



WESTWOOD CENTER

Culebra Rd at Loop 1604, San Antonio, TX

**WEINGARTEN
REALTY®**

Westwood Center is located on the going-home side of one of the highest volume intersections in the west San Antonio area. The intersection is a major retail hub with retailers including Target, JC Penney, Lowes, Home Depot and HEB.

PROPERTY SIZE 0 SQ. FT.

LAT/LONG 29.49618 N, -98.70689 W

TRAFFIC COUNTS CULEBRA RD - 41,661

CONTACT

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TO
Walmart
SUPERCENTER



REGIONAL SPORTS
COMPLEX

SHOPPING CENTER

OWNED BY OTHERS

AVAILABLE
OUTPARCEL 9
1.40 acres
R0D

R0D Available 0 SF

TENANTS LIST

LOOP 1604

WESTWOOD LOOP

Bill Miller
BAR-B-Q

OWNED
BY OTHERS



OWNED BY OTHERS

FIRSTMARK
Credit Union

OWNED
BY OTHERS

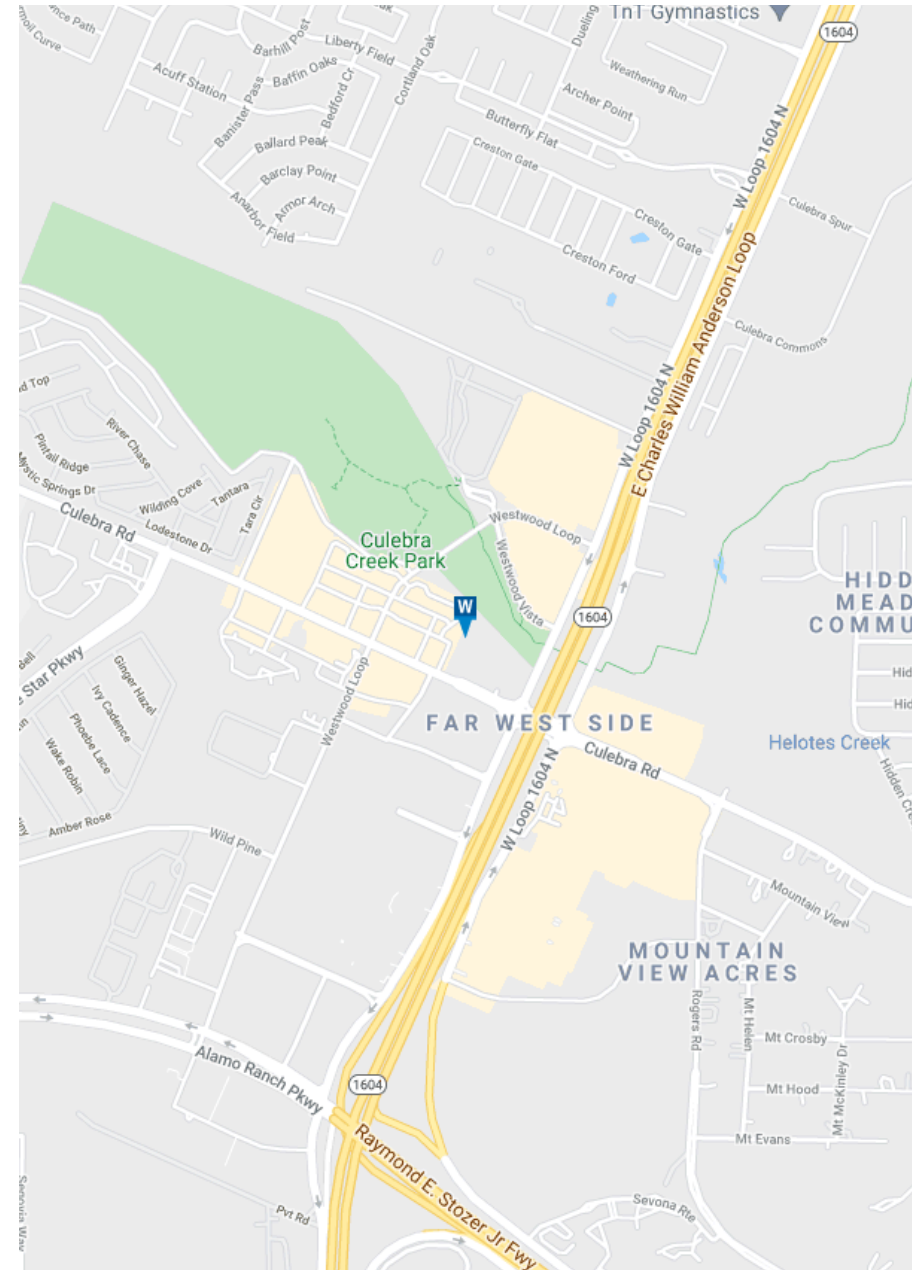


OWNED
BY OTHERS

FM 471- CULEBRA ROAD

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.

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	17,031	60,341	114,849	271,491
Average Household Income	\$76,968	\$86,466	\$88,936	\$89,268
Population Trends				
2000 Population	2,640	18,682	45,284	115,111
2010 Population	9,570	37,343	76,997	194,794
2020 Population	17,031	60,341	114,849	271,491
2025 Population	21,070	73,130	135,679	315,590
Absolute Growth 2010 to 2020'	77.95%	61.59%	49.16%	39.37%
Projected Growth 2020 to 2025'	23.72%	21.2%	18.14%	16.24%
Race & Ethnicity				
% White	24.49%	27.19%	30.37%	32.11%
% Black	6.91%	6.93%	6.63%	6.74%
% Asian	3.38%	2.85%	2.73%	2.85%
% Other	2.75%	2.97%	2.91%	2.75%
% Hispanic	62.47%	60.06%	57.35%	55.55%
Income & Education				
Median Household Income	64,315	74,130	76,853	76,580
Average Household Income	\$76,968	\$86,466	\$88,936	\$89,268
% College Graduates	36.92%	43.15%	44.7%	45.36%
Age				
Median Age	30.7	31.8	33.2	34.3
% Age < 18	32.15%	31.61%	30.24%	28.15%
% Age 65 +	5.75%	6.74%	8.58%	10.27%
Households & Housing				
Households	5,767	19,892	38,277	91,643
Average Household Size	2.95	3.03	3	2.96
Median Housing Value	\$176,832	\$198,022	\$204,974	\$213,000
% Owner Occupied Housing	60.08%	66.27%	69.14%	67.92%
% Renter Occupied Housing	34.7%	29.16%	26.77%	28.22%
% Vacant Housing	5.22%	4.56%	4.09%	3.86%
Workplace & Workers				
Number of Businesses	492	885	1,300	3,546
% White Collar	66.57%	68.36%	70.42%	70.23%
% Blue Collar	33.43%	31.64%	29.58%	29.77%



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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.

Weingarten Realty Investors

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License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date