

# NWC OF BANDERA & LOOP 1604 PAD SITE

11803 BANDERA, SAN ANTONIO, TX 78023

SHOP COS.



Phillip Halliday / PHILLIP@SHOPCOMPANIES.COM / 210-985-7672

Whit Jordan / WHIT@SHOPCOMPANIES.COM / 210-985-7321

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## PROJECT SCOPE

A premier site is positioned at the Hard Corner of Loop 1604 and Bandera Rd, surrounded by National Co-tenancy & some of the top Restaurant Sales in San Antonio. This 2nd Generation Restaurant is shadow anchored by HEB's highest grossing unit, Super Target, Home Depot, Academy, Lowes, Gold's Gym & more.

## DETAILS

- Building Size: 6,224 SF
- Pad Size: 1.32 Acres
- Zoning: C3
- Privacy: Existing tenant is operating, please do not disturb

## TRAFFIC COUNTS

- o W. Loop 1604 96,775 VPD-25'
- o Bandera Road: 35,202 VPD-25'

## AREA RETAILERS



## DEMOGRAPHICS

|                     | 1 mile    | 3 mile    | 5 mile    |
|---------------------|-----------|-----------|-----------|
| Est. Population     | 9,026     | 95,025    | 244,843   |
| Avg. HH Income      | \$111,581 | \$121,303 | \$112,273 |
| Total Housing Units | 3,655     | 33,523    | 87,677    |
| Daytime Population  | 12,853    | 69,157    | 209,066   |
| Median Home Value   | \$309,137 | \$302,985 | \$294,691 |

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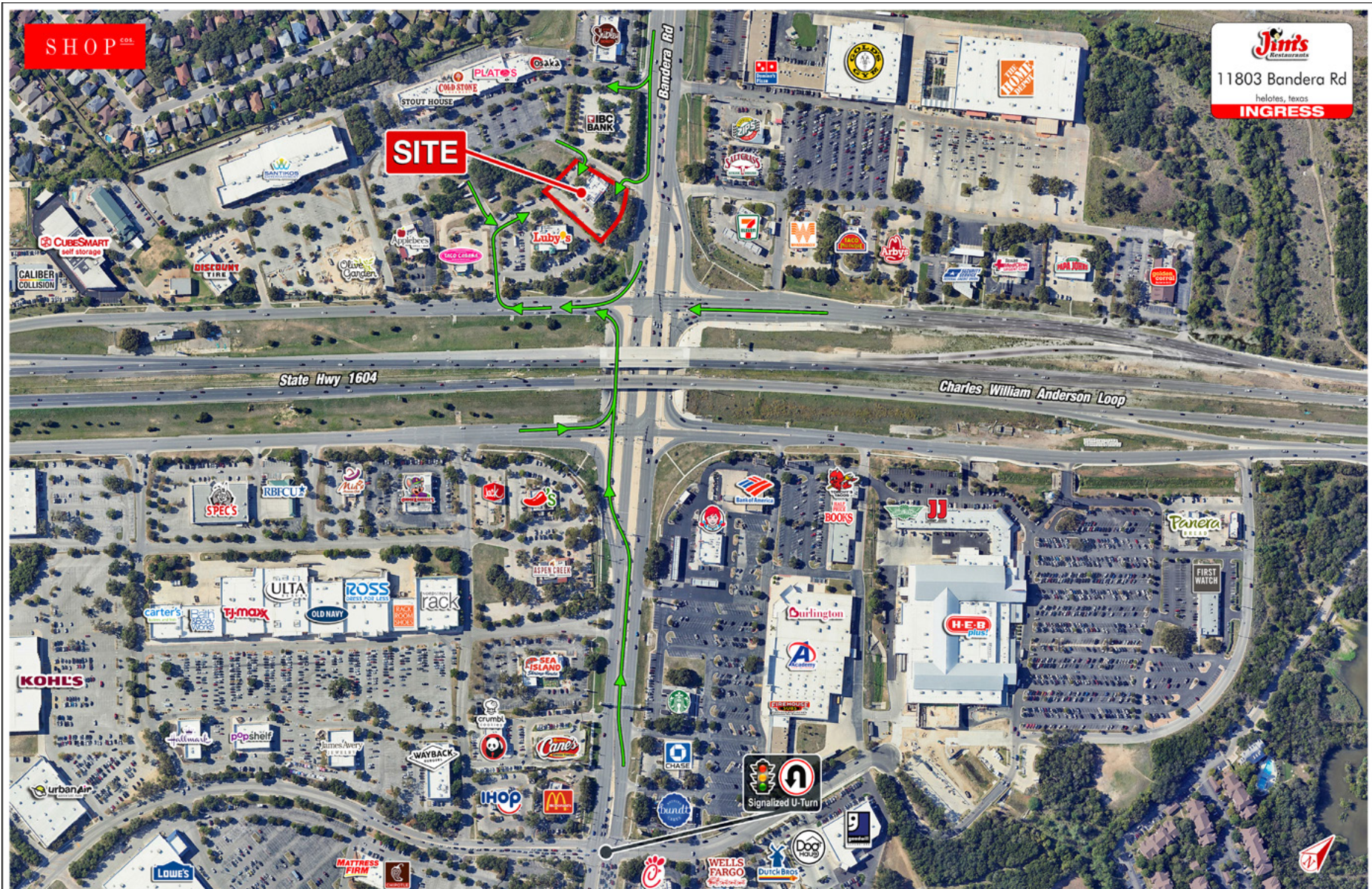
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11803 BANDERA, SAN ANTONIO, TX 78223

