



## TWO ENTITLED COMMERCIAL DEVELOPMENT TRACTS

6.51+/- & 6.65+/- Acres | Loop 1604 | San Antonio, Texas 78232

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**Vanguard Real Estate Advisors ("VREA")** has been exclusively retained by Ownership to present qualified investors and developers with the opportunity to acquire two entitled commercial tracts with prime frontage along Loop 1604 in San Antonio, Texas. These tracts include a 6.51+/- acre parcel ("Tract 1") and a 6.65+/- acre parcel ("Tract 2") (collectively, the "Sites") **which can be bought together or separately.** The Sites' direct frontage on Loop 1604 offers unparalleled visibility and accessibility, making them highly desirable for a variety of commercial uses. Loop 1604, a 95-mile-long beltway, is one of San Antonio's most heavily trafficked corridors, connecting major residential, commercial, and industrial areas. This prime location ensures high daily traffic counts and exceptional access to key regional and national routes. Both tracts are zoned Commercial-3 (C-3), allowing for diverse uses such as a multitude of retail options, service related businesses, and offices. This offering represents an exceptional opportunity to acquire premium commercial land sites with rare Loop 1604 visibility in one of Texas's fastest-growing cities. **Also, note that the Seller is willing to subdivide the 6.65+/- parcel if a Purchaser would like to only acquire a portion.**

*Additionally, adjacent is a 15.77+/- acre multifamily site for sale which is owned by the same owner. Call for additional details. A 1% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity.*

#### INVESTMENT OVERVIEW <sup>(1)</sup>

Property	Tract 1: 6.51+/- Acres Tract 2: 6.65+/- Acres
Location	Anderson Loop 1604, San Antonio, TX 78232
Access	Along East Afton Oaks Boulevard
Utilities	Water and Sewer to the Site
Zoning	C-3 ERZD
Appraisal District Property ID	646770, 646771, 646792
School District	North East ISD (A Rating per Niche.com)

**(1)** Purchaser to confirm all information during due diligence

#### PRICING

Tract 1: 6.51+/- Acres	Tract 2: 6.65+/- Acres (Divisible)
Asking Price: \$5,600,000	Asking Price: \$5,500,000
Asking Price Per SF: \$19.75	Asking Price Per SF: \$18.99

#### TAX INFORMATION

Taxing Entity	Tax Rate
Bexar County Road and Flood	0.023668
San Antonio River Authority	0.017870
Alamo Community College	0.149150
University Health	0.276235
Bexar County	0.276331
City of San Antonio	0.541590
North East ISD	1.000700
<b>Total Tax Rate</b>	<b>2.285544</b>

