



WESTOVER SQUARE

SH 151 at Ingram Rd, San Antonio, TX

**WEINGARTEN
REALTY**

View the Drone Property Tour here.

Located near Sea World, one of the top tourist destinations in TX. This land is strategically located near I-410 on the new major east-west highway arterial of Hwy 151. Tourists can enjoy their stay at the nearby Comfort Suites Hotel, eat at Willie's Grill & Icehouse or Grand Tequila Mexican Restaurant. It is also located near the Mays Family YMCA at Potranco.

PROPERTY SIZE 0 SQ. FT.

LAT/LONG 29.44118 N, -98.6601 W

TRAFFIC COUNTS STATE HWY 151 & INGRAM RD - 109,277

CONTACT

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TENANTS LIST

R0E	Available	0 SF
R0F	Available	0 SF
R0G	Available	0 SF
R0H	Available	0 SF



DEMOGRAPHICS



POPULATION

1-Mile 17,626
 3-Mile 131,453
 5-Mile 311,587



NUMBER OF HOUSEHOLDS

1-Mile 6,150
 3-Mile 44,691
 5-Mile 102,458



AVERAGE HOUSEHOLD INCOME

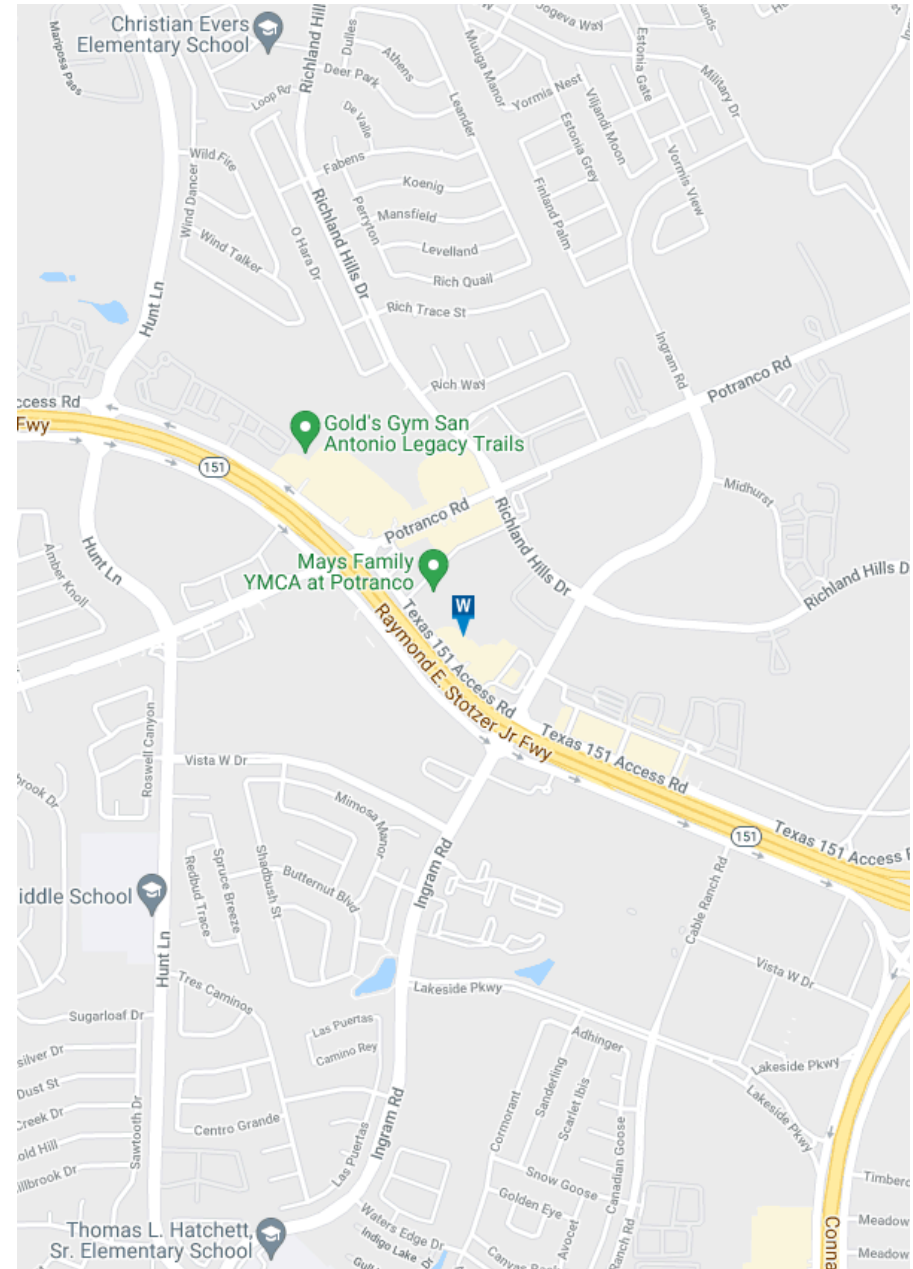
1-Mile \$65,645
 3-Mile \$67,432
 5-Mile \$70,676



TOTAL NUMBER OF EMPLOYEES

1-Mile 5487
 5-Mile 122925

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	17,626	68,539	131,453	311,587
Average Household Income	\$65,645	\$67,556	\$67,432	\$70,676
Population Trends				
2000 Population	4,387	33,148	71,172	186,349
2010 Population	12,106	54,287	107,632	254,280
2020 Population	17,626	68,539	131,453	311,587
2025 Population	20,214	75,678	142,467	339,784
Absolute Growth 2010 to 2020'	45.61%	26.25%	22.13%	22.54%
Projected Growth 2020 to 2025'	14.68%	10.42%	8.38%	9.05%
Race & Ethnicity				
% White	18.76%	19.32%	18.97%	20.84%
% Black	9.53%	9.07%	7.95%	7.2%
% Asian	2.2%	2.23%	2.06%	1.97%
% Other	2.64%	2.62%	2.36%	2.22%
% Hispanic	66.87%	66.76%	68.66%	67.77%
Income & Education				
Median Household Income	59,338	57,726	56,369	58,541
Average Household Income	\$65,645	\$67,556	\$67,432	\$70,676
% College Graduates	35.19%	31.86%	30.87%	31.55%
Age				
Median Age	31.4	32.7	32.7	32.5
% Age < 18	30.5%	29.13%	29.04%	28.56%
% Age 65 +	7.48%	9.83%	10.06%	10.48%
Households & Housing				
Households	6,150	24,118	44,691	102,458
Average Household Size	2.87	2.84	2.94	3
Median Housing Value	\$196,069	\$173,716	\$164,482	\$167,291
% Owner Occupied Housing	51.38%	53.17%	56.31%	60.23%
% Renter Occupied Housing	42.29%	40.83%	38.05%	34.55%
% Vacant Housing	6.32%	6%	5.64%	5.22%
Workplace & Workers				
Number of Businesses	167	899	1,596	3,886
% White Collar	63.7%	63.13%	61.36%	61.4%
% Blue Collar	36.3%	36.87%	38.64%	38.6%



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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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Buyer/Tenant/Seller/Landlord Initials

Date