

±5.98
Acres

MIXED USE DEVELOPMENT

NEQ of Vance Jackson and Loop 1604

FOR SALE



Waterwalk .S.A.
at the Rim

LUXE VILLAS
AT THE RIM



Sold

LOOP
1604

SHOPS AT SOUTH RIM



LOOP
1604

For Sale
±5.98 acres



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

JIM LUNDBLAD
210.918.6400 direct
210.602.5401 mobile
jlundblad@endurasa.com

ERIC LUNDBLAD
210.918.6402 direct
210.273.2946 mobile
elundblad@endurasa.com

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Acres

Overview

FOR SALE

NEQ of Vance Jackson and Loop 1604

Zoning: MPCD (Master Planned Commercial District)

Frontage: ±350 feet on Loop 1604 frontage Rd
±1600 feet on Vance Jackson Rd

Asking Price: Call Broker for Details

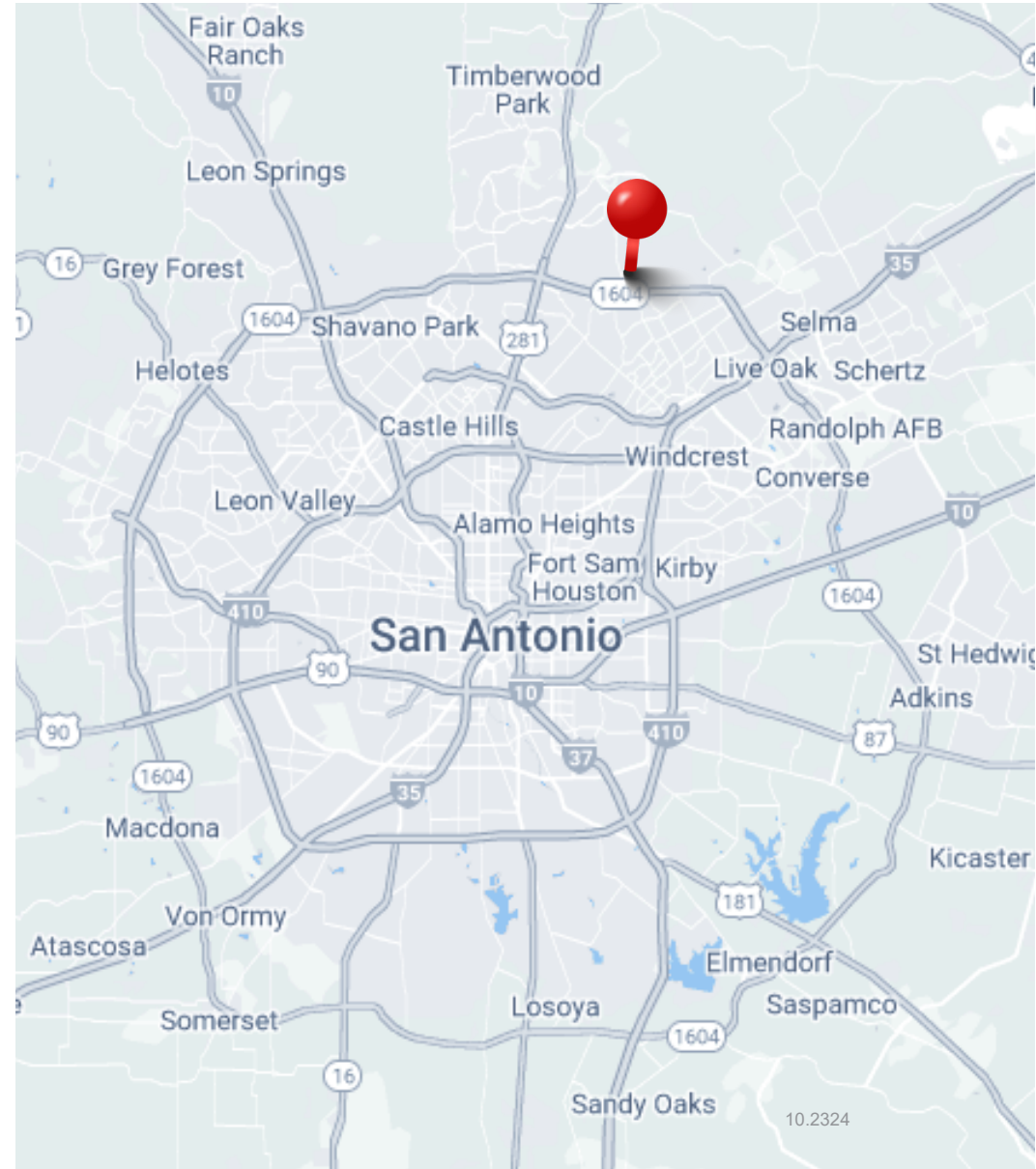
Utilities:* Available to Site

Traffic Count: Loop 1604 @ Vance Jackson Rd: 138,291 vpd
IH-10 @ IH-10 Frontage Rd: 118,074 vpd
La Cantera Pkwy @ IH-10: 18,812 vpd

* Prospective buyers should retain an independent engineer to verify the location, accessibility & capacity of all utilities.

One of the few remaining acreage and pad site opportunities near The Rim Shopping Center and The Shops at South Rim. The site is strategically located at the southern entrance to The Rim via Vance Jackson and adjacent to Top Golf. The average household income reach upwards of \$90,000 within a 3 mile radius and the site is convenient to the affluent neighborhoods of The Dominion, Fair Oaks Ranch, Stonewall Ranch and Steeple Brook.

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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Property Highlights

NEQ of Vance Jackson and Loop 1604

FOR SALE

AREA RETAILERS

- Target
- Best Buy
- TJ Maxx/Home Goods
- Hobby Lobby
- Bass Pro Shops
- Dick's Sporting Goods
- Lowe's
- Nordstrom Rack
- Total Wine and More
- Michaels

AREA ENTERTAINMENT

- Top Golf
- iFLY
- Andretti Indoor Karting
- The Rustic
- Bowl and Barrel
- Santikos Palladium
- Valero Park Trailhead
- La Cantera Golf Course

ECONOMIC GENERATORS

UTSA Main Campus	28,000+ Enrolled
Valero Energy HQ	20,000+ Employed
NuStar Energy	1,600+ Employed
Security Service HQ	1,000+ Employed



±5.98
Acres

Aerial View

NEQ of Vance Jackson and Loop 1604

FOR SALE



THE SHOPS AT LA CANTERA

- Dillard's
- NORDSTROM
- GAP
- BARNES & NOBLE BOOKSELLERS
- ANN TAYLOR
- FOREVER 21
- Brighton
- H&M
- Apple
- MACY'S

FiestaTexas
A SIX FLAGS THEME PARK
SAN ANTONIO



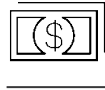
Site
±5.98 acres

±5.98
Acres

Demographics

FOR SALE

NEQ of Vance Jackson and Loop 1604



1 MILE

ESTIMATED POPULATION
4,658

ESTIMATED HOUSEHOLDS
2,534

ESTIMATED MEDIAN HOUSEHOLD INCOME
\$65,809

ESTIMATED MEDIAN HOME VALUE & YEAR BUILT
\$280,424
2010

3 MILE

ESTIMATED POPULATION
65,460

ESTIMATED HOUSEHOLDS
28,547

ESTIMATED MEDIAN HOUSEHOLD INCOME
\$70,833

ESTIMATED MEDIAN HOME VALUE & YEAR BUILT
\$328,530
2005

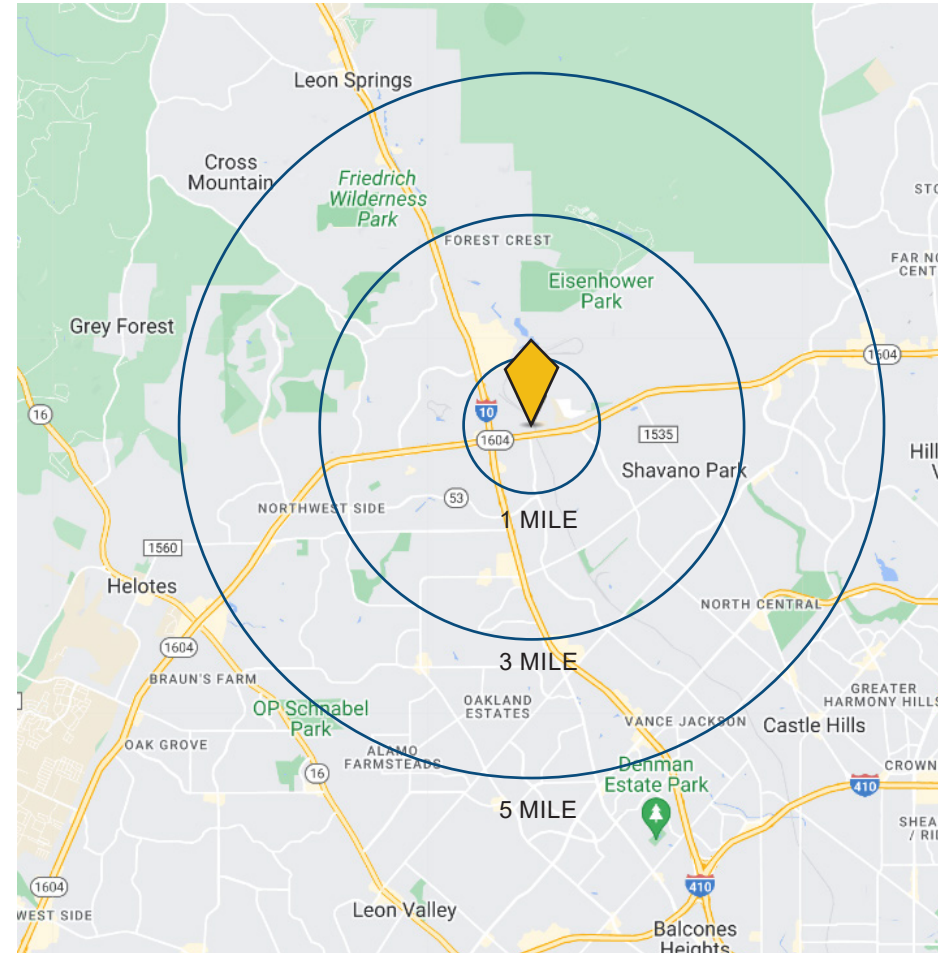
5 MILE

ESTIMATED POPULATION
204,019

ESTIMATED HOUSEHOLDS
85,966

ESTIMATED MEDIAN HOUSEHOLD INCOME
\$76,288

ESTIMATED MEDIAN HOME VALUE & YEAR BUILT
\$313,342
1996



TRAFFIC COUNT

LOOP 1604 @ VANCE JACKSON RD: 138,291 VPD

IH-10 @ IH-10 FRONTAGE RD: 118,074 VPD

LA CANTERA PKWY @ IH-10: 18,812 VPD

SOURCE: 2024 COSTAR

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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.

Endura Advisory Group, GP, LLC 581037 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Designated Broker of Firm Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Licensed Supervisor of Sales Agent/ Associate Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
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_____ Buyer/Tenant/Seller/Landlord Initials _____ Date



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<u>Endura Advisory Group, GP, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>581037</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>James G. Lundblad</u> Designated Broker of Firm	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>James G. Lundblad</u> Licensed Supervisor of Sales Agent/ Associate	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>Eric Lundblad</u> Sales Agent/Associate's Name	<u>584796</u> License No.	<u>elundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date