



# 2ND GEN RESTAURANT FOR SALE

21819 W I-10, SAN ANTONIO, TX 78257

SHOP COS.



# TABLE OF CONTENTS

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PG. **3** ABOUT

PG. **4** SITE AERIAL

PG. **5** TRADE AERIAL

PG. **6** FLOOR PLAN

PG. **7** SURVEY

PG. **8** NEIGHBORHOOD VIBE

PG. **9-11** DRONES

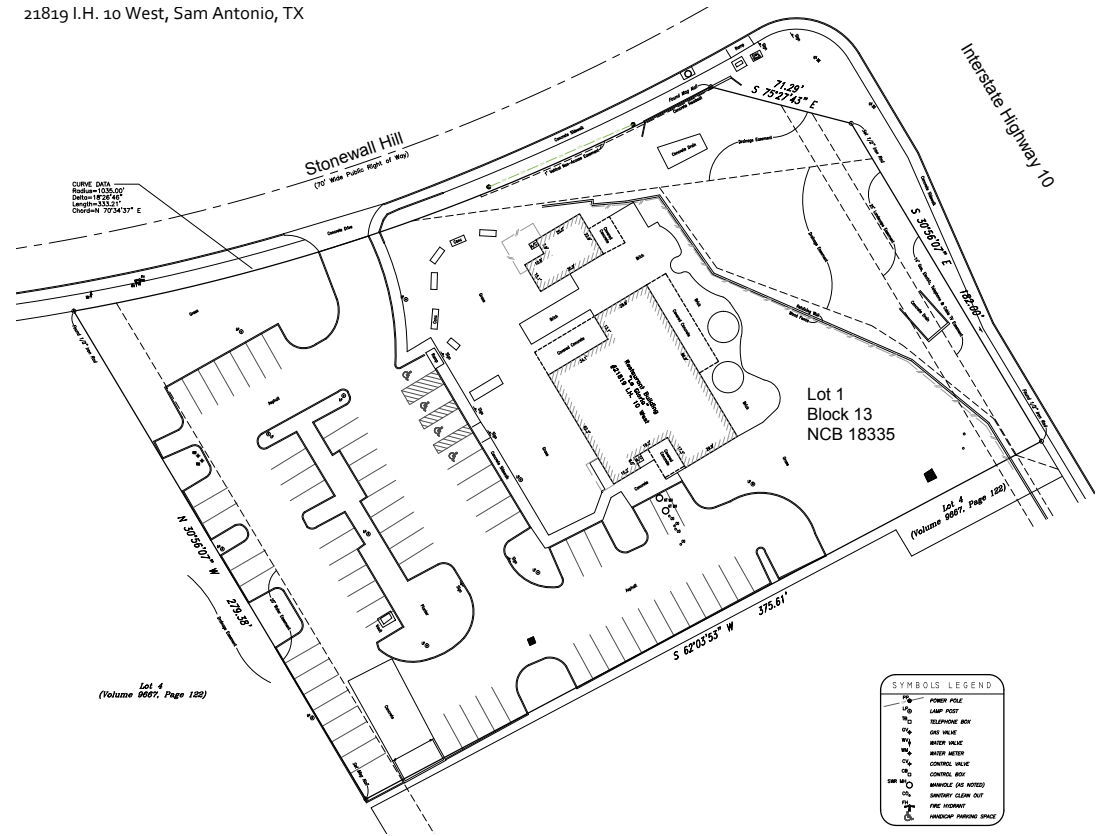
PG. **12** PHOTOS

# ABOUT

21819 I.H. 10 West, Sam Antonio, TX

## DETAILS

- Building Size: 5,188 SF
- Land Size: +/- 2.07 Acres
- Occupancy: Vacant
- Property Type: 2nd Gen Restaurant
- Building Height: 1 Story
- Parking: 70 Spaces
- Zoning: C-3
- Pricing: Contact Broker



## TRAFFIC COUNTS

- Stonewall Hi: 1,401 VPD 25'
- I-10 Access Rd: 5,949 VPD 25'
- I-10: 86,733 VPD 25'

