

# Available 1.186 Acres, Platted & Ready for Immediate Development

## Retail/Fast Food Restaurant/Bank/Quick Easy access to Loop 410 On-Ramp



**8870 SW Loop 410**  
**San Antonio, Texas 78242**

### LOCATION

Southwest Loop 410 and Old Pearsall Road

### LAND SIZE

1.186 Acres , PLATTED, and Available for immediate development Frontages on SW Loop 410, including access Via Old Pearsall Road and Curb-Cut With Driveway Already Built

### UTILITIES

All utilities available to the site

### ZONING

C-3, City of San Antonio

### FLOOD

San Antonio River Authority Maps do not show any of the property in a flood zone.

### LEASE TERMS 10-50 Years

Ground Lease or Build-to-Suit

### PRICING

\$18.00 PSF or \$935,000. Seller is amenable to discussing the possibility of contributing land equity stake in a qualified joint venture

### TRAFFIC COUNTS

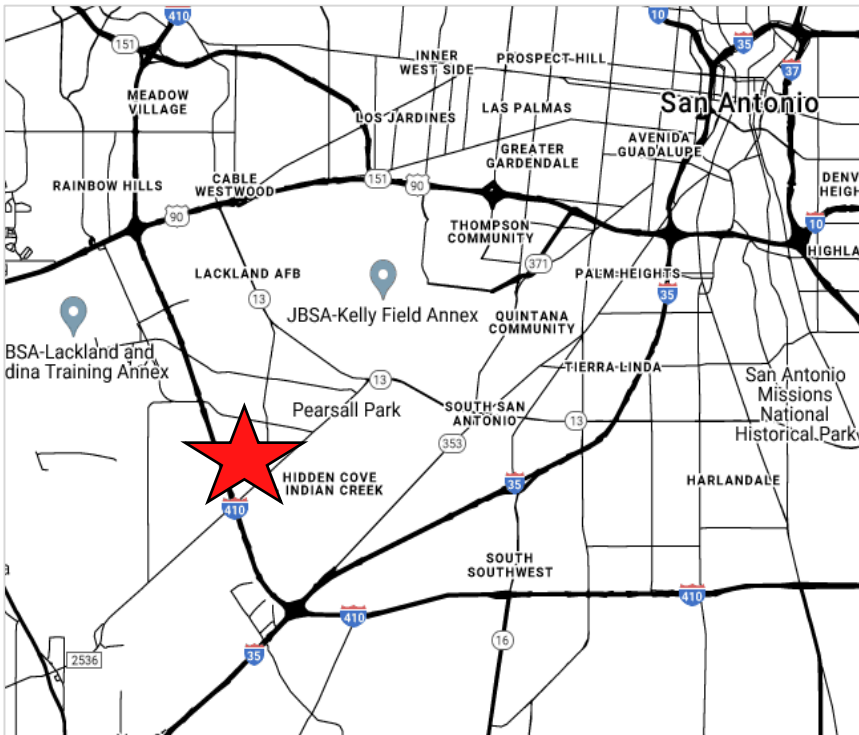
Loop 410: 66,482 VPD; Old Pearsall Rd: 34,507 VPD Texas Department of Transportation, 2024

### COMMENTS

Access road with quick/convenient access to Loop 410 on ramp and Old Pearsall Road.

Walmart Supercenter nearby.

Suggested uses: Retail food and services, Banking. Excellent visibility, traffic counts and demographics.



### Demographic Information

	1 mile	3 mile	5 mile
Population	13,081	47,044	107,419
Avg. HH Income	\$43,464	\$43,467	\$43,447
Median Age	26.7	25.3	27.1

**For More Information Contact:**  
**Joe Kboundi, Omri Russo**  
**Joe M. Kboundi Real Estate, Inc.**  
**7300 Blanco Road, Suite 706**  
**San Antonio, Texas 78216**

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This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

# 1.186 ACRES READY FOR DEVELOPMENT

8870 SW LOOP 410 | SAN ANTONIO | TEXAS | 78242



JOE M. KBOUDI  
REAL ESTATE, INC.

## Property Aerial



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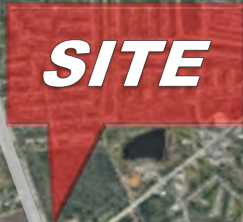
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JOE M. KBOUDI  
REAL ESTATE, INC.

