



FIESTA TRAILS

I-10 at De Zavala Rd, San Antonio, TX

View the Drone Property Tour [here](#).

Fiesta Trails serves a flourishing population base and ranks as one of the area's largest shopping destinations outside of regional malls. This center is near UTSA, Fiesta Texas and South Texas Medical Center. Sitting at a high-traffic regional intersection, this center offers national tenants including HEB, Marshalls, Bob Mills Furniture, La-Z-Boy and Petco.

**WEINGARTEN
REALTY®**

PROPERTY SIZE 399,720 SQ. FT.

LAT/LONG 29.56243 N, -98.58823 W

TRAFFIC COUNTS I-10 & DE ZAVALA RD - 236,397

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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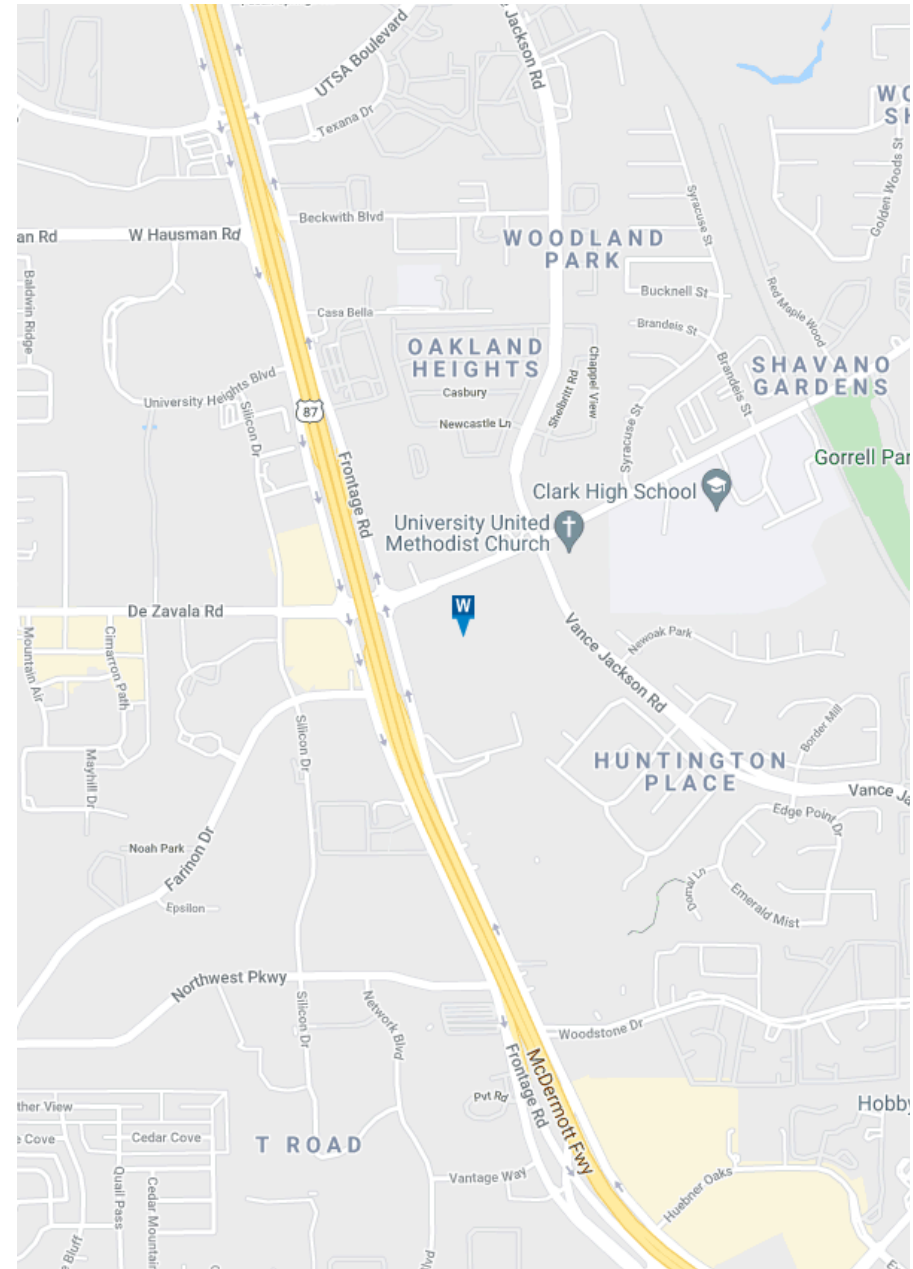
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TENANT LIST

