

For Sublease

Former Walmart Neighborhood Market

3847 Pleasanton Rd.
San Antonio, TX 78221



Cody Persyn
Senior Vice President
+1 713 830 2194
cody.persyn@colliers.com



Accelerating success.



Property Overview

- Sublease opportunity
- 41,920 SF freestanding former Walmart box with ample parking
- Surrounded by a dense population of 83,000+ within three miles
- Located on Pleasanton Road between Loop 410 and SW Military Drive
- Includes drive-thru window
- Walmart will remove fuel station

3847 Pleasanton Road is located in south San Antonio between SW Military Drive and Loop 410, approximately 20 minutes from downtown. The property is in close proximity to Stinson Municipal Airport and the San Antonio Missions.

colliers.com/1094668

Price: \$9.00/SF NNN



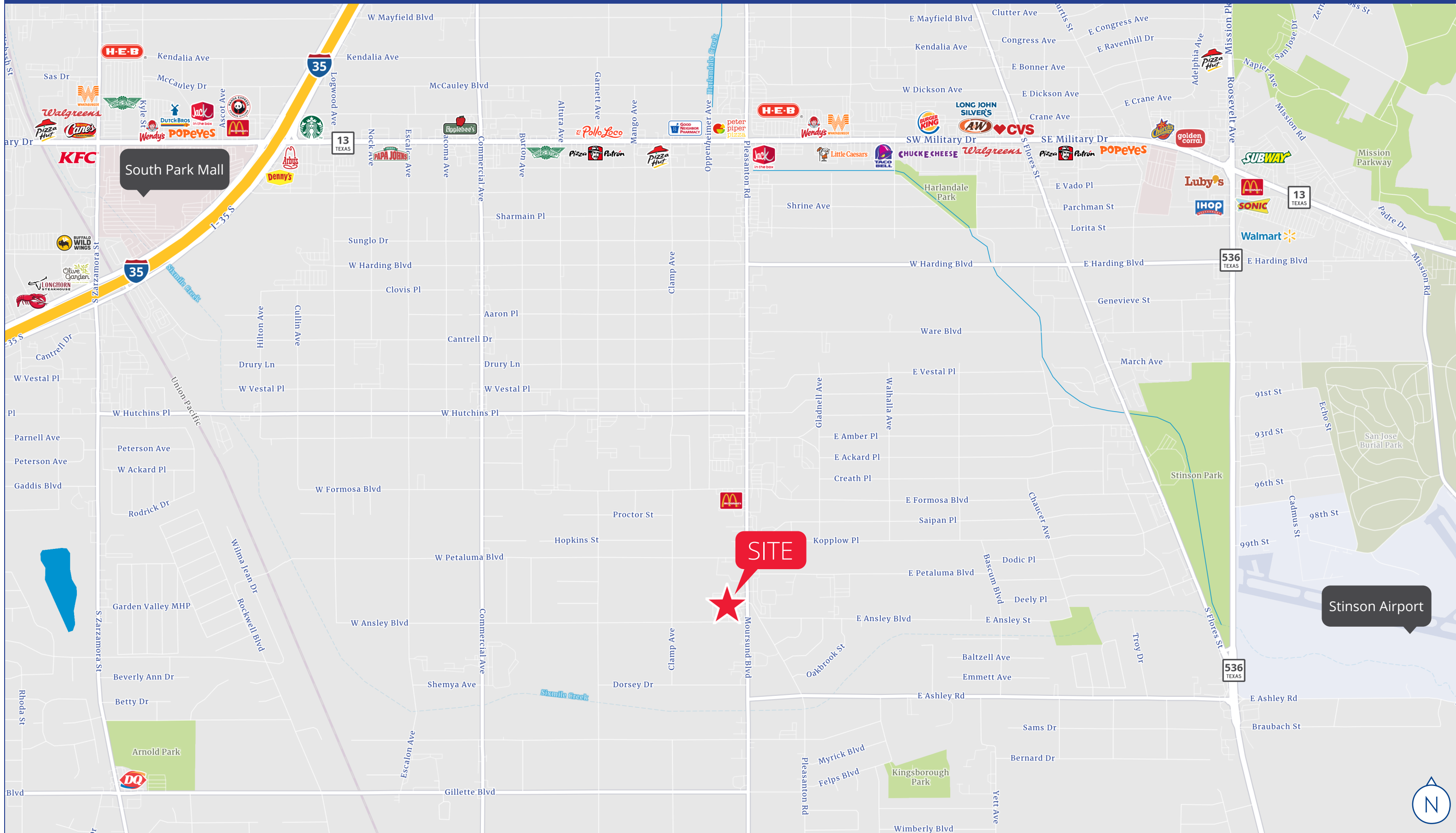
Demographic Summary Report

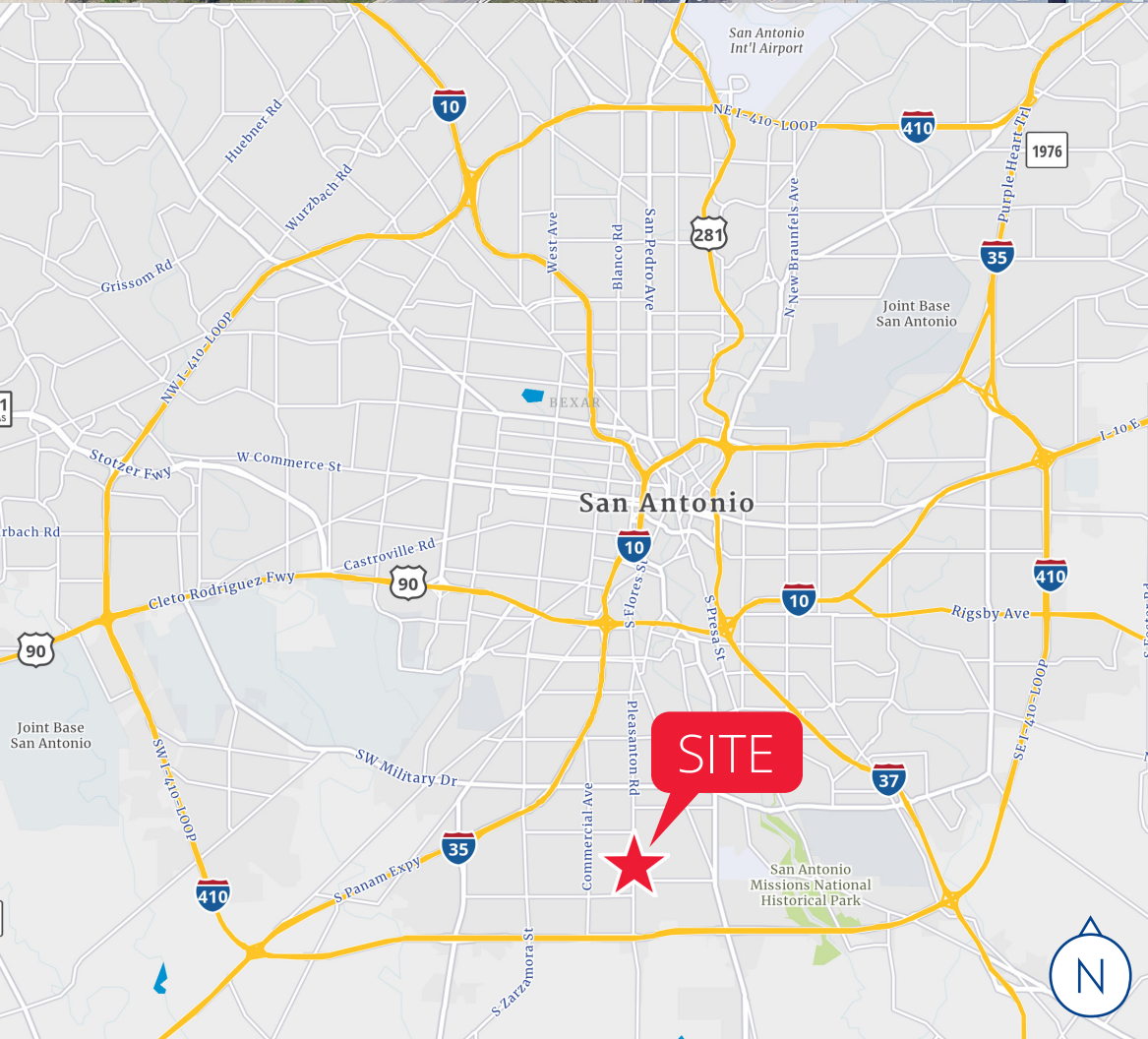
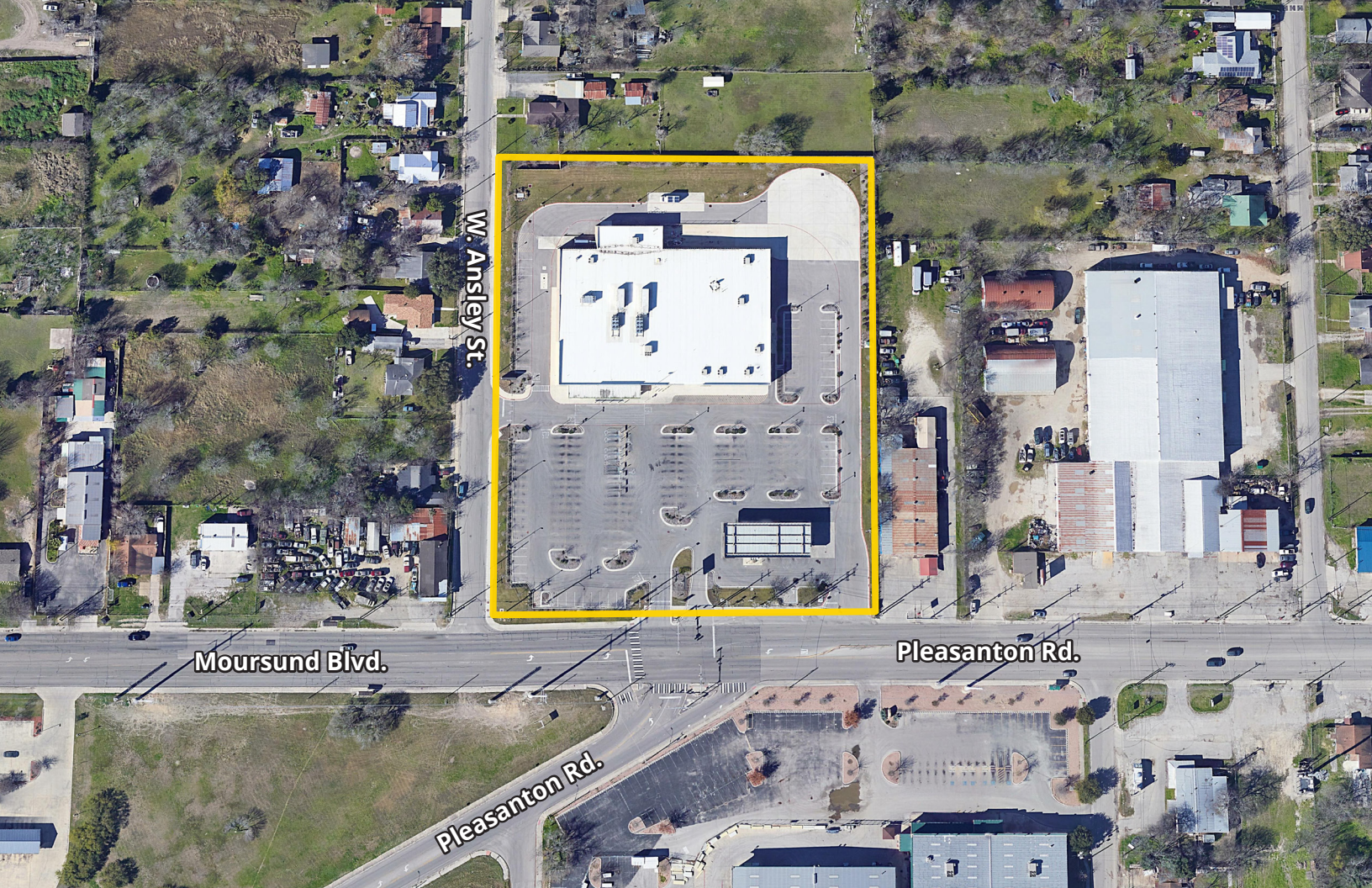
3847 Pleasanton Rd, San Antonio, Texas, 78221
1 mile radius ring

