



AVAILABLE

ABOUT THE PROPERTY

- Outparcel to major mall
- Rare opportunity to purchase or lease retail pad site fronting Loop 410
- Ability to construct up to 7,500 SF
- Exposure to over 212,000 cars per day
- Surrounded by a dense population of 114,000+ within three miles
- Strong daytime population numbers

±1.0 - 1.5 AC
Available

Contact Broker
Price

NEARBY RETAILERS



TRAFFIC COUNTS

IH 410
Culebra
Wurzbach

227,303 VPD
43,280 VPD
32,200 VPD

Ingram Park Macy's Pad Site

San Antonio, TX



Ingram Park Macy's Pad Site

San Antonio, TX



ExtraSpace Storage

INGRAM PARK MALL

Dillard's

MEGA FURNITURE



JCPenney

OUTBACK STEAKHOUSE

native grill wings



BANK OF AMERICA



FURNITURE ROW

BEST BUY petco

Marshalls Michaels

BARNES & NOBLE

AMERICAN FREIGHT FURNITURE - MATTRESS

BOOT BARN



ACE MART RESTAURANT SUPPLY



MALORCA SALON & STUDIOS

PLANET PARTY

Oliver Wendall Holmes High School



16

H-E-B

221,308 VPD

32,200 VPD

Van Cleave Dr

Wurzbach Rd

Ingram Rd

Northwest Loop 410

Connally Loop



Ingram Park Macy's Pad Site

San Antonio, TX



INGRAM
PARK MALL

SITE

32,200 VPD

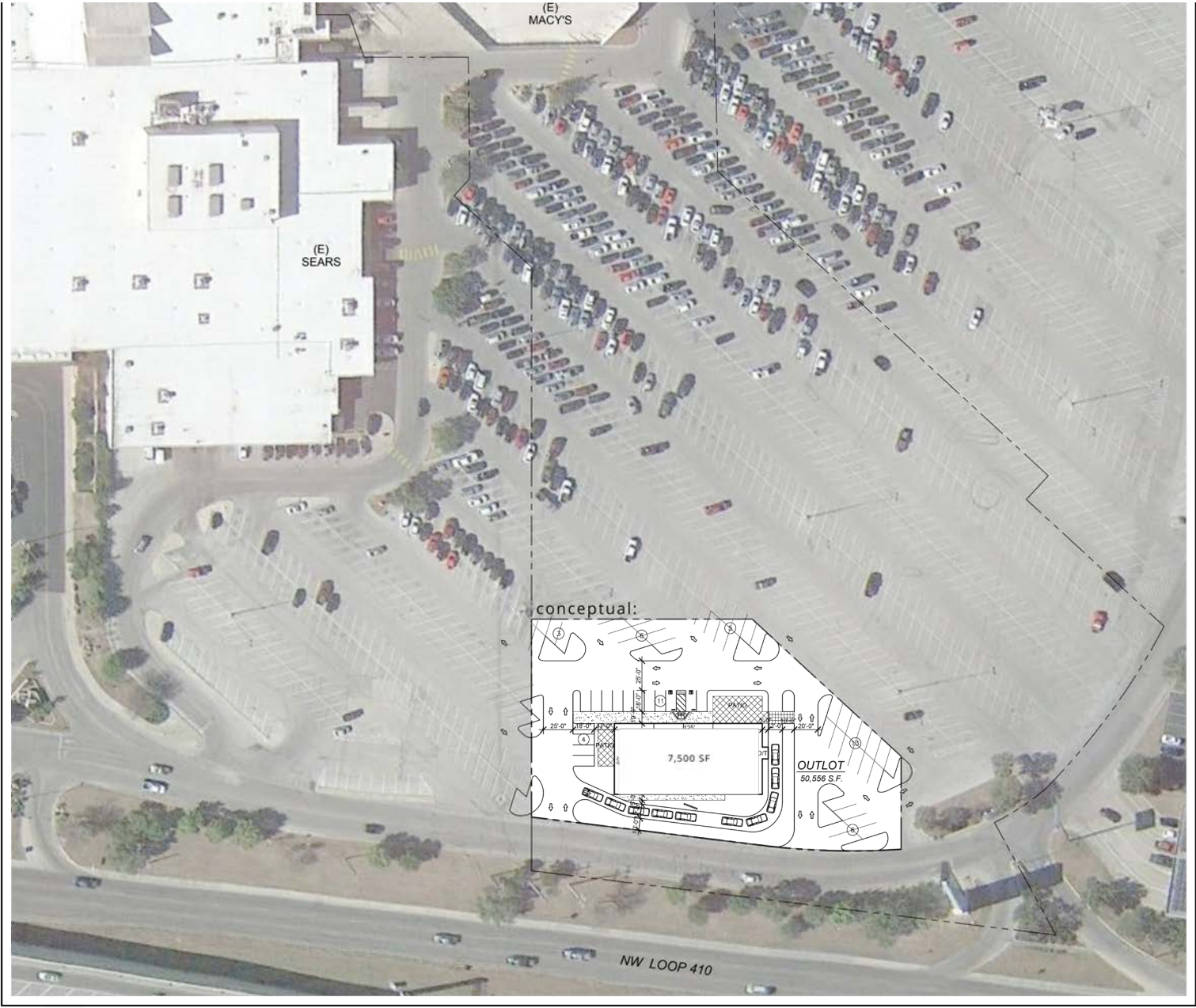
227,303 VPD

17,899 VPD



Ingram Park Macy's Pad Site

San Antonio, TX