#### DEMOGRAPHICS

##### ESTIMATED POPULATION (2024)



**1-MILE** | 7,439  
**3-MILE** | 89,839  
**5-MILE** | 215,312

##### ANNUAL GROWTH RATE (2020-2025)



**1-MILE** | 0.80%  
**3-MILE** | 0.09%  
**5-MILE** | 0.22%

##### MEDIAN HOUSEHOLD INCOME



**1-MILE** | \$93,406  
**3-MILE** | \$95,432  
**5-MILE** | \$93,576

##### MEDIAN HOME VALUE



**1-MILE** | \$425,556  
**3-MILE** | \$371,929  
**5-MILE** | \$366,885

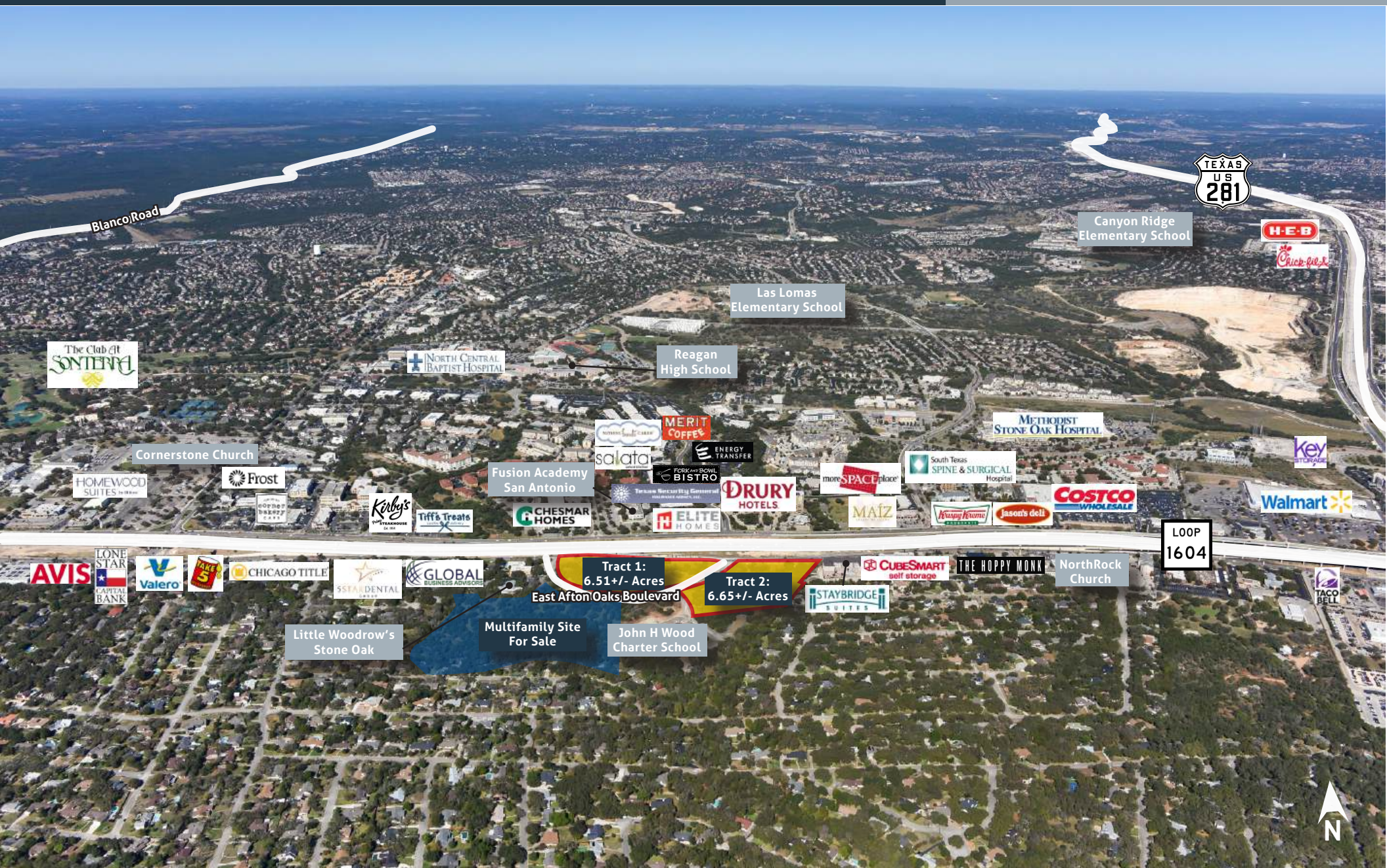


6.51+/- & 6.65+/- ACRES  
SAN ANTONIO, TEXAS



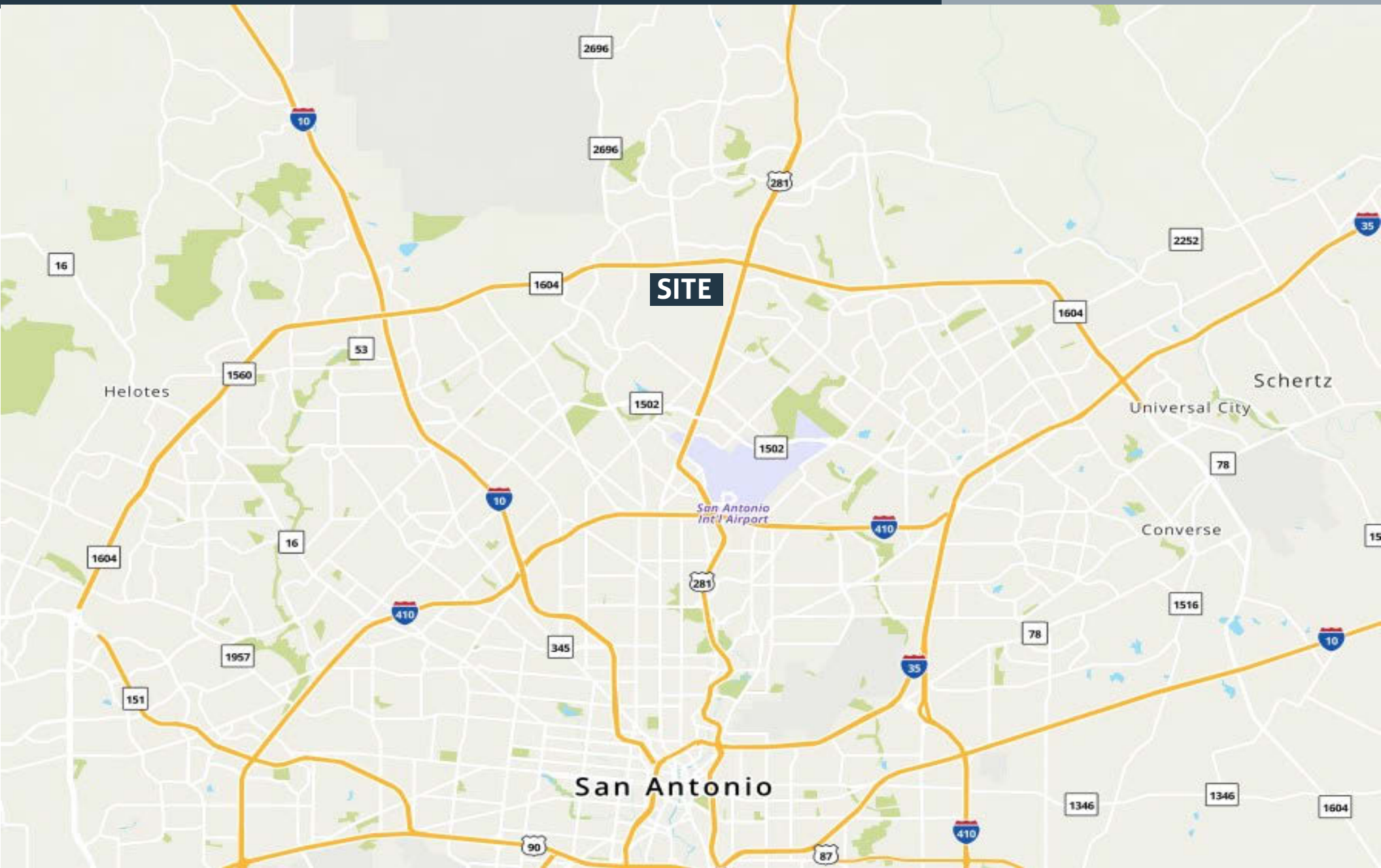


6.51+/- & 6.65+/- ACRES  
SAN ANTONIO, TEXAS





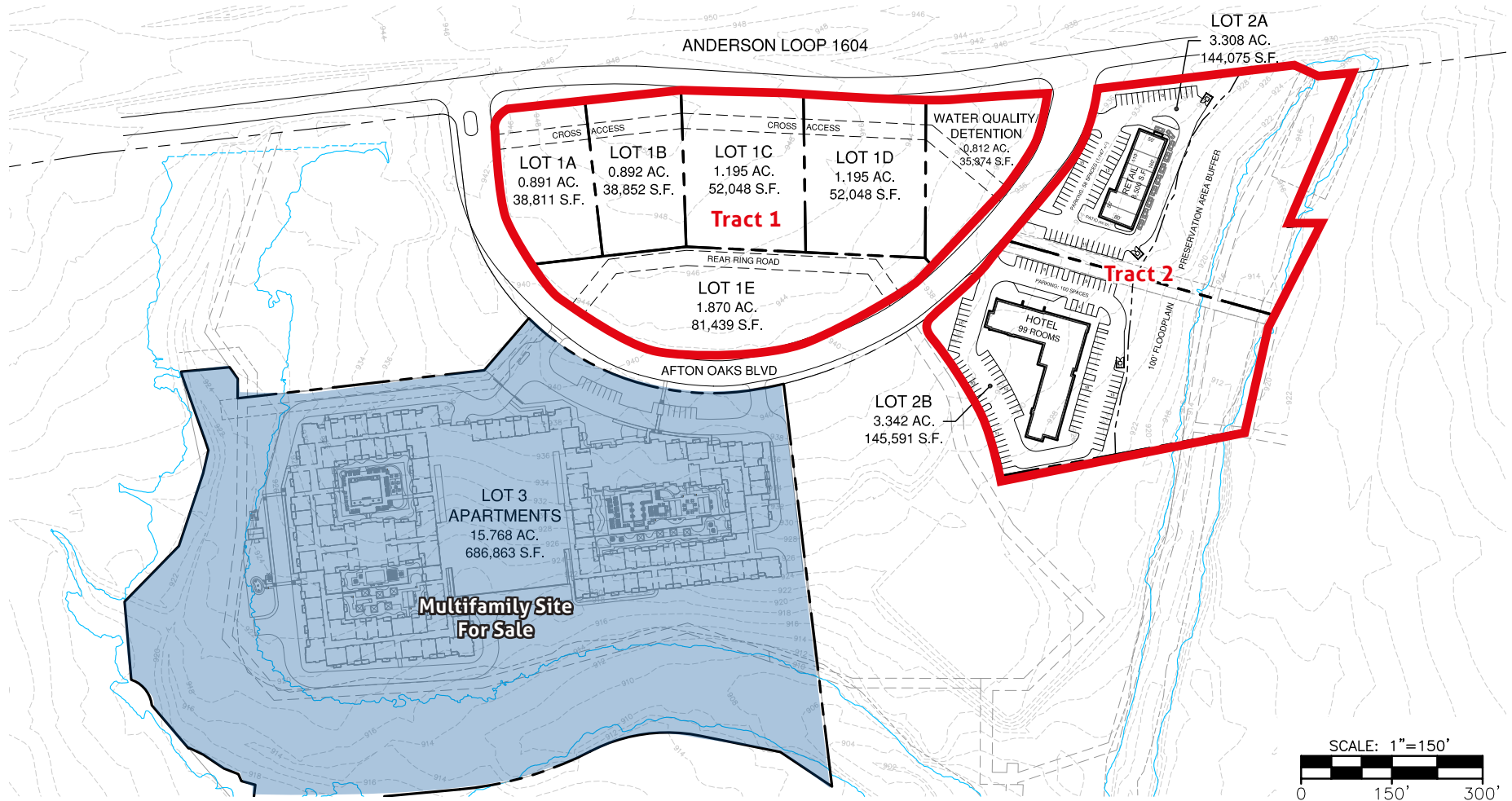
6.51+/- & 6.65+/- ACRES  
SAN ANTONIO, TEXAS



