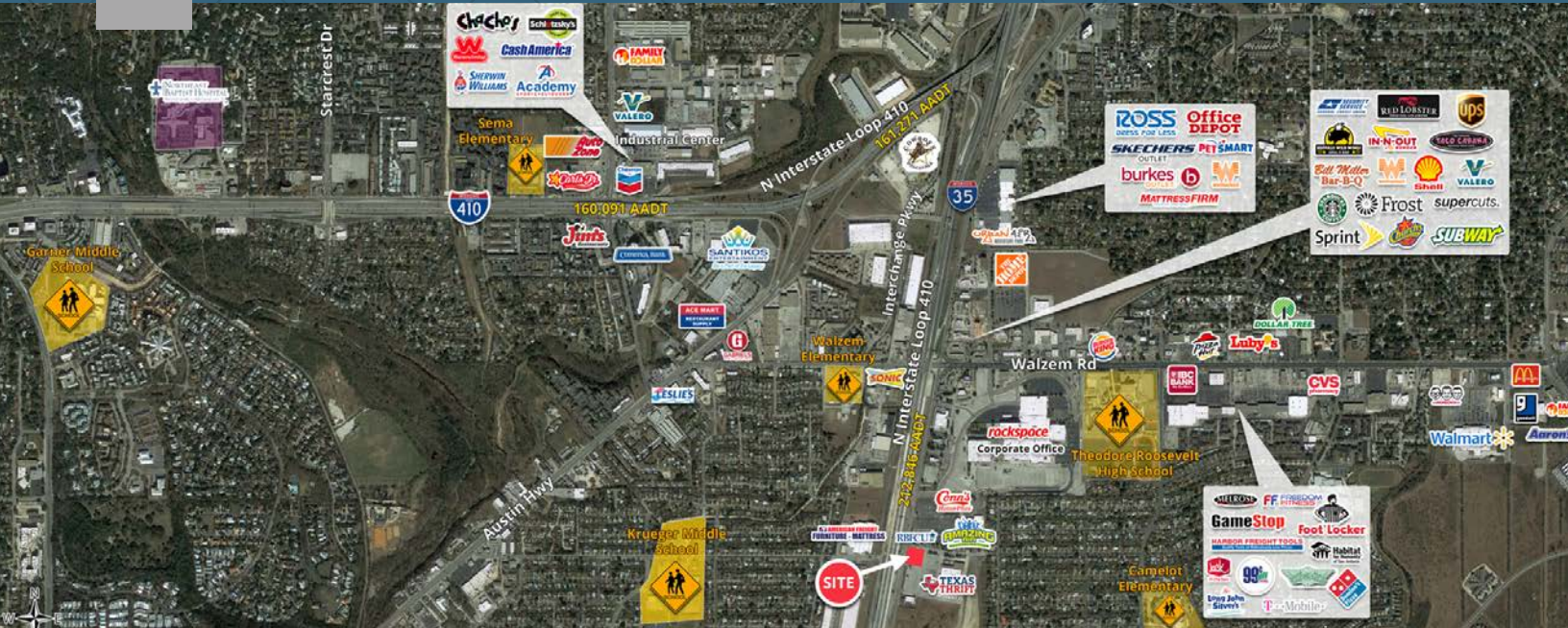


AVAILABLE
Windcrest Pad Site
 7560 N IH 35 | San Antonio, TX



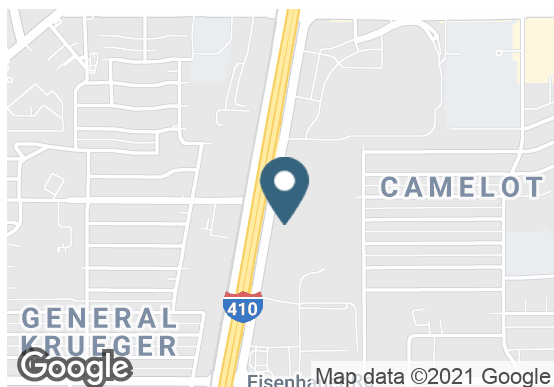
Overview

LOT SIZE	0.92 AC
PROPERTY TYPE	Land
PROPOSED USE	Commercial
PRICE	Contact Broker

Description

- High traffic counts
- Excellent visibility from IH-35
- Great position between IH-35 exit and entrance ramps
- 185 feet of Frontage along IH-35
- Densely populated infill location with strong daytime employment

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Population	10,068	95,475	260,651
Total Households	3,639	37,244	96,218
Daytime Population	13,660	98,943	278,671
Average Household Income	\$48,765	\$61,305	\$74,147

Year: 2020 | Source: Esri

Traffic Counts

N Interstate Loop 410	161,271 VPD
IH-35	212,846 VPD

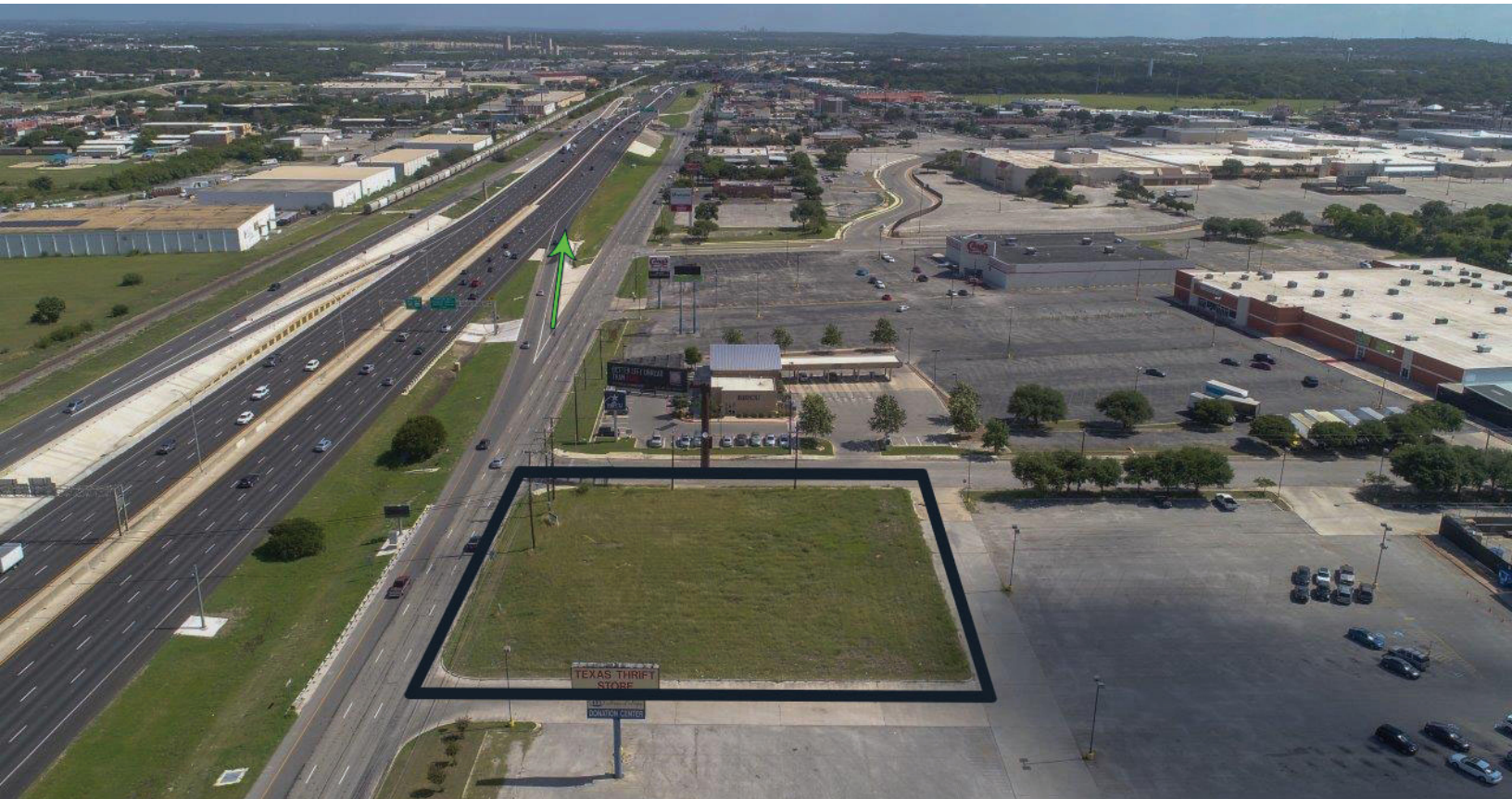
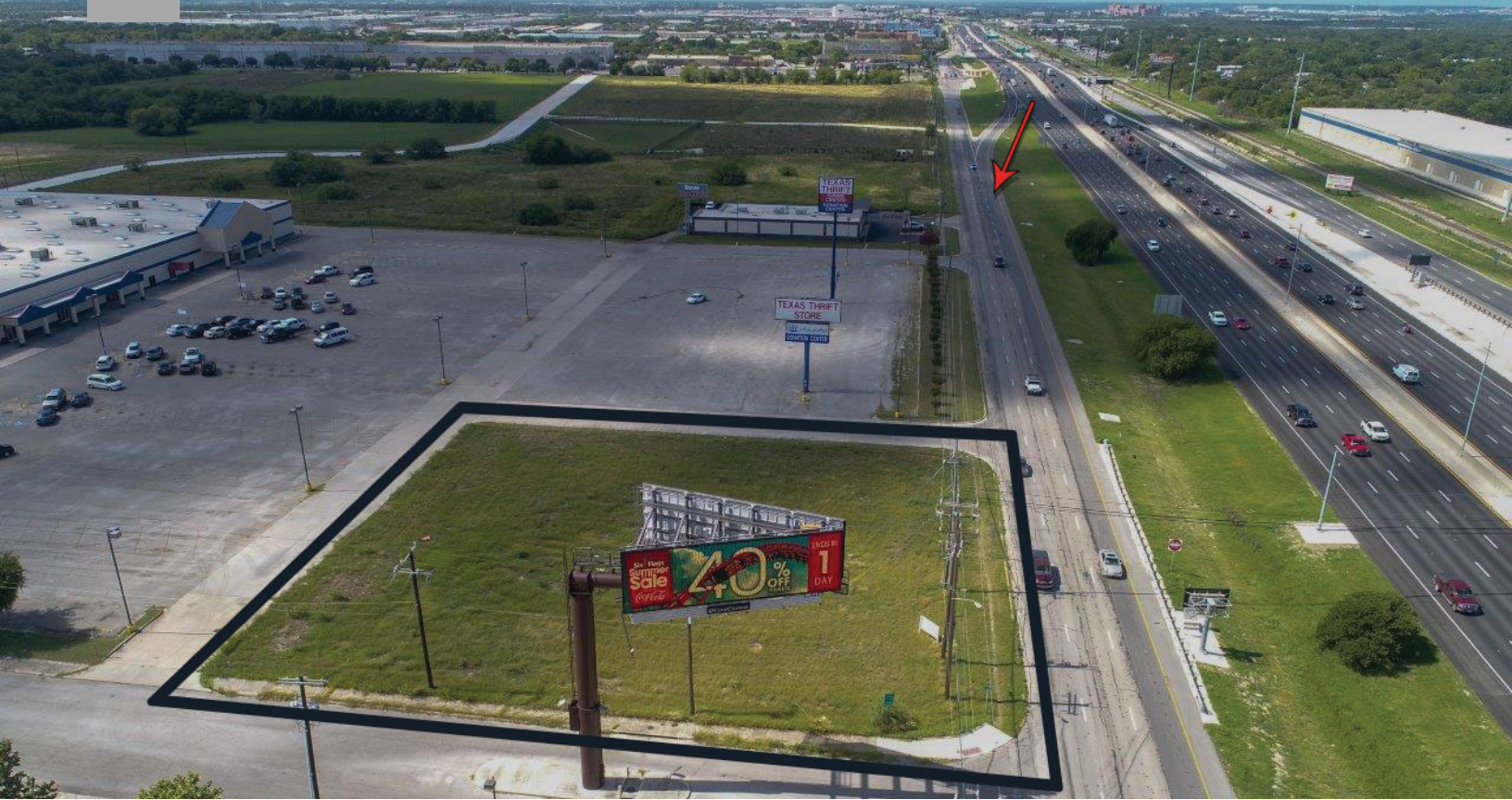
Year: 2018 | Source: TxDot

Contact

WES BABB
 512.236.4660 | wes.babb@srsre.com

Windcrest Pad Site

7560 N IH 35 | San Antonio, TX



Windcrest Pad Site

7560 N IH 35 | San Antonio, TX



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Imagery © 2020 Google, TxDOT, ESRI

Windcrest Pad Site

7560 N IH 35 | San Antonio, TX



	1 mile	3 miles	5 miles
Population			
2000 Population	10,432	78,424	209,330
2010 Population	10,116	87,574	236,884
2020 Population	10,068	95,475	260,651
2025 Population	10,169	98,929	273,949
2000-2010 Annual Rate	-0.31%	1.11%	1.24%
2010-2020 Annual Rate	-0.05%	0.85%	0.94%
2020-2025 Annual Rate	0.20%	0.71%	1.00%
2020 Male Population	48.4%	48.5%	48.1%
2020 Female Population	51.6%	51.5%	51.9%
2020 Median Age	35.3	35.9	36.0
Households			
2000 Households	3,905	32,088	79,425
2010 Households	3,683	34,834	88,481
2020 Total Households	3,639	37,244	96,218
2025 Total Households	3,667	38,468	100,883
2000-2010 Annual Rate	-0.58%	0.82%	1.09%
2010-2020 Annual Rate	-0.12%	0.65%	0.82%
2020-2025 Annual Rate	0.15%	0.65%	0.95%
2020 Average Household Size	2.75	2.53	2.64
Housing Units			
2020 Total Housing Units	4,107	41,158	103,596
2020 Owner Occupied Housing Units	1,951	18,453	55,631
2020 Renter Occupied Housing Units	1,688	18,790	40,587
2020 Vacant Housing Units	468	3,914	7,378
Race and Ethnicity			
2020 White Alone	60.4%	59.8%	62.3%
2020 Black Alone	16.2%	18.3%	17.2%
2020 American Indian/Alaska Native Alone	1.0%	0.9%	0.8%
2020 Asian Alone	4.4%	3.7%	3.3%
2020 Pacific Islander Alone	0.2%	0.3%	0.3%
2020 Hispanic Origin (Any Race)	57.7%	49.2%	45.6%
Income			
2020 Median Household Income	\$38,887	\$45,406	\$54,624
2020 Average Household Income	\$48,765	\$61,305	\$74,147
2020 Per Capita Income	\$17,547	\$23,768	\$27,570
2019 Population 25+ by Educational Attainment			
Total	6,554	63,136	172,761
High School Graduate	20.2%	23.0%	21.1%
GED/Alternative Credential	6.0%	4.8%	4.3%
Some College, No Degree	29.4%	24.6%	25.5%
Associate Degree	10.2%	9.5%	9.6%
Bachelor's Degree	12.5%	15.5%	18.1%
Graduate/Professional Degree	3.0%	8.7%	10.3%
Daytime Population			
2020 Total Daytime Population	13,660	98,943	278,671
Workers	7,914	46,961	139,292
Residents	5,746	51,982	139,379

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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Wes Babb Licensed Supervisor of Sales Agent/Associate	349786 License No.	wes.babb@srsre.com Email	512.236.4660 Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date