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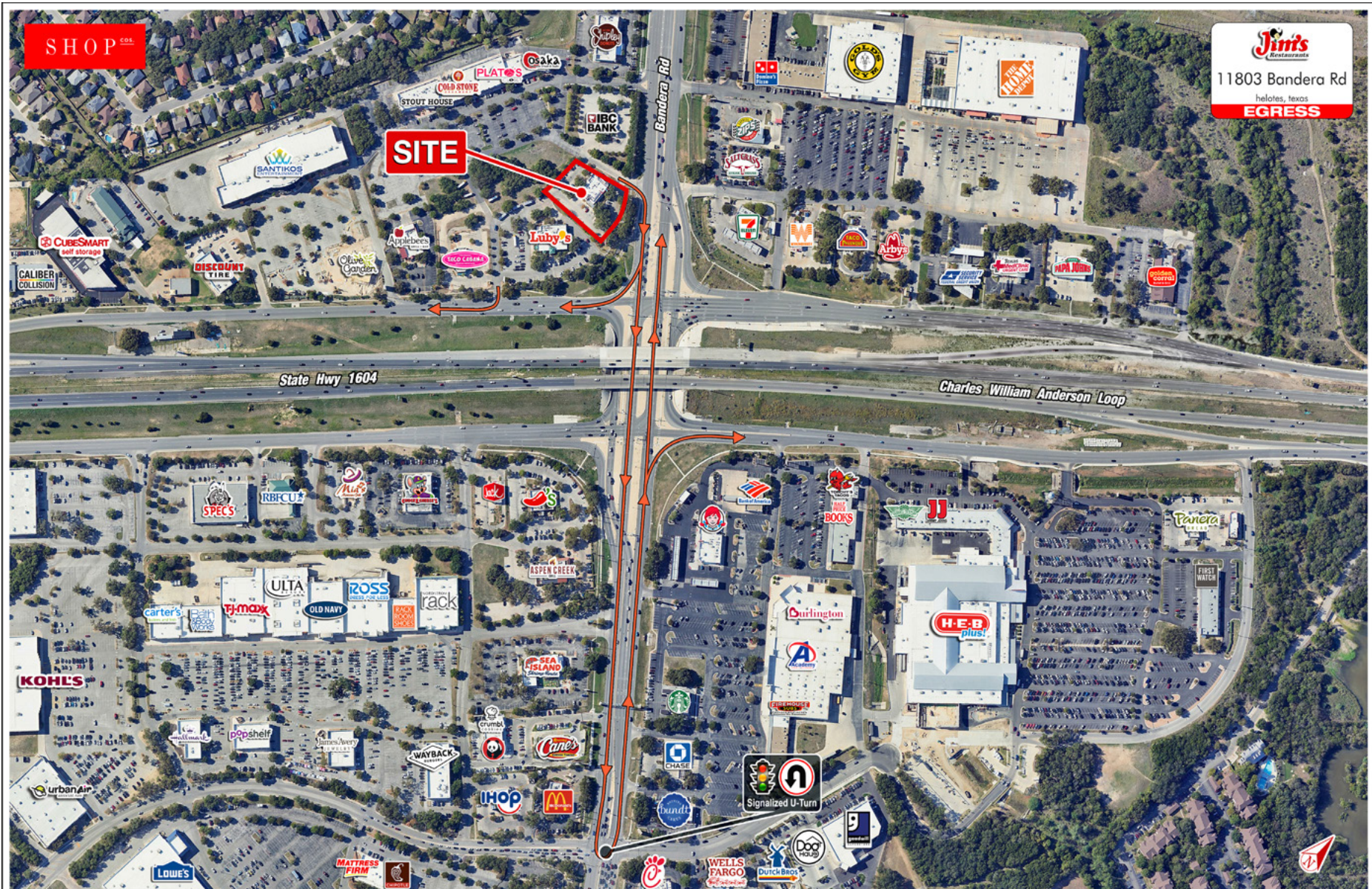
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