

AVAILABLE

Former Walgreens

10673 Culebra Rd. | San Antonio, TX 78251



Overview

AVAILABILITY

14,878 SF

PRICE

Call for Pricing

Description

- Located at the heavily traveled Culebra Road / Loop 1604 intersection
- Alamo Ranch is one of the highest growth areas in San Antonio, ranked 6th top selling master-planned communities in the US (John Burns Real Estate Consulting, LLC - 2015)
- Major retail traffic generators include HEB, SuperTarget, Home Depot, Lowe's, Best Buy, JC Penney, the 110,000 sf Santikos Casa Blanca Theatre / entertainment venue and more

Nearby Retailers



TARGET

EVERY SEASON STARTS AT
DICK'S SPORTING GOODS

Bank of America



Demographics

	1 MILE	5 MILE	10 MILE
2017 Population	8,699	99,914	255,573
2017 Total Daytime Pop.	9,955	73,161	185,062
2017 Total Households	3,100	32,738	85,957
Average HH Income	\$66,207	\$83,841	\$84,681

Year: 2017 | Source: Esri

Traffic Counts

TX Loop 1604 & Culebra Rd.	46,655 AADT
Culebra Rd East of TX Loop 1604	36,143 AADT

Year: 2016 | Source: TxDot

Contact

WEBB SELLERS

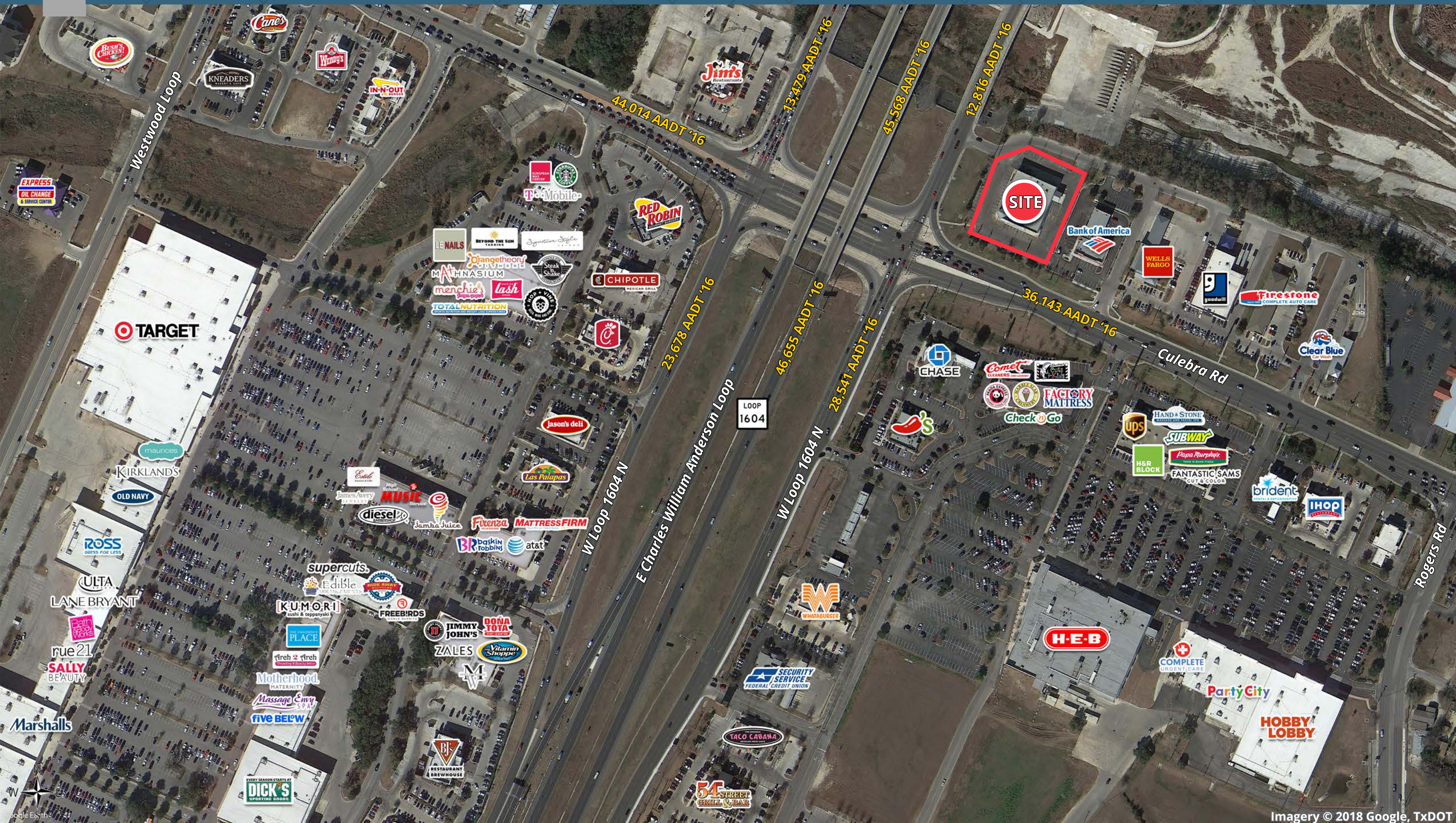
210.504.2781 | webb.sellers@srsre.com

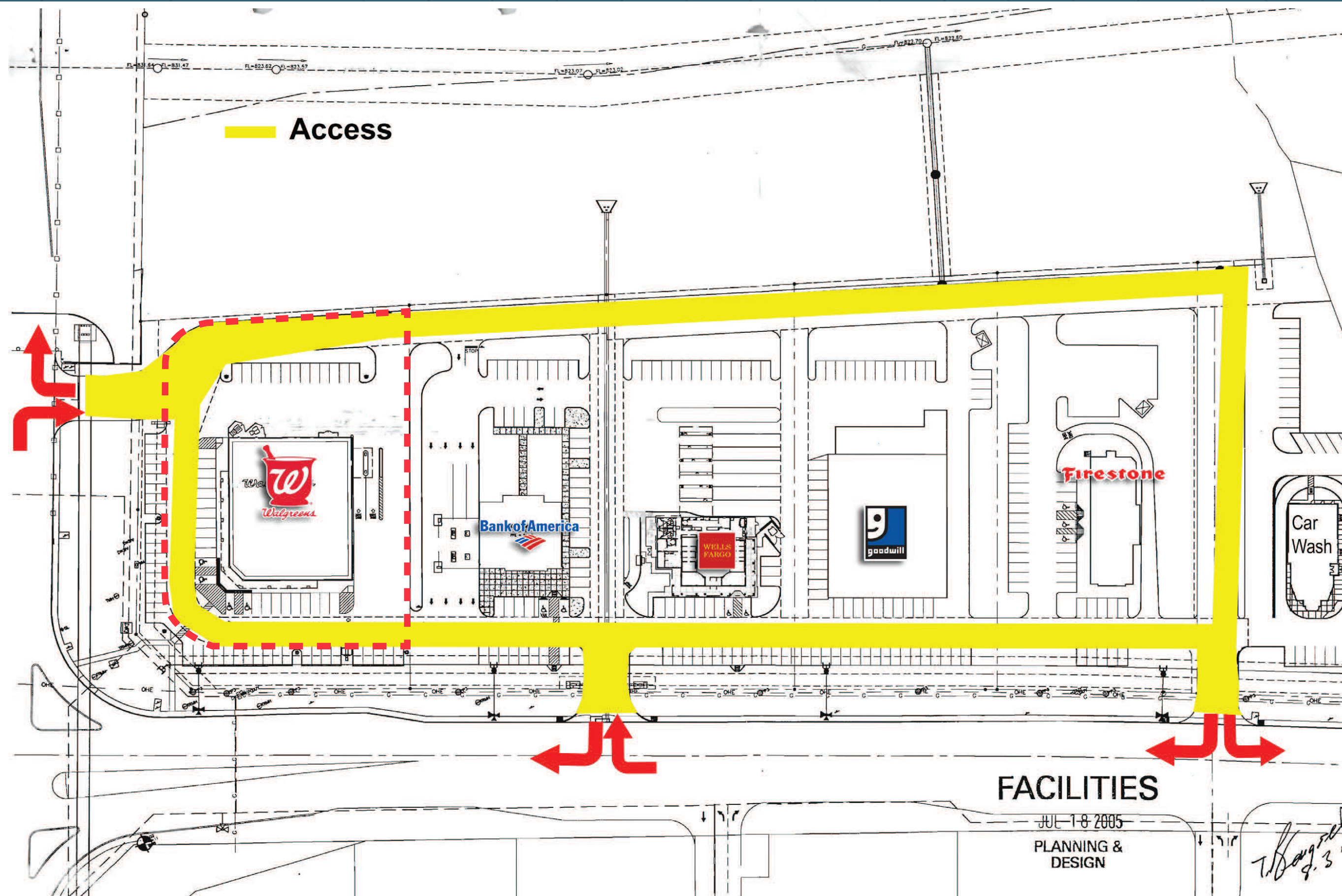
SRS REAL ESTATE PARTNERS | 3511 Broadway Street | San Antonio, TX 78209 | 210.504.2782

