

Pad Sites for sale

SWQ 1604 @ 151
@ Casa Blanca Theatre

For more information,
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Property features

Located at Loop 1604 and Alamo Parkway

- Located in front of 110,000 sf Santikos Casa Blanca Theatre / Entertainment complex which enjoys over 1 million visitors per year with 16 screens, 16 bowling lanes, in-theater and fast casual dining and a full service bar
- One of the top grossing theatres in the country
- Major traffic generators include HEB, Super Target, Home Depot, Lowe's, Best Buy, and more

Availability

- Pad 2 - 1.340 Acres
- Pad 3 - 1.628 Acres
- Call for pricing

Demographics

5-mile radius



259,041

Population



\$88,062

Average household income



36,789

Employees



104,244

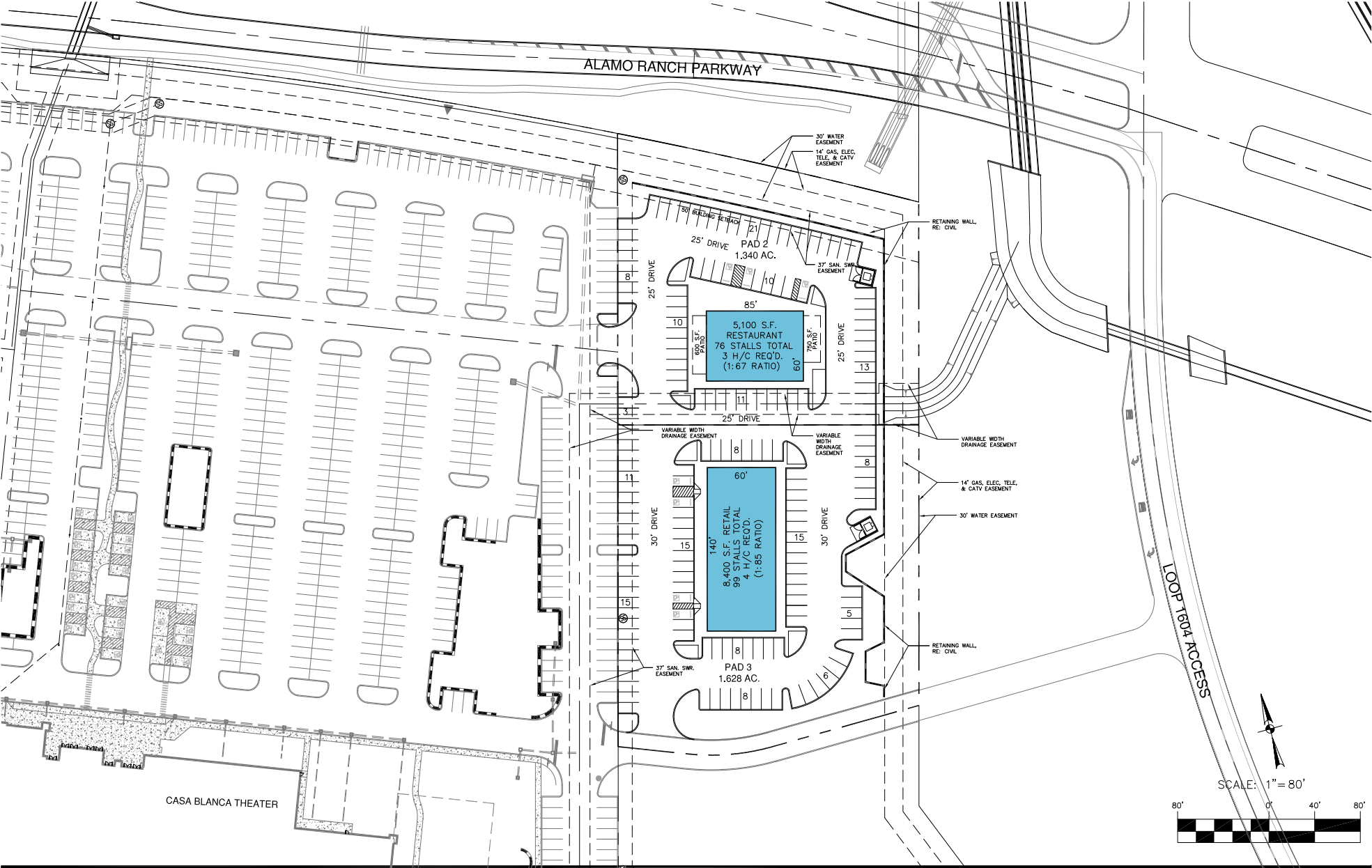
Traffic Counts (CPD)