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	7,410	32,133	85,918
Avg. HH Income	\$172,962	\$157,200	\$144,645
Total Housing Units	3,193	12,965	30,682

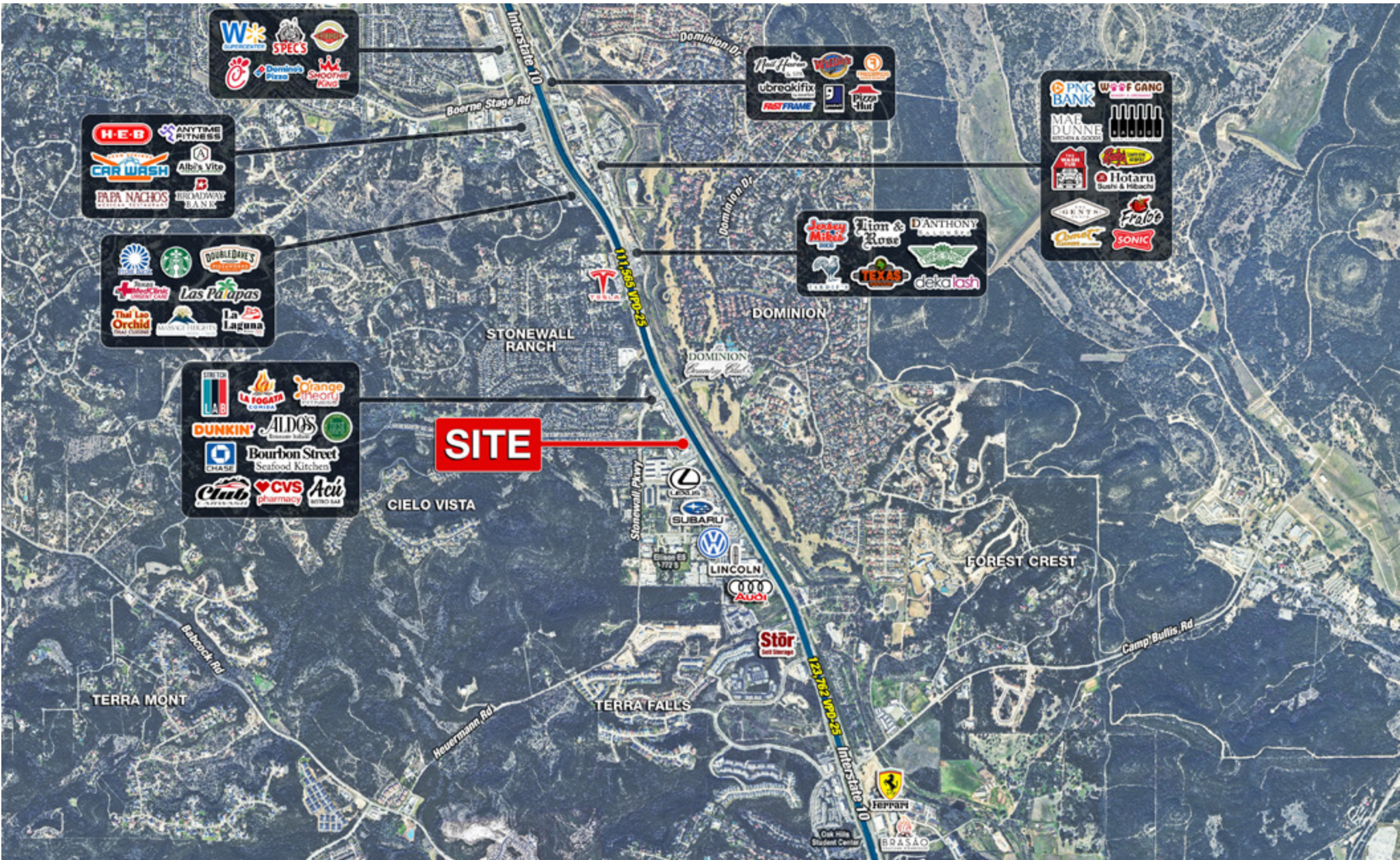