# CONCEPT PLAN

Purchasers and their consultants are instructed to do their own due diligence as it relates to verifying zoning and maximum unit count. The Site Plan below was provided by Ownership for illustrative purposes.

6.51+/- & 6.65+/- ACRES  
SAN ANTONIO, TEXAS



NORTH



## SITE PLAN

SCALE: 1" = 150'

i:\2023\23023 - Alamo Equity Concepts\Afton Oaks Overall Site  
Afton Oaks\_SP1 - 091423.dwg  
9/15/2023

## AFTON OAKS MASTER PLAN

N LOOP 1604 E @ AFTON OAKS BLVD.  
SAN ANTONIO, TEXAS

REPRODUCTION IN WHOLE OR IN PART  
IS STRICTLY PROHIBITED

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING  
PURPOSES ONLY AND HAS BEEN PREPARED FOR CLIENT  
BASED UPON PRELIMINARY AVAILABLE SITE  
INFORMATION AND IS NOT TO BE INTERPRETED AS A  
CONSTRUCTION DOCUMENT. ALL DIMENSIONS, GRADES,  
AND AREA CALCULATIONS INCLUDING PARKING  
REQUIREMENTS ARE SUBJECT TO VERIFICATION AND  
MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER  
FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND  
LOCAL REGULATIONS.  
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## RETAIL SITE CONCEPTUAL ELEVATIONS

*Provided by Seller.*

6.51+/- & 6.65+/- ACRES  
SAN ANTONIO, TEXAS



## INVESTMENT HIGHLIGHTS



### Strategic Location

- The 6.51+/- and 6.65+/- acre Sites are located along Loop 1604 (84,672 VPD per TxDot), allowing easy access to Highway 281 and Interstate 10, less than half a mile east and 6.8 miles west respectively.
- Located 12 miles North of downtown San Antonio, the Site is positioned in one of the United States fastest growing cities in terms on population and development
- The Sites are a part of the Afton Oaks Retail Development Project that will include a Multifamily Project to the west which will include 480 units.
- The Site offers an excellent location with prime frontage along Loop 1604, surrounded by prominent retailers such as H-E-B, Best Buy, Walmart, and Lowe's.



### Zoning

- The Sites are located on the Anderson Loop 1604 with Commercial-3 Zoning
- Some examples of uses permitted by C-3 include retail, service oriented businesses, and office.
- Please note that a lift station upgrade will be required to serve the site as well as a turn lane along 1604 that will need to get permitted by TxDot.
- *Purchasers to do their own due diligence related to the zoning and potential uses.*



### Population and Demographics

- Per the US Census Bureau, the population of San Antonio grew to 2,703,999 by the end of 2023, a 5.27% increase from 2,568,526 in 2020.
- According to Esri, the average median household income within a 3-mile radius of the Site is \$95,432.
- Per CoStar, asking rents for retail properties in San Antonio have grown 14.4% over the last 5-years due to little availability and exponential population growth.