Ingram Macy's Pad Site

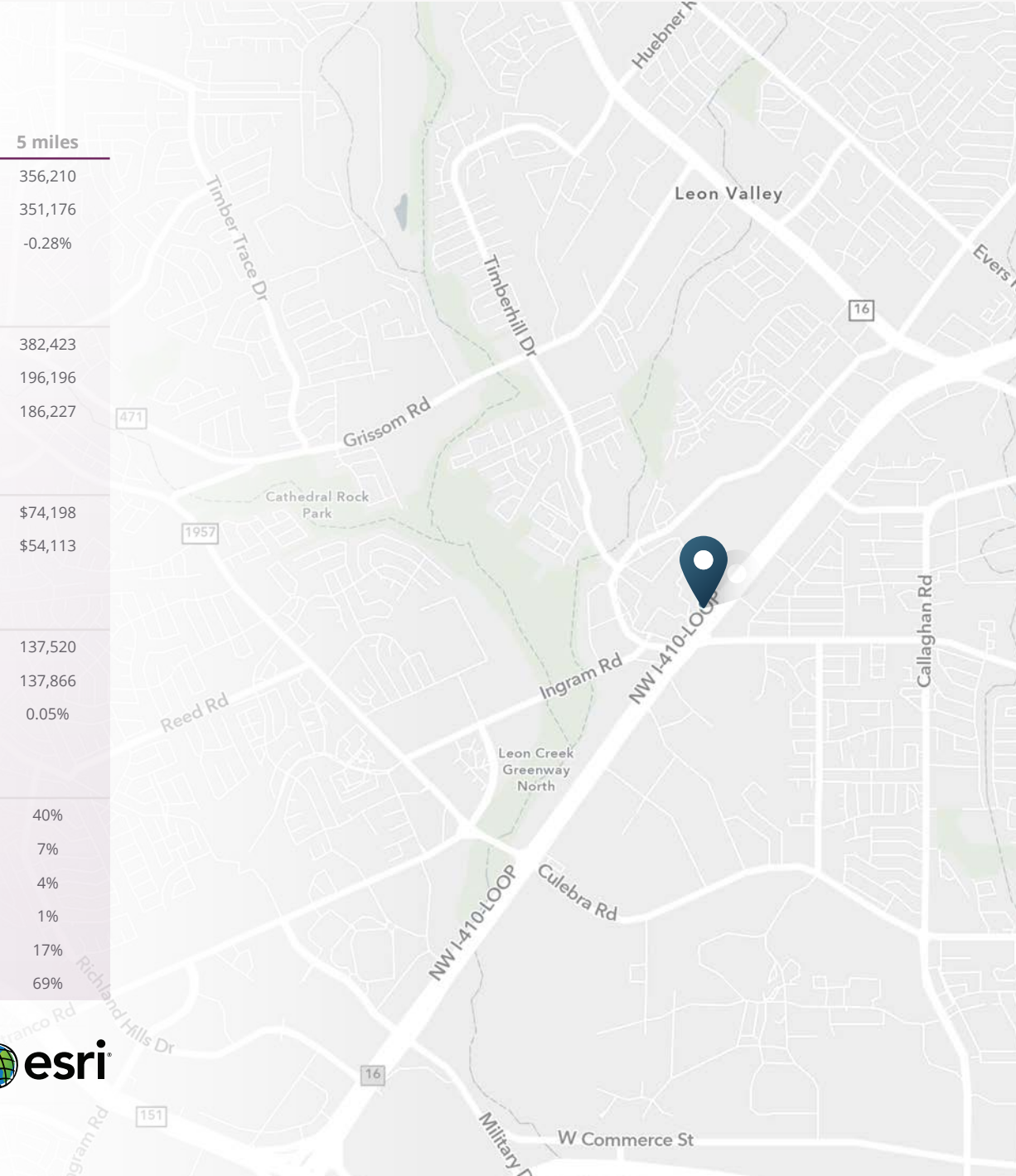
San Antonio, TX



DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	12,619	114,570	356,210
2028 Projected Population	12,524	112,150	351,176
Projected Annual Growth Rate 2023 to 2028	-0.15%	-0.43%	-0.28%
Daytime Population			
2023 Daytime Population	14,762	114,068	382,423
Workers	8,319	54,405	196,196
Residents	6,443	59,663	186,227
Income			
2023 Est. Average Household Income	\$73,035	\$73,501	\$74,198
2023 Est. Median Household Income	\$56,846	\$53,897	\$54,113
Households & Growth			
2023 Estimated Households	5,130	44,480	137,520
2028 Estimated Households	5,174	44,326	137,866
Projected Annual Growth Rate 2023 to 2028	0.17%	-0.07%	0.05%
Race & Ethnicity			
2023 Est. White	39%	41%	40%
2023 Est. Black or African American	9%	7%	7%
2023 Est. Asian or Pacific Islander	5%	3%	4%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	18%	17%	17%
2023 Est. Hispanic	69%	71%	69%

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



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	512.236.4600
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 or 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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