# SITE AERIAL





# TRADE AERIALS







# SURVEY

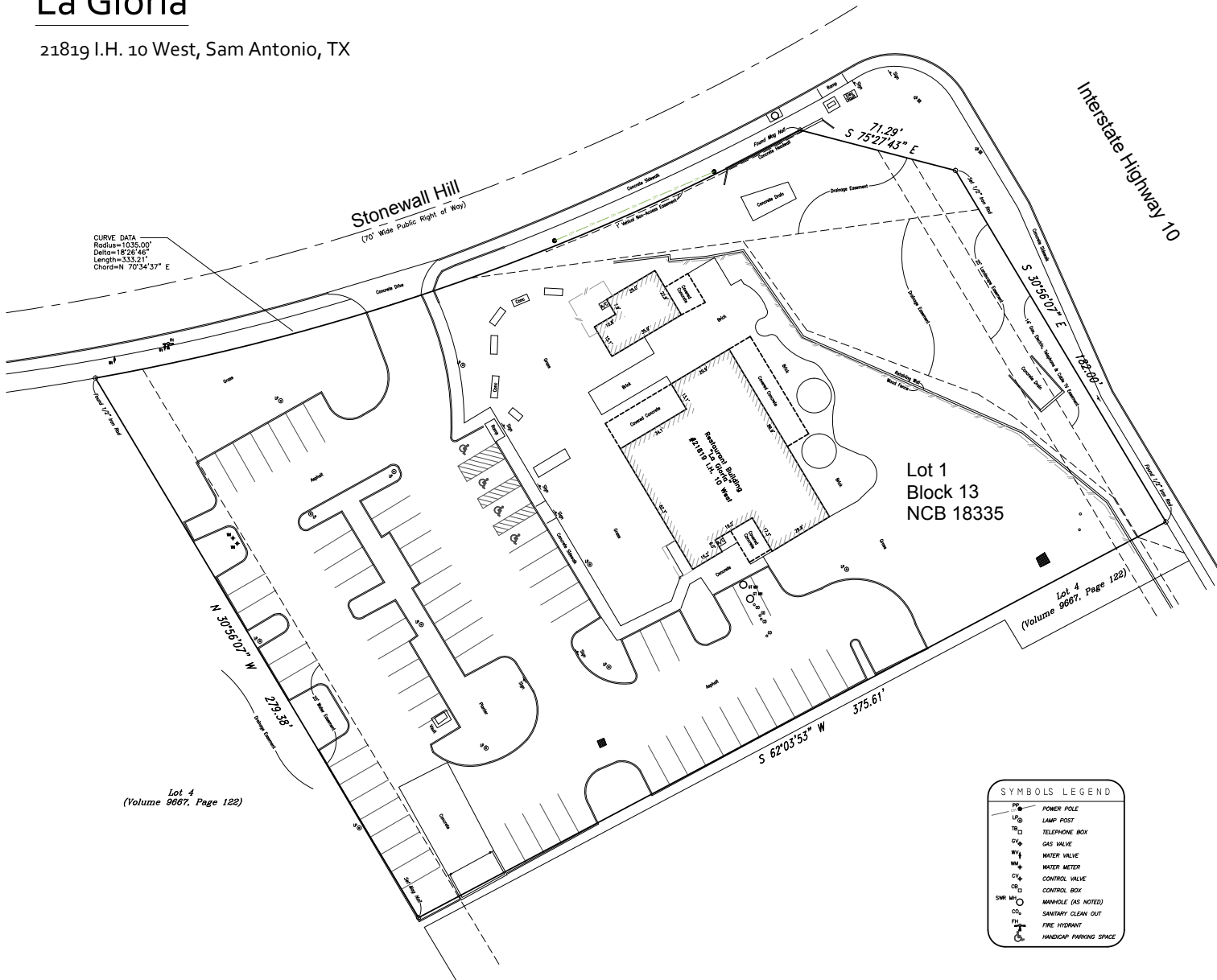
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Texas Board of Land Surveying Firm No. 10119900