Downtown San Antonio





## SAN ANTONIO HIGHLIGHTS

- The San Antonio-New Braunfels MSA had an estimated 2022 Gross Metropolitan Product (GMP) of \$163 billion with the city's largest industry, Healthcare, generating an estimated \$42 billion in economic activity each year.
- A report by the Kenan Institute of Private Enterprises predicts the San Antonio-New Braunfels MSA's economy will be among the 15 fastest growing in the nation next year. San Antonio's gross domestic product is projected to grow 1.7 percent this year, the 11th-highest expected urban economic growth rate in the nation.
- According to the U.S. Census Bureau, between 2020 and 2023 the population of San Antonio grew from 2,568,526 to 2,703,999 a 5.27% increase, and between 2020 and 2022 median household income grew from \$60,477 to \$65,839, an 8.86% increase. San Antonio had the 3rd-largest numeric population increase in the United States with a population increase of 18,889 between July 2021 and July 2022. San Antonio also ranked the highest in the U.S. for numeric population growth from 2020 to 2021.
- According to the latest market statistics from Texas Realtors, the median home price in the San Antonio in October 2024 was \$280,000.

The Site is located within the San Antonio-New Braunfels Metropolitan Statistical Area. The San Antonio-New Braunfels MSA encompasses eight counties within Central Texas and the Site is located within Bexar County. The San Antonio-New Braunfels MSA has a population of 2.65 million making it the 3rd-largest metropolitan area in Texas and the 24th-largest in the U.S.



### GROSS METROPOLITAN PRODUCT

**\$163 Billion**



### SAN ANTONIO POPULATION GROWTH

**5.27% (2020-2023)**



### SAN ANTONIO ESTIMATED POPULATION

**2.7 Million**



*San Antonio Riverwalk*



*The Alamo*



## ECONOMIC OVERVIEW

San Antonio, the largest city in Central Texas, serves as a vital economic hub for the region, driving growth and innovation across multiple sectors. The San Antonio-New Braunfels Metropolitan Statistical Area (MSA) boasts a robust labor force exceeding 1.28 million people, anchoring its role as a major center for commerce, industry, and innovation. The city's economy is anchored by its world-class healthcare sector, which includes prominent institutions like Baptist Medical Center, the largest hospital in Texas, alongside a network of leading medical facilities that draw patients and professionals from across the country. San Antonio has also emerged as a dynamic business environment, hosting over 400 corporate headquarters and major operations for global companies. Renowned firms such as Valero Energy, USAA, H-E-B, and Vision Works are headquartered in the city, reflecting its economic diversity and vitality. The region thrives across a range of industries, including energy, financial services, retail, manufacturing, biosciences, and cybersecurity. Notably, San Antonio is home to a growing tech and cybersecurity cluster, supported by partnerships with educational institutions and military installations like Joint Base San Antonio. The city's appeal is further enhanced by its strategic location, affordable cost of living, and investments in infrastructure, which collectively attract businesses, entrepreneurs, and a highly skilled workforce. These factors all position San Antonio as a top destination for economic development, investment opportunities, and sustainable growth.



## SAN ANTONIO MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Joint Base San Antonio (JBSA)	67,350
H-E-B	20,000
USAA	18,300
Methodist Healthcare	11,000
Valero Energy Corporation	9,908
Vision Works	8,000
Toyota Motor Manufacturing	3,800
Accenture	2,000





## AREA OVERVIEW

San Antonio, the second-most populous city in Texas and the seventh largest in the United States, is recognized as one of the fastest-developing cities in the country. The "Greater San Antonio" area boasts a total estimated population of 2,703,999, reflecting its increasing appeal as a destination for families, businesses, and young professionals. Within a 5-mile radius of the Site, the population totals 215,312, with a steady year-over-year growth rate of 0.22%. This growth underscores the area's attractiveness and potential for continued development. San Antonio's housing market remains highly accessible, with a median home price of \$280,000 as of October 2024. This affordability, paired with the city's robust job market and quality of life, makes it an attractive option for both first-time homebuyers and long-term residents. The city's central location in Texas, coupled with a diverse and thriving economy, positions it as a key player in the state's growth. Major industries include healthcare, technology, military, and tourism, all of which contribute to the city's sustained expansion and prosperity.