JOHN JAY  
HIGH SCHOOL



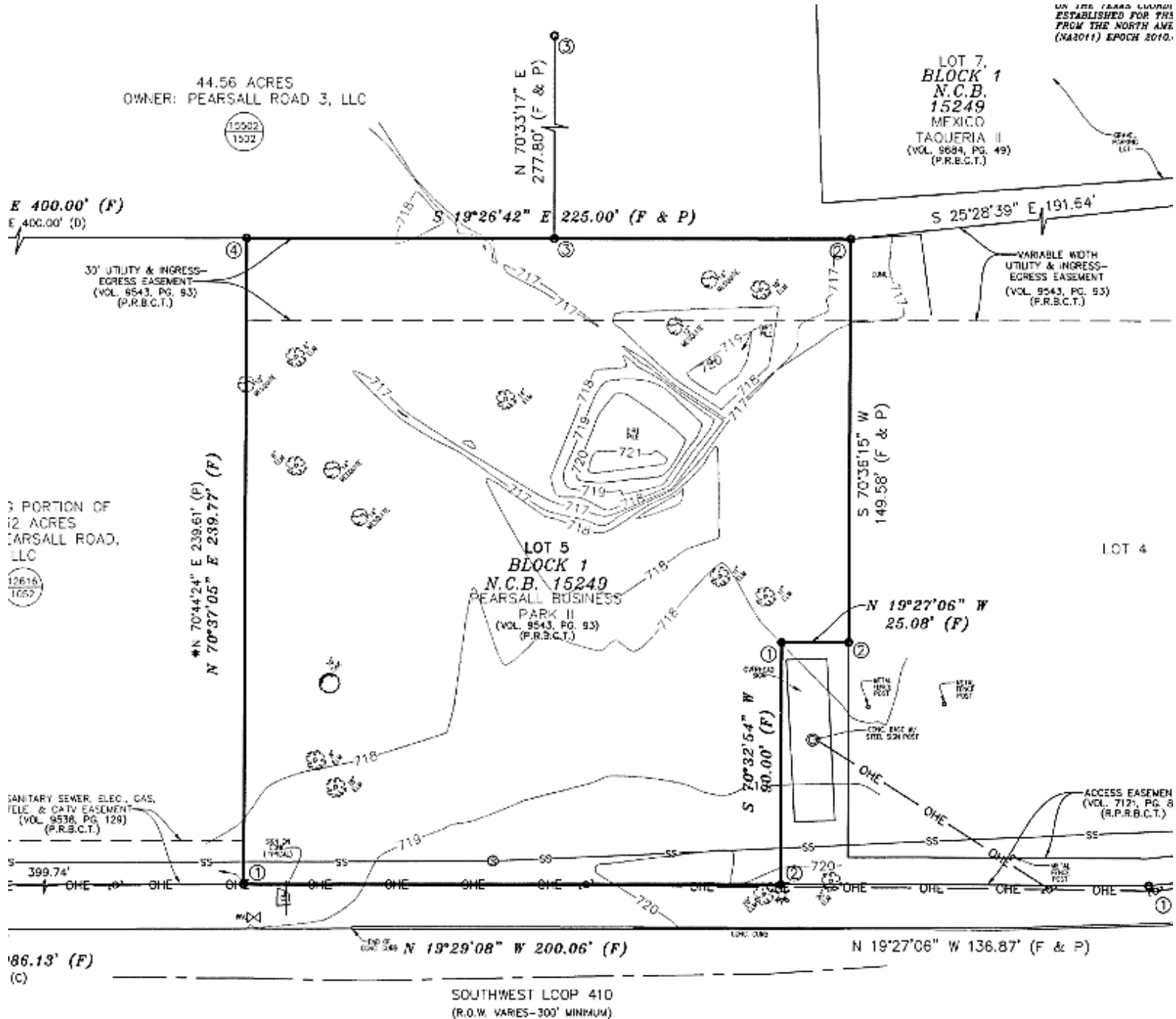
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JOE M. K'BOUDI  
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## Property Survey