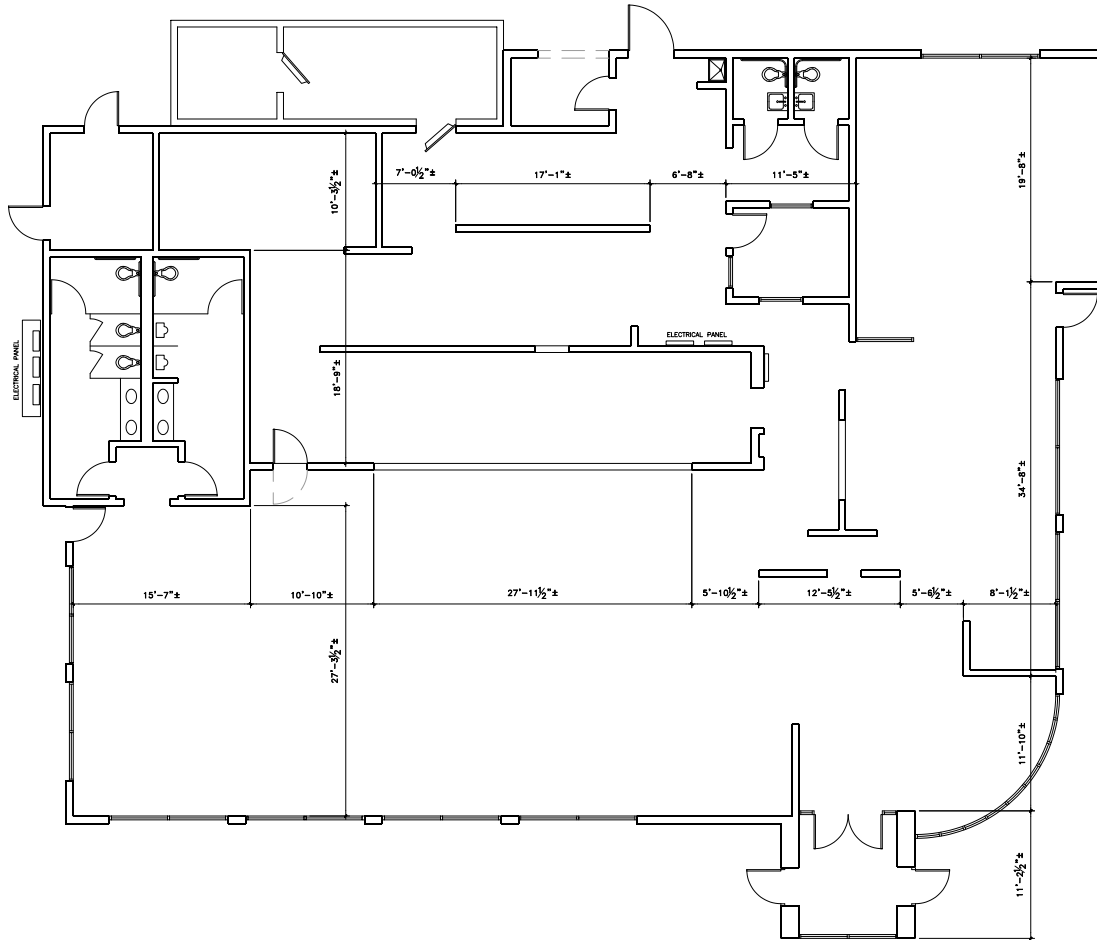
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# NWC OF BANDERA & LOOP 1604 PAD SITE