## EDUCATION

The Site is located within the boundaries of North East Independent School District (NEISD), an award-winning and highly regarded district in San Antonio. NEISD is known for its dedication to academic excellence and student development, consistently earning accolades at regional and state levels. NEISD serves more than 59,445 students across 75 schools, offering a wide range of programs designed to meet the needs of a diverse student body. Nearby schools serving the Site include Hidden Forest Elementary School located 1.7 miles southwest, Bradley Middle School situated 2.21 miles southeast and Churchill High School positioned 4.31 miles southeast. Beyond elementary and high schools, San Antonio hosts several prestigious universities, including the University of Texas at San Antonio (UTSA), Texas A&M University-San Antonio, and Trinity University. These institutions contribute to a highly educated workforce and support the city's growing industries.



*University of Texas at San Antonio*



*Churchill High School*



## TRANSPORTATION



**Air:** The San Antonio International Airport located 5.56 miles southeast of the Site offers both domestic and international flights for both public and private use. In 2023, the San Antonio international Airport served over approximately 10.6 million passengers.



**Highway:** The Site is in the northern region of San Antonio with convenient access to many of the region's major thoroughfares. Just north adjacent to the site is the Anderson Loop which encircles the San Antonio-New Braunfels MSA, allowing for access to most of the Greater San Antonio area. Less than a mile away east of the Site is U.S Route 281 which provides straight access to downtown San Antonio.