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	1 mile	3 miles	5 miles
Population			
2000 Population	5,663	51,059	127,454
2010 Population	7,630	81,362	211,049
2017 Population	8,699	99,914	255,573
2022 Population	9,382	109,960	284,974
2000-2010 Annual Rate	3.03%	4.77%	5.17%
2010-2017 Annual Rate	1.83%	2.87%	2.68%
2017-2022 Annual Rate	1.52%	1.93%	2.20%
2017 Male Population	48.4%	48.6%	48.6%
2017 Female Population	51.6%	51.4%	51.4%
2017 Median Age	31.0	32.7	33.2
2017 Total Daytime Population	9,955	73,161	185,062
Workers	5,525	23,183	58,342
Residents	4,430	49,978	126,720

In the identified area, the current year population is 8,699. In 2010, the Census count in the area was 7,630. The rate of change since 2010 was 1.83% annually. The five-year projection for the population in the area is 9,382 representing a change of 1.52% annually from 2017 to 2022. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 31.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	69.6%	71.2%	71.4%
2017 Black Alone	7.0%	7.8%	8.0%
2017 American Indian/Alaska Native Alone	0.9%	0.7%	0.7%
2017 Asian Alone	2.3%	3.4%	3.6%
2017 Pacific Islander Alone	0.2%	0.2%	0.2%
2017 Other Race	14.8%	12.0%	11.4%
2017 Two or More Races	5.3%	4.8%	4.7%
2017 Hispanic Origin (Any Race)	69.3%	59.3%	57.7%

Persons of Hispanic origin represent 69.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,713	16,253	42,272
2010 Households	2,710	27,108	71,970
2017 Total Households	3,100	32,738	85,957
2022 Total Households	3,370	35,948	95,490
2000-2010 Annual Rate	4.69%	5.25%	5.47%
2010-2017 Annual Rate	1.87%	2.64%	2.48%
2017-2022 Annual Rate	1.68%	1.89%	2.13%
2017 Average Household Size	2.81	3.05	2.97

The household count in this area has changed from 2,710 in 2010 to 3,100 in the current year, a change of 1.87% annually. The five-year projection of households is 3,370, a change of 1.68% annually from the current year total. Average household size is currently 2.81, compared to 2.82 in the year 2010. The number of families in the current year is 2,261 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$54,177	\$70,510	\$70,734
2022 Median Household Income	\$58,318	\$77,304	\$77,096
2017-2022 Annual Rate	1.48%	1.86%	1.74%
Average Household Income			
2017 Average Household Income	\$66,207	\$83,841	\$84,681
2022 Average Household Income	\$74,991	\$94,477	\$94,916
2017-2022 Annual Rate	2.52%	2.42%	2.31%
Per Capita Income			
2017 Per Capita Income	\$21,271	\$27,423	\$28,522
2022 Per Capita Income	\$24,095	\$30,813	\$31,845
2017-2022 Annual Rate	2.52%	2.36%	2.23%

Households by Income

Current median household income is \$54,177 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$58,318 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$66,207 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$74,991 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$21,271 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$24,095 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	1,759	16,776	43,759
2000 Owner Occupied Housing Units	1,300	13,119	31,834
2000 Renter Occupied Housing Units	413	3,134	10,438
2000 Vacant Housing Units	46	523	1,487
2010 Total Housing Units	2,851	28,244	75,106
2010 Owner Occupied Housing Units	1,805	20,917	52,308
2010 Renter Occupied Housing Units	905	6,191	19,662
2010 Vacant Housing Units	141	1,136	3,136
2017 Total Housing Units	3,156	33,425	87,984
2017 Owner Occupied Housing Units	1,865	24,514	60,616
2017 Renter Occupied Housing Units	1,234	8,223	25,341
2017 Vacant Housing Units	56	687	2,027
2022 Total Housing Units	3,426	36,608	97,532
2022 Owner Occupied Housing Units	1,958	26,736	67,331
2022 Renter Occupied Housing Units	1,412	9,212	28,159
2022 Vacant Housing Units	56	660	2,042

Currently, 59.1% of the 3,156 housing units in the area are owner occupied; 39.1%, renter occupied; and 1.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 2,851 housing units in the area - 63.3% owner occupied, 31.7% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 4.62%. Median home value in the area is \$108,966, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.94% annually to \$119,983.

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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Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date