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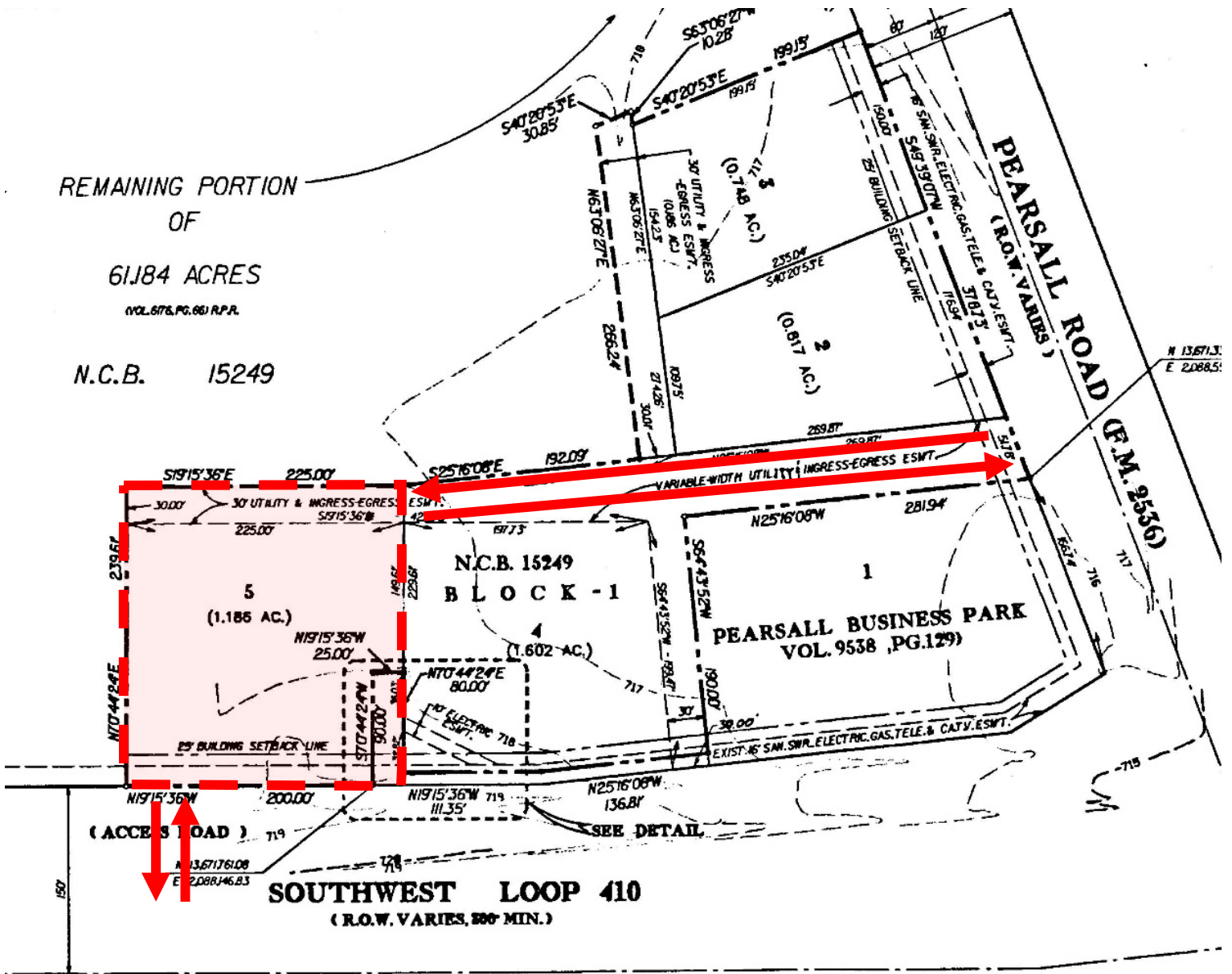
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## Demographics

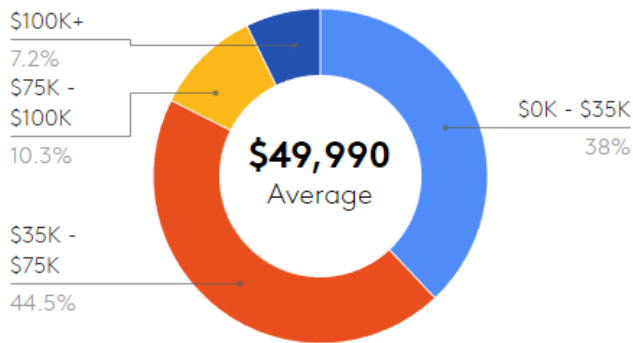
Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	13,717	56,519	121,318
Avg Household Income	\$53,173	\$49,990	\$49,693

Population			
2024 Est Population	14,807	61,357	131,087
2010 Population	11,682	45,483	101,248
Absolute Growth (15 yrs)	26.8%	34.9%	29.5%
Average Age	30.6	30.5	31.8

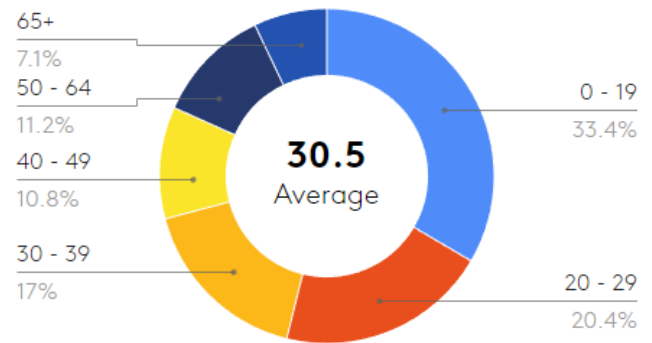
Income			
Median Household Income	\$45,602	\$44,214	\$40,966
Average Household Income	\$53,173	\$49,990	\$49,693
Average Household Size	3.8	3.5	3.3

Housing			
Total Households	3,538	14,550	32,871
Owner	2,514	7,988	17,595
Renter	1,024	6,562	15,276

HOUSEHOLD INCOME



AGE DISTRIBUTION



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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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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
Omri S. Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date