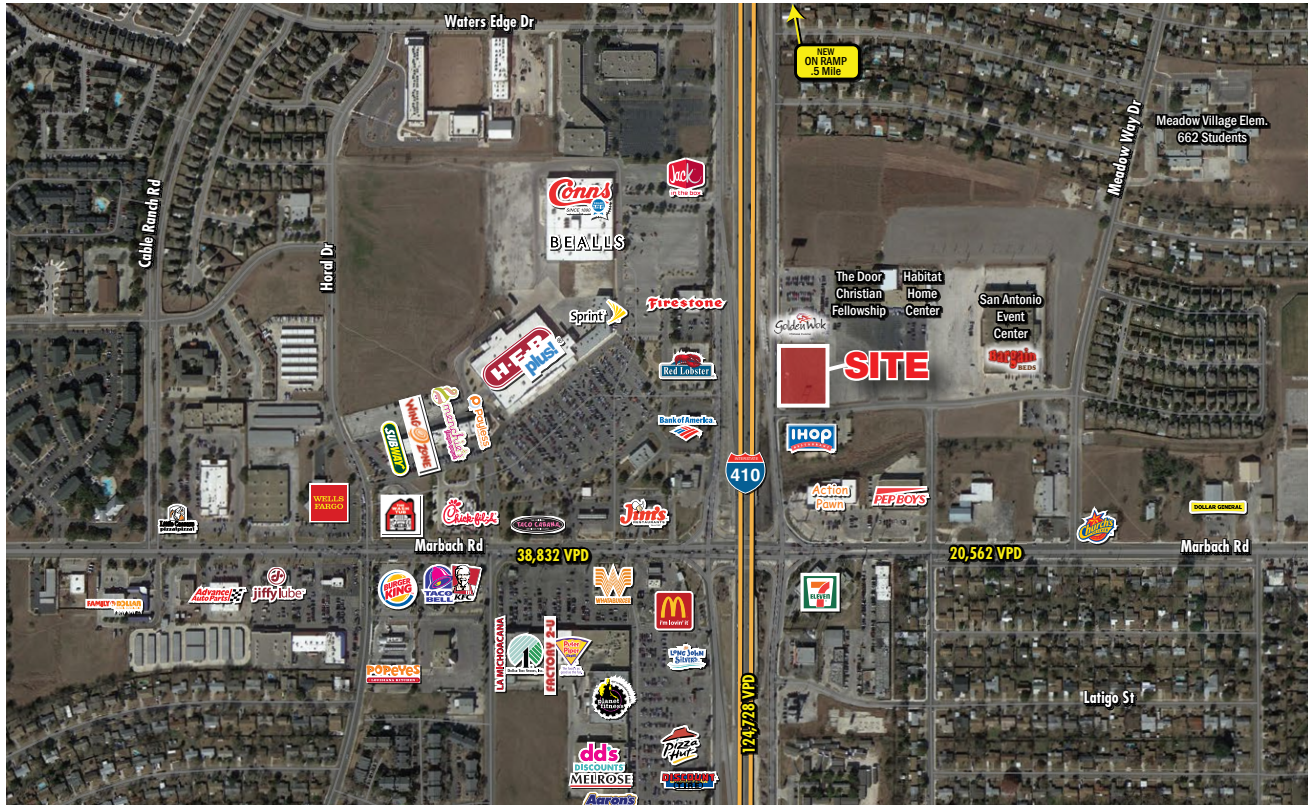


LOOP 410 AND MARBACH PADS & RETAIL

SAN ANTONIO, TX | NEQ LOOP 410 AND MARBACH ROAD



- Highly visible pad sites and shallow bay retail at the intersection of Loop 410 and Marbach Road
- Excellent exposure to the 125,000 vehicles per day along Loop 410
- C-3 zoning
- TXDOT construction underway improving access to and from the site
- Densely populated trade area in close proximity to Lackland AFB

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2018 Population	17,372	115,235	278,127
2018 Daytime Population	22,197	127,002	275,180
2018 Average HH Income	\$47,103	\$60,917	\$61,911
2018 Median HH Income	\$37,024	\$50,179	\$50,405

TRAFFIC COUNTS:

Loop 410: 124,728 VPD
Marbach Road: 38,832 VPD

AVAILABILITY:

PADS | 0.75 – 1.88 ACRES
RETAIL | 1,200 SF – 8,000 SF

FOR LEASE:

PLEASE CALL FOR RATES

AREA RETAILERS:

H-E-B
plus!

Conn's
HomePlus

BEALLS

dd's
DISCOUNTS

MELROSE

IHOP
RESTAURANT

Golden Wok

LOOP 410 AND MARBACH PADS & RETAIL

SAN ANTONIO, TX | NEQ LOOP 410 AND MARBACH ROAD



SAN ANTONIO, TX | NEQ LOOP 410 AND MARBACH ROAD



FOR MORE INFORMATION, PLEASE CONTACT:

MIKE GARANSUAY
210.536.2240
mgaransuay@theretailconnection.net



**EQUAL HOUSING
OPPORTUNITY**

- **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.

- 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

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 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

- 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:

- 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.

- 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.

INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV | ABS 1-0