11803 BANDERA, SAN ANTONIO, TX 78203

SHOP<sup>COS.</sup>



1 RECORD DRAWING

SCALE: 3/16"=1'-0" (When Printed 24x36)

DATE: 08/13/2025



11803 BANDERA RD.  
HELOTES, TX 78203

08/13/2025  
110 E. HOUSTON ST., 7th FL.  
SAN ANTONIO, TX 78205  
Office: (214) 212-7770

7

Phillip Halliday / PHILLIP@SHOPCOMPANIES.COM / 210-985-7672

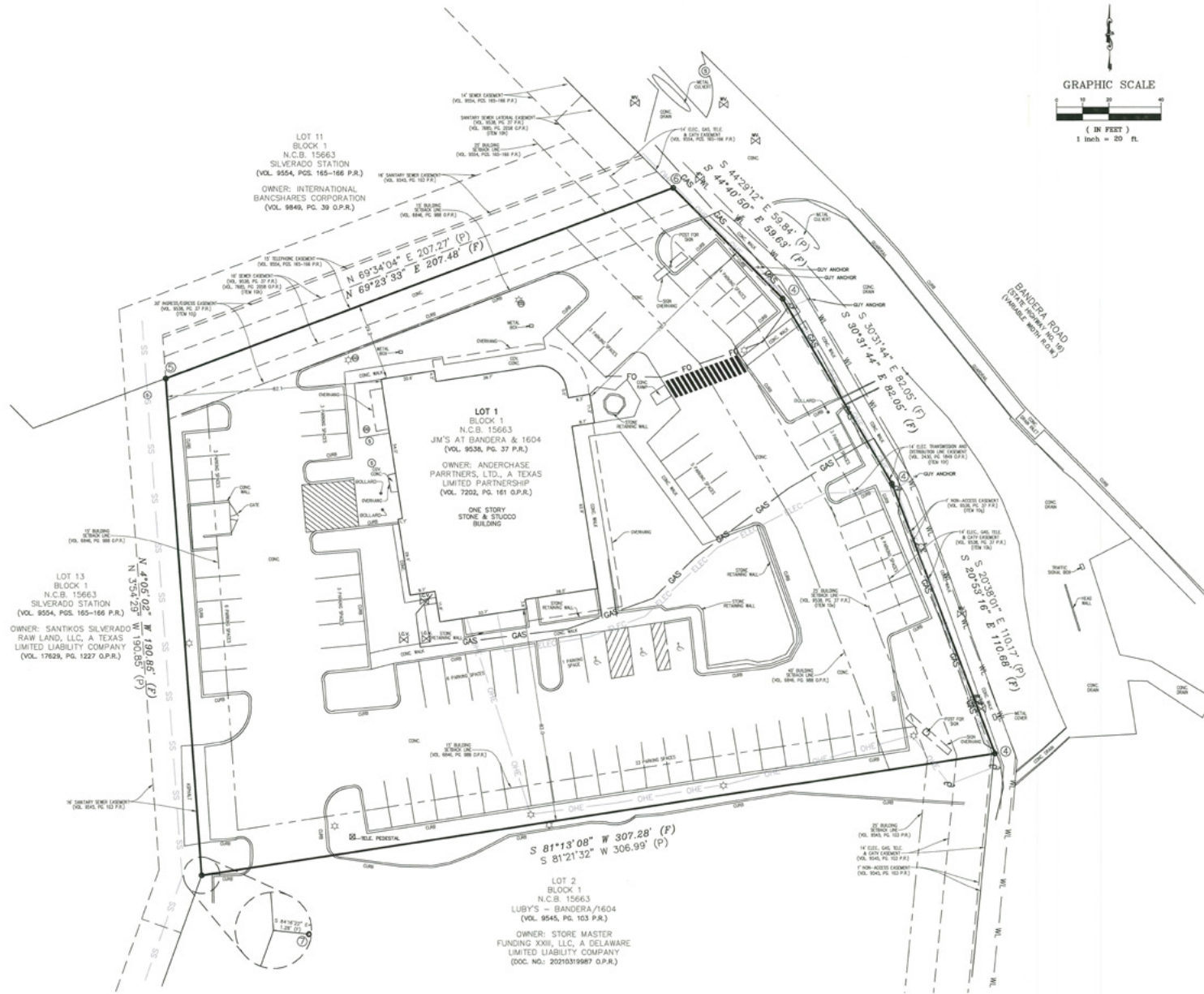
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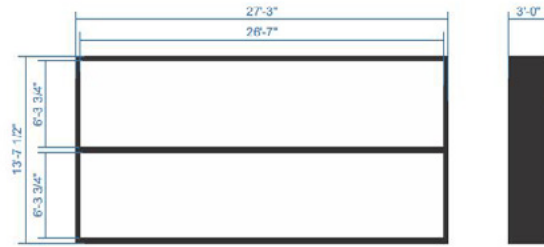
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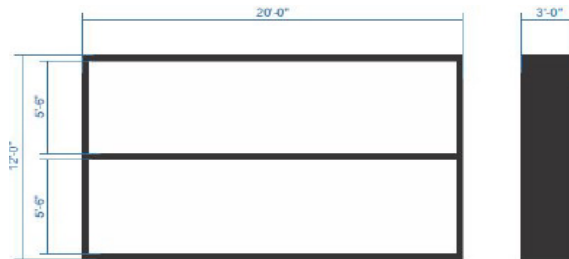
**D/F PYLON CABINET** SCALE: 3/16" = 1'-0"  
 REMOVE & DISCARD EXISTING CABINET FROM PYLON - PIPES TO REMAIN  
 ONE (1) REQUIRED - MFG. & INSTALL  
 ALUM FABRICATED D/F CABINET W/ 36" RETURN & 4" RETAINERS (COLOR TBD)  
 4" DIVIDER BAR  
 WHITE FLEX FACES (BLANK)  
 INTERNALLY ILLUMINATED W/ WHITE LED'S



EXISTING SCALE: 3/32" = 1'-0"



PROPOSED SCALE: 3/32" = 1'-0"



**D/F PYLON CABINET** SCALE: 1/4" = 1'-0"  
 REMOVE & DISCARD EXISTING CABINETS FROM PYLON - PIPES TO REMAIN  
 ONE (1) REQUIRED - MFG. & INSTALL  
 ALUM FABRICATED D/F CABINET W/ 36" RETURN & 4" RETAINERS (COLOR TBD)  
 4" DIVIDER BAR  
 WHITE FLEX FACES (BLANK)  
 INTERNALLY ILLUMINATED W/ WHITE LED'S



EXISTING SCALE: 1/8" = 1'-0"



PROPOSED SCALE: 1/8" = 1'-0"

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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

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone