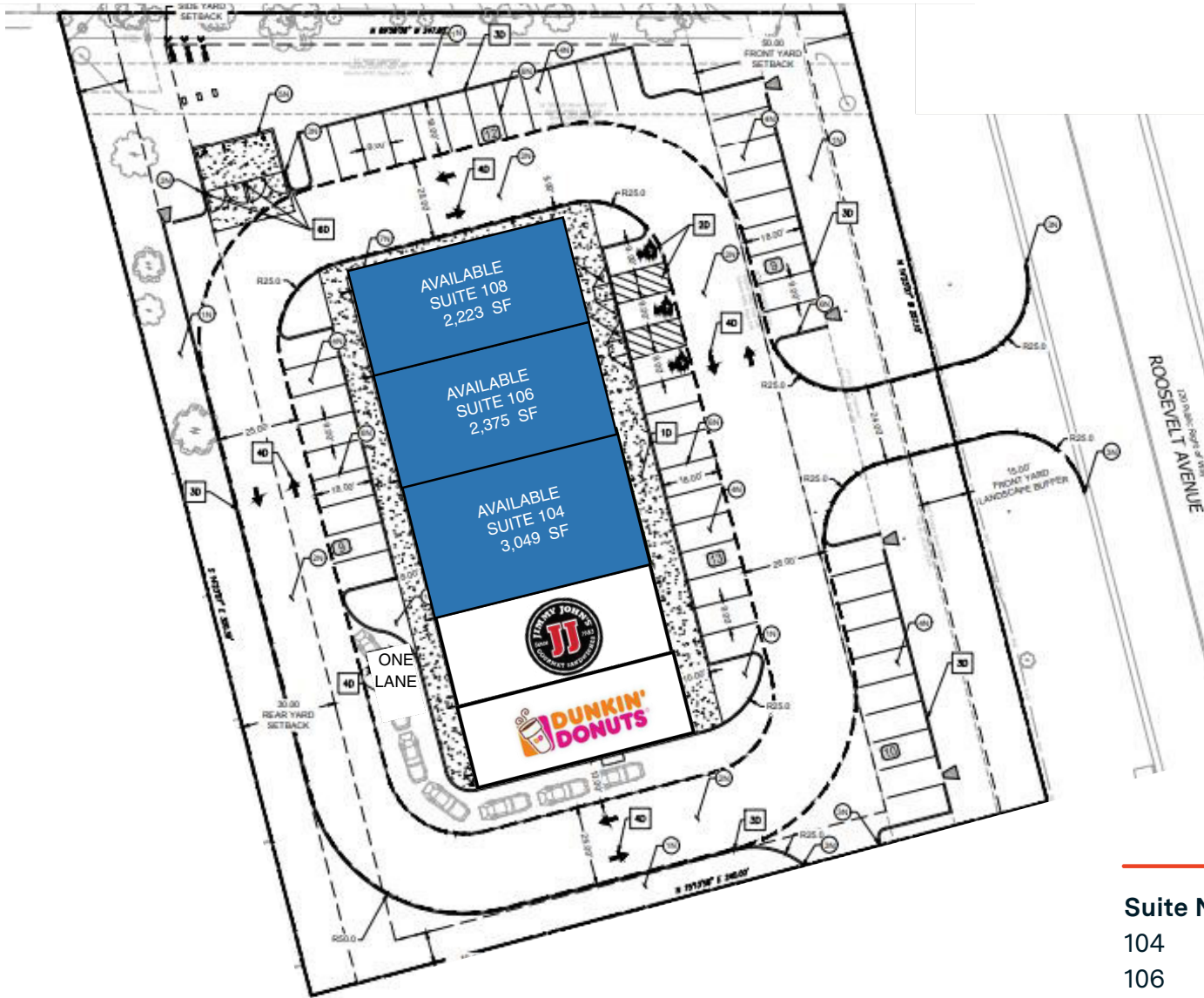
FOR FUTURE DEVELOPMENT



ROOSEVELT AVE. (33,455 ADT)

SITE

SPACE AVAILABLE



AVAILABLE SPACE

Suite Number	SF	Condition
104	3,049	Cold Shell
106	2,375	Cold Shell
108	2,223	Cold Shell

MISSION DEL LAGO
(2,300 HOMES)

DOLLAR
GENERAL



CORNER
STORE

SUBWAY

Owned by H.E.B



VILLA CORONADO
(100 HOMES)

IH 410 (25,507 AADT)

ROOSEVELT
HEIGHTS PAD

KB HOMES
500 SINGLE
FAMILY HOMES

ROOSEVELT AVE (50,000 AADT)

KINGSBOROUGH RIDGE
(1,503 HOMES)

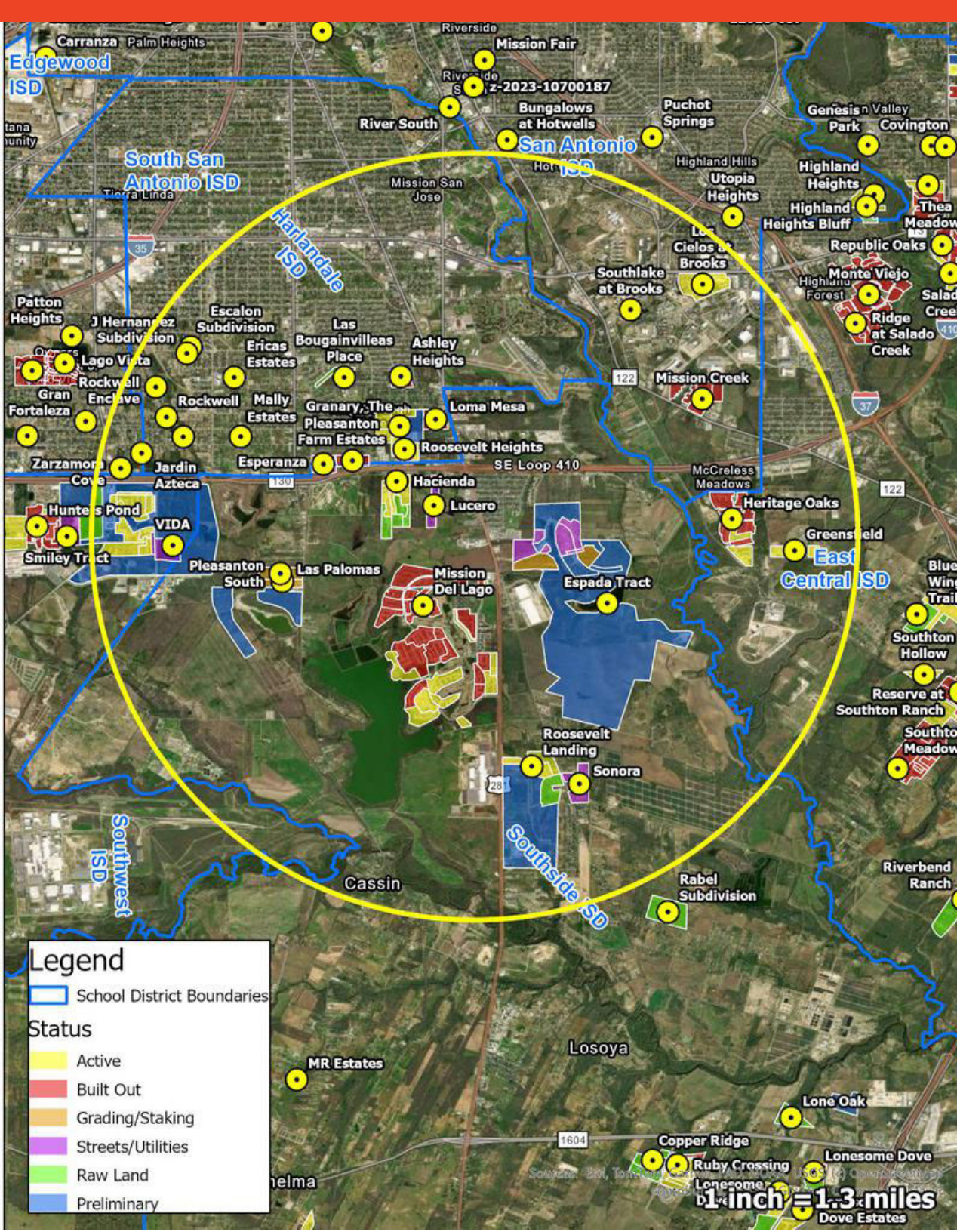
SOUTH FLORES ST. (4,182 AADT)



ROOSEVELT NEIGHBORHOOD SHOPS

LOOP 410 AND ROOSEVELT
AVE. SOUTH SAN ANTONIO

3-MILE RADIUS
NEW HOME ACTIVITY



3-Mile Radius

Population (PPH=2.87, per ESRI)

4Q29 Projection*	65,562
4Q27 Projection*	59,211
4Q25 Projection*	53,526
4Q24 Estimate*	50,612
2020 Census	44,123
Growth 2020 - 4Q24	12.82%

Households

4Q29 Projection*	22,844
4Q27 Projection*	20,631
4Q25 Projection*	18,650
4Q24 Estimate*	17,635
2020 Census	14,909
Growth 2020 - 4Q24	15.46%

New Home Activity

SF Household Growth Projection (1-Year)	1,015
SF Household Growth Projection (3-Year)	2,996
SF Household Growth Projection (5-Year)	5,209
Annual New Home Starts (1Q24-4Q24)	1,037
Annual New Home Closings (1Q24-4Q24)	1,030
Vacant Lots (4Q24)	1,135
Lots Under Development (4Q24)	1,590
Preliminary/Concept Plan Lots (4Q24)	4,298
Total Potential Future Homesites (4Q24)	7,023
Total Estimated Single Family Lots	12,395

3-Mile Radius

**ROOSEVELT
NEIGHBORHOOD SHOPS**

**LOOP 410 AND ROOSEVELT
AVE. SOUTH SAN ANTONIO**

**3-MILE RADIUS
PROJECTED**

**POPULATION/HOUSEHOLD GROWTH
NEW HOME ACTIVITY**

For More Information, Please Contact



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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.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