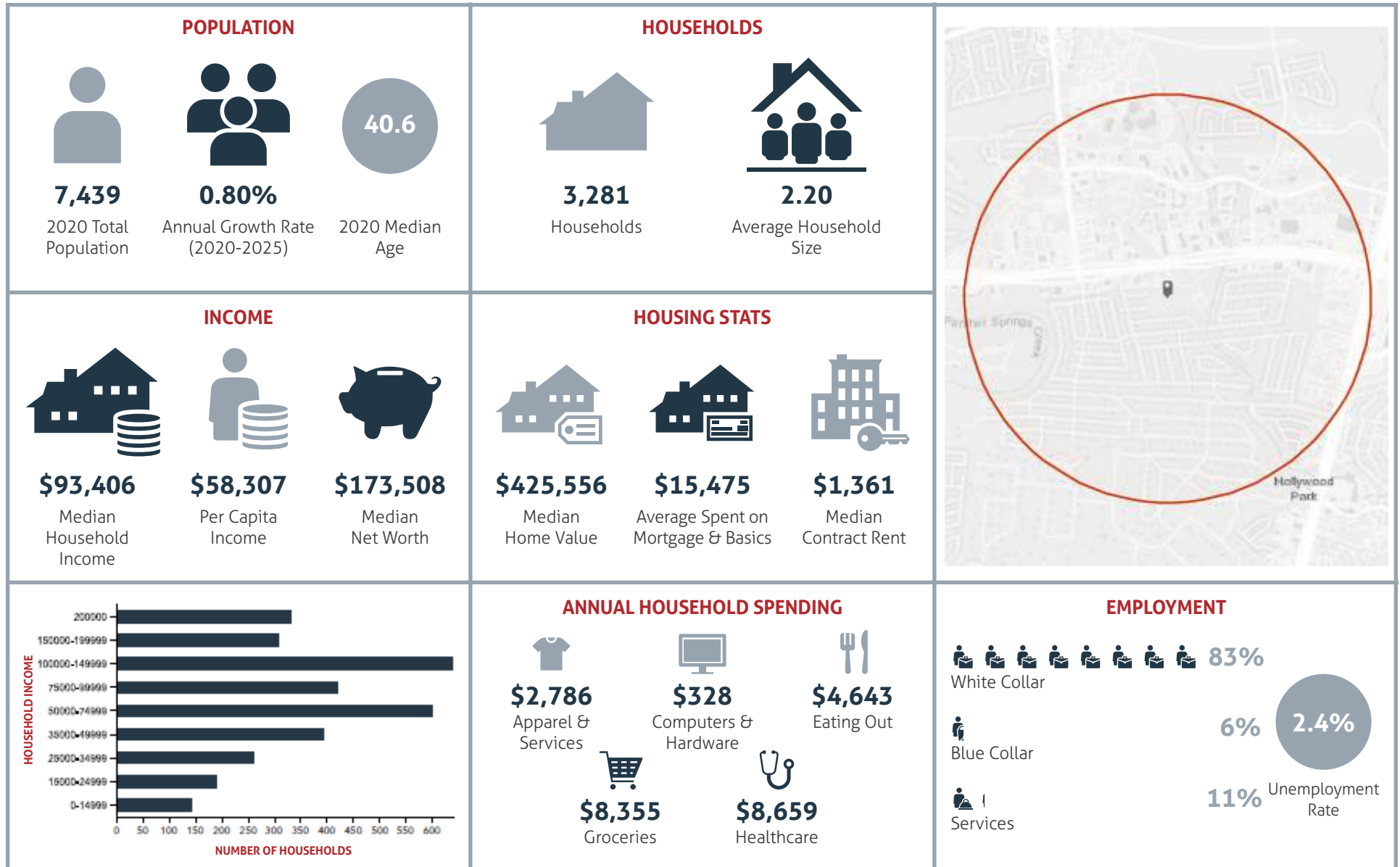


**Public Transit:** Alamo Regional Transit (ART) is managed by the Alamo Area Council of Governments (AACOG). ART's next-day pickup service offers transportation to various destinations such as medical appointments, work, school, shopping, and beyond. Fares begin at \$2 for trips within town limits and can go up to a maximum of \$12 for destinations outside the county.