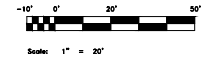
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## La Gloria

21819 I.H. 10 West, Sam Antonio, TX



CURVE DATA  
 Radius=1035.00'  
 Delta=18°26'46"  
 Length=333.21'  
 Chord=N 70°34'37" E



Bearings are based on  
 GPS observations.  
 Datum is NAD 83  
 TEX S. Control Zone

**GENERAL NOTES:**

- This survey was prepared without the benefit of a title commitment and may not show all interests of record affecting the property.
- Boundary lines shown on this plat are as identified by record information in this office, only.
- Independent research conducted by Surveyor.
- Survey station is shown on this plat, Station is NAD 83.
- Coordinates are Texas State Plane, South Central Zone, above is plus.
- Point measurements recorded in survey are distance along whole station point-to-point.
- This survey is being prepared solely for the use of the current parties (as noted herein), to resolve the above stated dispute or matter, to keep this survey except as is necessary in connection with this transaction, which shall take place within 6 months of the date of this survey.

This plat is subject to applicable comments and easement recorded by Volume 9664, Page 021-029 of the deed and plat records.  
 Other restrictions and easements may be of record, also.

SYMBOLS LEGEND	
⊕	POWER POLE
⊙	LAMP POST
⊠	TELEPHONE BOX
⊕	GAS VALVE
⊕	WATER VALVE
⊕	WATER METER
⊕	CONTROL VALVE
⊕	CONTROL BOX
⊕	MANHOLE (AS NOTED)
⊕	SANITARY CLEAN OUT
⊕	FIRE HYDRANT
⊕	HANDICAP PARKING SPACE

Lot 4  
 (Volume 9667, Page 122)

Lot 1  
 Block 13  
 NCB 18335

Lot 4  
 (Volume 9667, Page 122)

I hereby certify that this map represents an actual survey made on the ground by men working under my direct supervision and that the professional services contained in the plat are in accordance with the laws of the State of Texas and the rules of the Texas Board of Professional Land Surveying as of the date hereof.

Survey field work completed on:  
 the 20th day of October, 2015

*Gary A. Gibbons*  
 Gary A. Gibbons  
 City of Sam Antonio, Texas Registration Number 4716  
 08692 SURVEYING & MAPPING, INC.

A Boundary and Improvement Survey of:  
 Lot 1, Block 13, New City Block 18335, DOMINION CROSSING, UNIT 1, San Antonio, Bexar County, Texas, according  
 to the plat thereof recorded in Volume 9664, Page 209 of the Deed and Plat Records of Bexar County, Texas.  
 City of Sam Antonio, Texas  
 08692 SURVEYING & MAPPING, INC.  
 (512) 344-4400  
 (512) 344-4475

# NEIGHBORHOOD VIBE

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## HEB

Supermarket with deli, florist & more.



## CHICK FIL A

Fast-food chain serving chicken sandwiches & nuggets along with salads & sides.



## LA FOGATA

Festive eatery with patio seating offering classic Mexican cuisine & made-to-order margaritas.



## MERIT COFFEE CO

Buzzy coffeehouse offering a changing selection of brews in an intimate, industrial-chic setting.



## RUDY'S

Brisket, ribs & sides served up cafeteria-style in a no-frills setting with indoor picnic tables.



## SILO

Elevated seafood spot offering raw shellfish, global fish dishes & house cocktails in modern digs.



## TESLA

Car dealer for buying or test-driving Tesla electric vehicles, as well as offering repairs.



## TARDIF'S

Upscale French fare, including beef Wellington and lobster mac and cheese, in a romantic setting.



## ALDO'S

Upscale destination offering Italian fare & fine wines in a former farmhouse.



# DRONES





# DRONES





# DRONES





# PHOTOS

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# SHOP<sup>CO.</sup>

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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 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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