

FOR SUBLEASE

**Former Walmart**

3418 E. Southcross Blvd. | San Antonio, TX 78223

**Overview**

**GLA** 41,920 SF  
+/- 5.55 AC

**PRICING** \$9.00 PSF + NNN

**YEAR BUILT** 2015

**Description**

- Sublease opportunity
- Freestanding former Walmart box with ample parking
- Surrounded by a dense population of 97,000+ within three miles
- Strong daytime population, located at a busy intersection of SE San Antonio
- Includes drive thru window
- Walmart will remove fuel station

**Demographics**

	1 MILE	3 MILE	5 MILE
2018 Population	12,859	97,852	210,751
2018 Daytime Population	9,122	86,946	247,604
2018 Total Households	4,589	34,108	72,386
2018 Average HH Income	\$48,868	\$47,986	\$48,944

Year: 2018 | Source: Esri

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**Traffic Counts**

E. Southcross Blvd. & Pecan Valley Dr.	16,490 AADT
Pecan Valley Dr. & E. Southcross Blvd.	7,825 AADT

Year: 2018 | Source: TxDot

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

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**SRSRE.COM**



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# Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	12,532	85,283	183,125
2010 Population	12,072	89,484	191,257
2018 Population	12,859	97,852	210,751
2023 Population	13,527	103,487	224,469
2000-2010 Annual Rate	-0.37%	0.48%	0.44%
2010-2017 Annual Rate	0.77%	1.09%	1.18%
2017-2022 Annual Rate	1.02%	1.13%	1.27%
2018 Male Population	47.8%	48.1%	48.9%
2018 Female Population	52.2%	51.9%	51.1%
2018 Median Age	35.8	34.1	34.4
2018 Total Daytime Population	9,122	86,946	247,604
Workers	1,701	28,629	122,732
Residents	7,421	58,317	124,872

In the identified area, the current year population is 12,859. In 2010, the Census count in the area was 12,072. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 13,527 representing a change of 1.02% annually from 2017 to 2022. Currently, the population is 47.8% male and 52.2% female.

## Median Age

The median age in this area is 35.8, compared to U.S. median age of 38.2.

## Race and Ethnicity

2018 White Alone	71.4%	64.7%	63.8%
2018 Black Alone	5.7%	13.0%	12.9%
2018 American Indian/Alaska Native Alone	0.9%	1.0%	1.0%
2018 Asian Alone	0.3%	0.4%	0.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	18.4%	17.6%	18.5%
2018 Two or More Races	3.3%	3.3%	3.2%
2018 Hispanic Origin (Any Race)	77.3%	75.1%	76.1%

Persons of Hispanic origin represent 77.3% 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 66.7 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	4,405	29,395	61,942
2010 Households	4,304	31,088	65,352
2018 Total Households	4,589	34,108	72,386
2023 Total Households	4,826	36,100	77,257
2000-2010 Annual Rate	-0.23%	0.56%	0.54%
2010-2017 Annual Rate	0.78%	1.13%	1.25%
2017-2022 Annual Rate	1.01%	1.14%	1.31%
2018 Average Household Size	2.77	2.83	2.86

The household count in this area has changed from 4,304 in 2010 to 4,589 in the current year, a change of 0.78% annually. The five-year projection of households is 4,826, a change of 1.01% annually from the current year total. Average household size is currently 2.77, compared to 2.77 in the year 2010. The number of families in the current year is 3,202 in the specified area.

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$37,791	\$36,026	\$36,000
2023 Median Household Income	\$41,717	\$39,945	\$39,955
2017-2022 Annual Rate	2.00%	2.09%	2.11%
<b>Average Household Income</b>			
2018 Average Household Income	\$48,868	\$47,986	\$48,944
2023 Average Household Income	\$55,371	\$54,742	\$55,862
2017-2022 Annual Rate	2.53%	2.67%	2.68%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$17,853	\$17,135	\$17,333
2023 Per Capita Income	\$20,153	\$19,466	\$19,715
2017-2022 Annual Rate	2.45%	2.58%	2.61%

## Households by Income

Current median household income is \$37,791 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$41,717 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$48,868 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$55,371 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$17,853 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$20,153 in five years, compared to \$34,828 for all U.S. households

## Housing

2000 Total Housing Units	4,740	31,512	67,453
2000 Owner Occupied Housing Units	2,884	18,126	37,678
2000 Renter Occupied Housing Units	1,521	11,269	24,264
2000 Vacant Housing Units	335	2,117	5,511
2010 Total Housing Units	4,772	34,555	73,345
2010 Owner Occupied Housing Units	2,754	17,783	37,744
2010 Renter Occupied Housing Units	1,550	13,305	27,608
2010 Vacant Housing Units	468	3,467	7,993
2018 Total Housing Units	4,936	37,026	79,083
2018 Owner Occupied Housing Units	2,824	18,055	38,863
2018 Renter Occupied Housing Units	1,766	16,052	33,523
2018 Vacant Housing Units	347	2,918	6,697
2023 Total Housing Units	5,199	39,127	84,332
2023 Owner Occupied Housing Units	3,048	19,570	42,332
2023 Renter Occupied Housing Units	1,779	16,530	34,926
2023 Vacant Housing Units	373	3,027	7,075

Currently, 57.2% of the 4,936 housing units in the area are owner occupied; 35.8%, renter occupied; and 7.0% 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 4,772 housing units in the area - 57.7% owner occupied, 32.5% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 1.51%. Median home value in the area is \$85,511, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.43% annually to \$91,814.

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