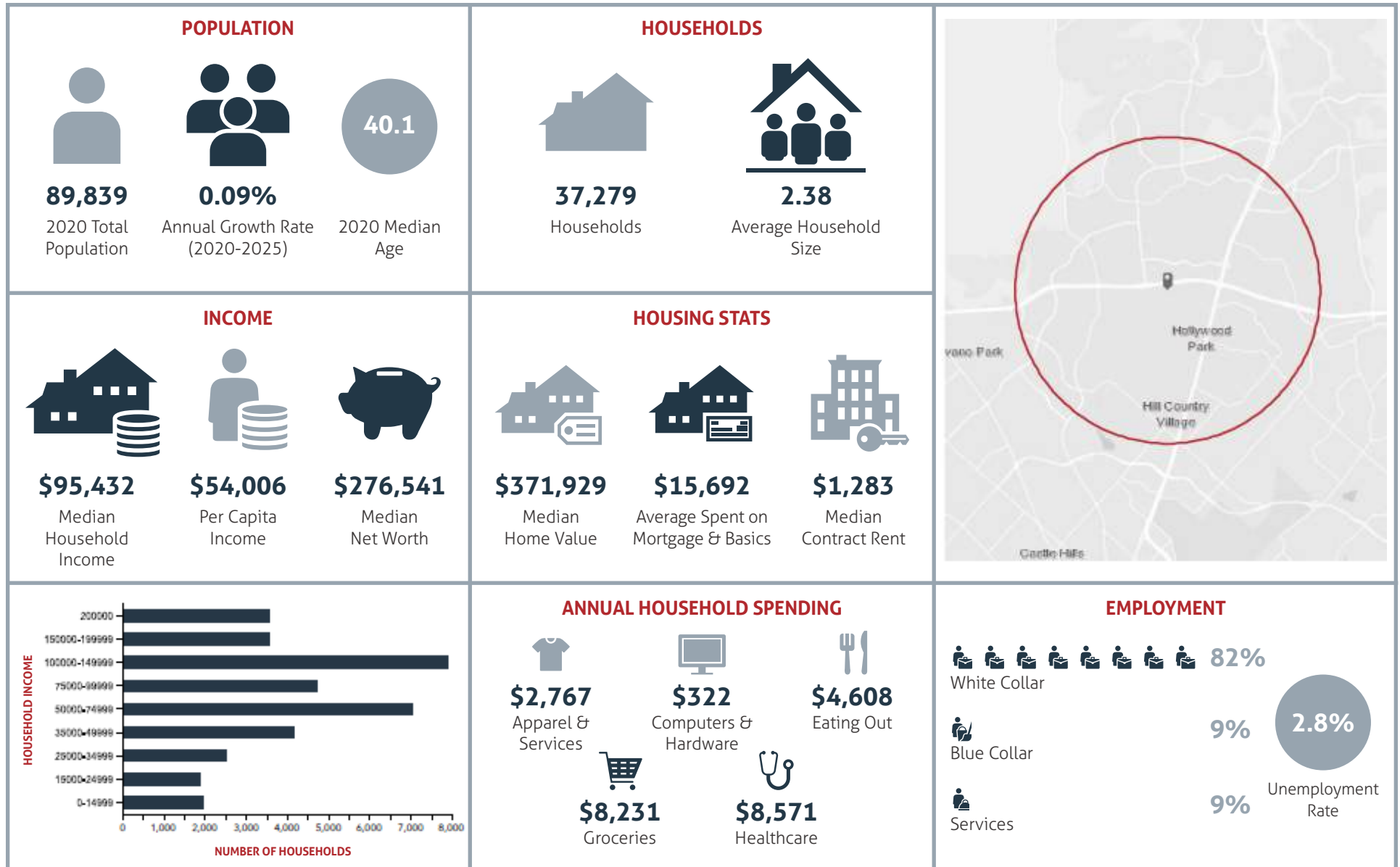


## DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



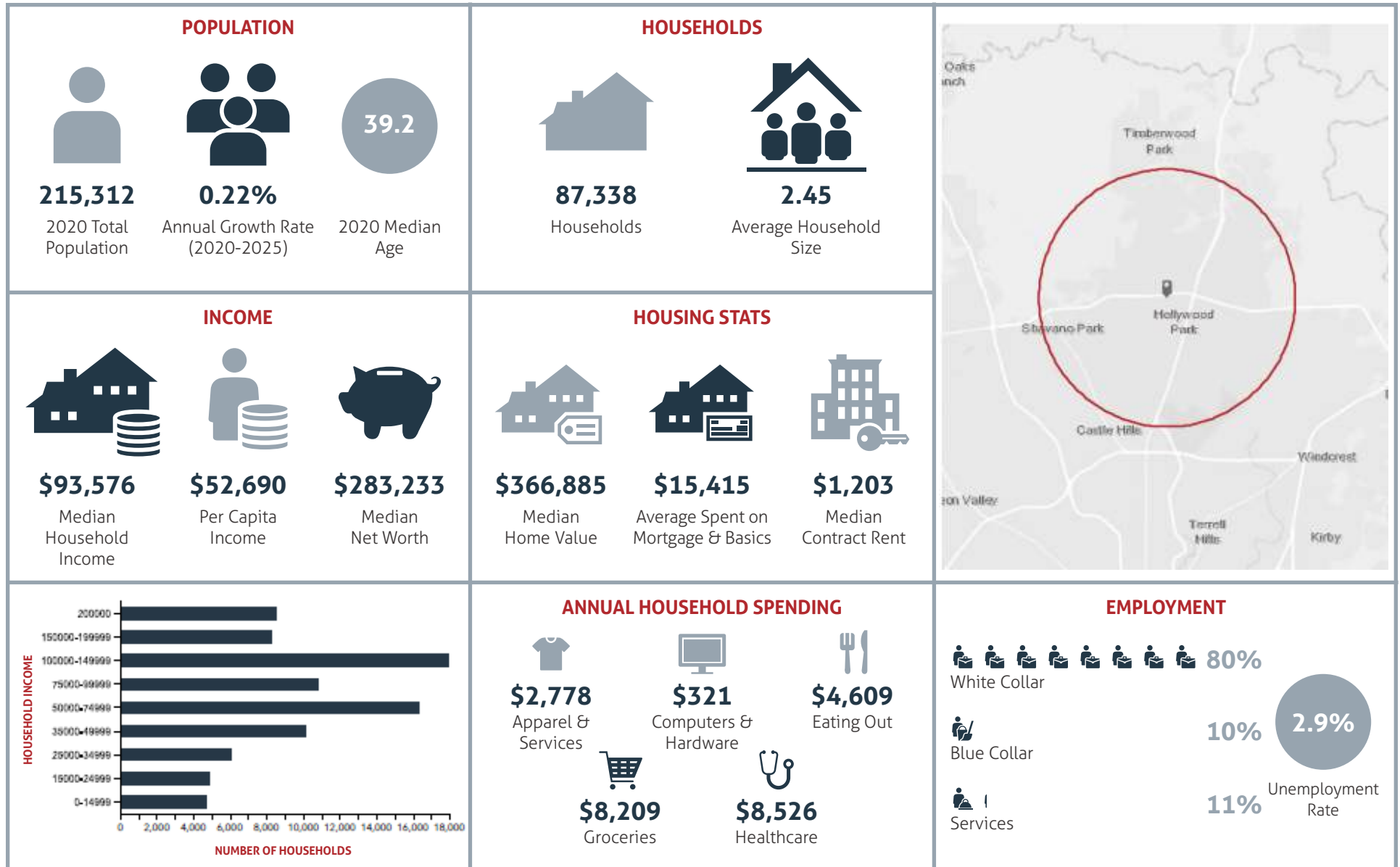


## DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS





## DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS





## 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.

**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.

**Licensed Broker/Broker Firm Name or Primary Assumed Business Name:** Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Licensed Supervisor of Sales Agent/Associate:** Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

**Sales Agent/Associate:** Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

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**Sales Agent/Associate:** Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

**Sales Agent/Associate:** Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949

**Sales Agent/Associate:** Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948



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