Prepared by Colliers
Latitude: 29.337982
Longitude: -98.503896

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	14,056	78,378	191,399
2010 Total Population	13,653	79,706	195,562
2022 Total Population	13,346	83,587	202,628
2022 Group Quarters	18	1,099	2,370
2027 Total Population	13,129	84,377	203,538
2022-2027 Annual Rate (CAGR)	-0.33%	0.19%	0.09%
2000 to 2010 Population Change	-2.9%	1.7%	2.2%
2000 to 2022 Population Change	-5.1%	6.6%	5.9%
2010 to 2027 Population Change	-3.8%	5.9%	4.1%
2022 to 2027 Population Change	-1.6%	0.9%	0.4%
2022 Total Daytime Population	9,963	80,988	187,484
Workers	2,444	31,252	68,805
Residents	7,519	49,736	118,679
2022 Workers % of Daytime Population	24.5%	38.6%	36.7%
2022 Residents % of Daytime Population	75.5%	61.4%	63.3%
Household Summary			
2000 Households	4,294	23,591	59,793
2010 Households	4,255	24,882	63,202
2022 Households	4,397	27,383	69,377
2022 Average Household Size	3.03	3.01	2.89
2027 Households	4,362	27,828	70,162
2022-2027 Annual Rate	-0.16%	0.32%	0.23%
2000 to 2010 Household Change	-0.9%	5.5%	5.7%
2000 to 2022 Household Change	2.4%	16.1%	16.0%
2010 to 2027 Household Change	2.5%	11.8%	11.0%
2022 to 2027 Household Change	-0.8%	1.6%	1.1%
2010 Families	3,279	19,005	46,609
2022 Families	3,274	20,258	49,250
2027 Families	3,243	20,564	49,774
2022-2027 Annual Rate	-0.19%	0.30%	0.21%
Housing Unit Summary			
2022 Housing Units	4,709	29,681	77,194
Owner Occupied Housing Units	61.8%	58.6%	57.5%
Renter Occupied Housing Units	38.1%	41.4%	42.5%
Vacant Housing Units	6.6%	7.7%	10.1%
Owner Occupied Median Home Value			
2022 Median Home Value	\$95,157	\$106,110	\$109,416
2027 Median Home Value	\$194,424	\$207,678	\$216,231
Income			
2022 Per Capita Income	\$19,225	\$18,883	\$19,932
2022 Median Household Income	\$48,891	\$43,470	\$42,990
2022 Average Household Income	\$57,841	\$57,403	\$58,008
Household Income Base	4,397	27,383	69,377
<\$15,000	10.1%	13.9%	14.8%
\$15,000 - \$24,999	14.8%	13.4%	13.1%
\$25,000 - \$34,999	12.0%	11.6%	12.0%
\$35,000 - \$49,999	13.9%	17.2%	16.5%
\$50,000 - \$74,999	24.5%	21.0%	20.2%
\$75,000 - \$99,999	12.2%	10.7%	11.0%
\$100,000 - \$149,999	10.0%	9.0%	8.7%
\$150,000 - \$199,999	2.5%	2.1%	2.5%
\$200,000+	0.1%	1.1%	1.3%

Area Overview





Get in Touch

Cody Persyn

Senior Vice President
+1 713 830 2194
cody.persyn@colliers.com

Colliers

1233 West Loop South
Suite 900
Houston, TX 77027
colliers.com





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:
 - 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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone
Patrick Duffy, MCR	604308	patrick.duffy@colliers.com	+1 713 830 2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cody Persyn	486134	cody.persyn@colliers.com	+1 713 830 2194
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date