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CASA BLANCA RETAIL DEVELOPMENT
ALAMO RANCH PARKWAY & LOOP 1604
SAN ANTONIO, TEXAS

OVERALL SITE PLAN

project #: 18.110
Casa Blanca - SP-3_05.02.18.DWG

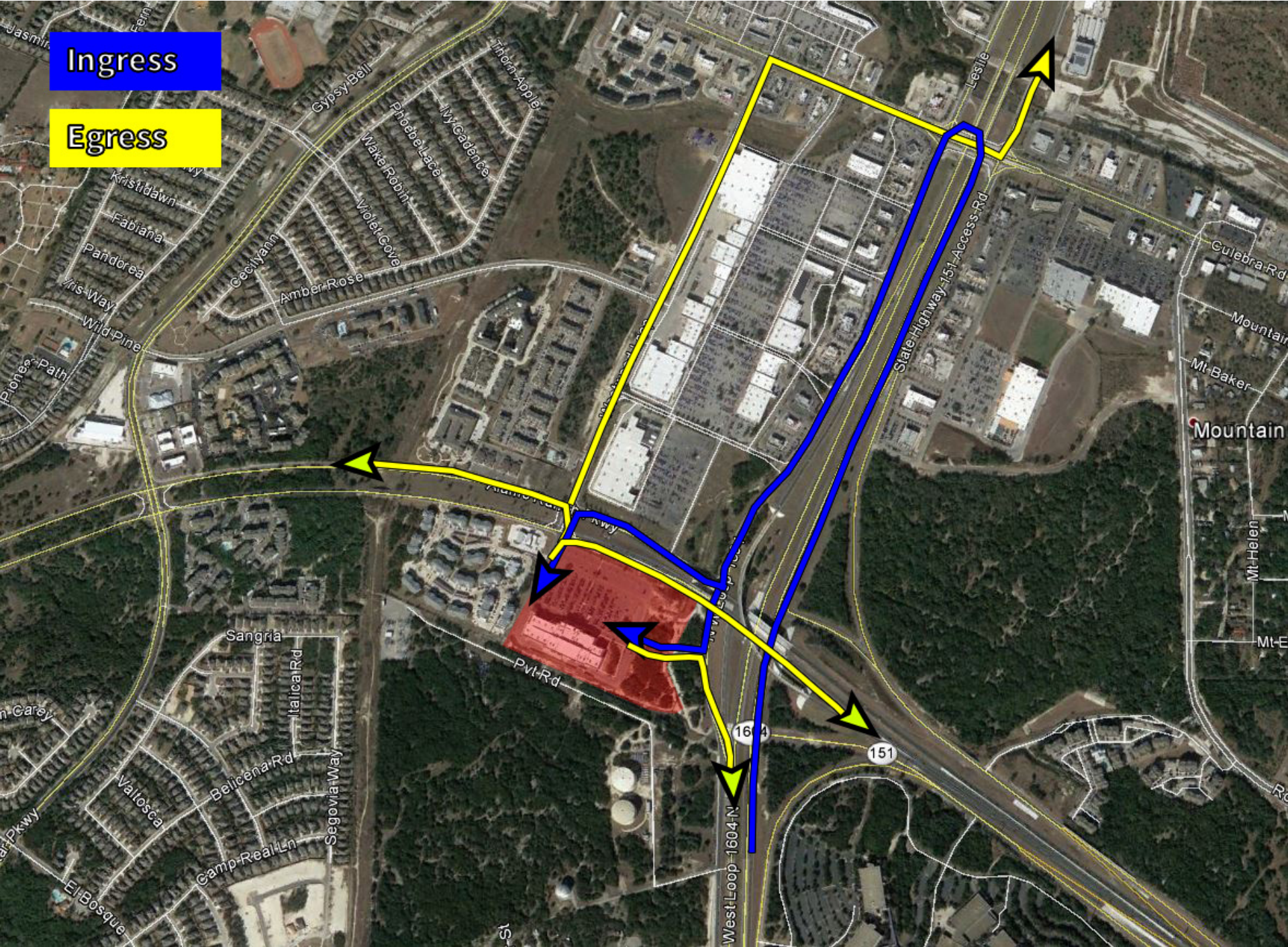
CASA BLANCA AT ALAMO RANCH

ALAMO RANCH PKWY, SAN ANTONIO, TEXAS 78254

SHOPPING CENTER



Ingress / Egress





JLL Demographic Summary

Alamo Ranch Pkwy
Alamo Ranch Pkwy, San Antonio, Texas, 78253
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.48572
Longitude: -98.71439