A0A	Marshalls	30,416 SF	COG	Rock San's Cafe	1,320 SF	E0G	A Dong Restaurant	4,410 SF
A0E	Available	23,500 SF	COH	Tealicious	1,100 SF	E0J	Jenny Craig	1,750 SF
A0F	Available	1,490 SF	COJ	Sally Beauty	1,300 SF	E0L	Available	2,450 SF
A0H	LA Z Boy Furniture Galleries	28,510 SF	COL	The Joint Chiropractic	1,200 SF	FOA	Hotworx	1,750 SF
B0A	Available	37,000 SF	C0P	Available	2,600 SF	F0C	Premier Martial Arts	1,500 SF
B0E	Tuesday Morning	13,000 SF	C0R	T-Mobile	2,800 SF	F0H	Available	4,550 SF
B0G	Party City	16,800 SF	D0A	MOD Pizza	2,400 SF	G0A	Crawfish Cafe	4,025 SF
B0J	Petco	14,400 SF	D0D	Miracle Nails	1,500 SF	G0F	Major Muscle Nutrition	1,050 SF
B0M	Available	2,000 SF	D0F	Dr. Jolly	2,400 SF	G0H	Available	6,475 SF
B0N	Nail Salon	2,750 SF	D0H	Total Vision Care	1,800 SF	R0B	Chili's Bar & Grill	5,999 SF
B0P	Concentra	8,040 SF	D0J	Fantastic Sams	1,080 SF	R0C	Burger King	2,600 SF
B0S	My Salon Suites	8,475 SF	D0L	Texan Family Clinic	1,800 SF	R0D	Available	56,000 SF
B0T	Asian Cuisine	2,270 SF	D0N	Wing Daddy's Sauce House	4,020 SF	T0A	Bob Mills Furniture	96,000 SF
B0V	Signarama	2,550 SF	E0A	SA Seafood	1,827 SF	X0B	Wells Fargo ATM	300 SF
B0X	Storage	1,700 SF	E0B	Available	2,233 SF	1	HEB Grocer	0 SF
C0A	Little Caesars	1,234 SF	E0C	The Crepes Addiction	2,100 SF			
C0B	Any Lab Test Now	866 SF	E0E	Wingstop	2,100 SF			
C0C	Baskin Robbins	1,200 SF						
C0E	Available	1,380 SF						

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	12,696	49,301	110,331	292,752
Average Household Income	\$73,832	\$80,561	\$84,919	\$87,886
Population Trends				
2000 Population	7,741	30,368	73,746	198,594
2010 Population	10,544	41,360	92,727	249,648
2020 Population	12,696	49,301	110,331	292,752
2025 Population	13,646	52,383	116,958	309,822
Absolute Growth 2010 to 2020'	20.41%	19.2%	18.99%	17.27%
Projected Growth 2020 to 2025'	7.48%	6.25%	6.01%	5.83%
Race & Ethnicity				
% White	37.18%	39.48%	39.8%	40.96%
% Black	6.82%	6.6%	6.34%	5.67%
% Asian	7.91%	6.82%	7.93%	6.03%
% Other	2.39%	2.32%	2.44%	2.32%
% Hispanic	45.69%	44.79%	43.49%	45.02%
Income & Education				
Median Household Income	57,297	62,997	63,450	63,858
Average Household Income	\$73,832	\$80,561	\$84,919	\$87,886
% College Graduates	52.52%	56.71%	56.51%	53.25%
Age				
Median Age	33.9	33.8	33.5	34.9
% Age < 18	27.45%	25.59%	24.7%	25.33%
% Age 65 +	9.58%	11.58%	12.3%	13%
Households & Housing				
Households	5,740	21,939	47,662	125,931
Average Household Size	2.21	2.19	2.24	2.29
Median Housing Value	\$234,566	\$241,381	\$236,997	\$248,586
% Owner Occupied Housing	41.06%	42.87%	44.13%	45.6%
% Renter Occupied Housing	51.61%	50.61%	48.52%	46.59%
% Vacant Housing	7.33%	6.52%	7.35%	7.81%
Workplace & Workers				
Number of Businesses	517	1,527	3,278	8,372
% White Collar	73.73%	74.72%	74.97%	73.6%
% Blue Collar	26.27%	25.28%	25.03%	26.4%



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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 on 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 listening 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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Date