| | 1 mile | 3 miles | 5 miles |
|--|-----------|-----------|----------|
| Population Summary | | | |
| 2000 Total Population | 391 | 35,985 | 113,711 |
| 2010 Total Population | 2,499 | 62,191 | 196,178 |
| 2018 Total Population | 7,932 | 90,413 | 259,041 |
| 2023 Total Population | 9,892 | 102,667 | 292,852 |
| 2017-2022 Annual Rate | 4.52% | 2.57% | 2.48% |
| Total Households | 2,973 | 30,142 | 85,949 |
| Data for all businesses in area | | | |
| Total Businesses: | 284 | 979 | 2,729 |
| Total Employees: | 5,302 | 17,767 | 36,789 |
| Total Residential Population: | 7,932 | 90,413 | 259,041 |
| Employee/Residential Population Ratio: | 0.67:1 | 0.2:1 | 0.14:1 |
| Labor Force By Occupation - White Collar | 73.8% | 68.6% | 69.3% |
| Labor Force By Occupation - Blue Collar | 13.0% | 14.6% | 14.4% |
| Median Age | | | |
| 2018 Median Age | 32.5 | 32.9 | 33.3 |
| Median Household Income | | | |
| 2018 Median Household Income | \$97,609 | \$74,770 | \$73,946 |
| 2023 Median Household Income | \$105,076 | \$81,033 | \$79,606 |
| 2017-2022 Annual Rate | 1.49% | 1.62% | 1.49% |
| Average Household Income | | | |
| 2018 Average Household Income | \$115,018 | \$89,612 | \$88,062 |
| 2023 Average Household Income | \$129,836 | \$100,698 | \$98,189 |
| 2017-2022 Annual Rate | 2.45% | 2.36% | 2.20% |
| Per Capita Income | | | |
| 2018 Per Capita Income | \$42,786 | \$29,805 | \$29,327 |
| 2023 Per Capita Income | \$48,235 | \$33,447 | \$32,615 |
| 2017-2022 Annual Rate | 2.43% | 2.33% | 2.15% |
| 2018 Population 25+ by Educational Attainment | | | |
| Total | 5,009 | 56,833 | 164,716 |
| Less than 9th Grade | 0.6% | 2.7% | 3.4% |
| 9th - 12th Grade, No Diploma | 2.2% | 3.9% | 4.3% |
| High School Graduate | 12.7% | 19.3% | 19.2% |
| GED/Alternative Credential | 3.4% | 3.0% | 3.2% |
| Some College, No Degree | 21.4% | 26.5% | 26.8% |
| Associate Degree | 7.2% | 10.9% | 10.4% |
| Bachelor's Degree | 33.2% | 21.9% | 21.3% |
| Graduate/Professional Degree | 19.3% | 11.8% | 11.3% |
| 2018 Population by Sex | | | |
| Males | 3,882 | 43,859 | 126,060 |
| Females | 4,050 | 46,554 | 132,981 |
| 2018 Population by Race/Ethnicity | | | |
| Total | 7,932 | 90,413 | 259,041 |
| White Alone | 69.3% | 70.0% | 71.0% |
| Black Alone | 10.6% | 8.6% | 8.4% |
| American Indian Alone | 0.3% | 0.7% | 0.7% |
| Asian Alone | 6.1% | 3.5% | 3.4% |
| Pacific Islander Alone | 0.2% | 0.2% | 0.2% |
| Some Other Race Alone | 7.6% | 12.0% | 11.6% |
| Two or More Races | 5.8% | 5.0% | 4.8% |
| Hispanic Origin | 45.8% | 58.2% | 58.4% |
| Diversity Index | 75.1 | 74.4 | 73.6 |

Source:

September 11, 2018



11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



- 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 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.

- 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.

210-839-2021

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date _____



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11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

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- **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
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A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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- 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.
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TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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| | | | |
|---|-------------|--------------------------|--------------|
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| Bradley Stone Selner | 399206 | brad.selner@am.jll.com | 214-438-6169 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Jonathan Haag | 561368 | jonathan.haag@am.jll.com | 210-839-2024 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date