

FOR SALE

7353 NW LOOP 410

SAN ANTONIO, TX 78245

PROPERTY INFO

- Freestanding building located near the intersection of NW Loop 410 and W Military Drive
- Single story building with quick access to NW Loop 410 and within minutes of HWY 151
- Site is in close proximity to multiple retailers such as Ingram Park Mall, Walmart, Academy, Target and Lowe's

AVAILABLE SPACE

- 37,349 SF

LAND SIZE

- 4 Acres

PRICE

- Please call broker for information.



CONTACT US

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CBRE

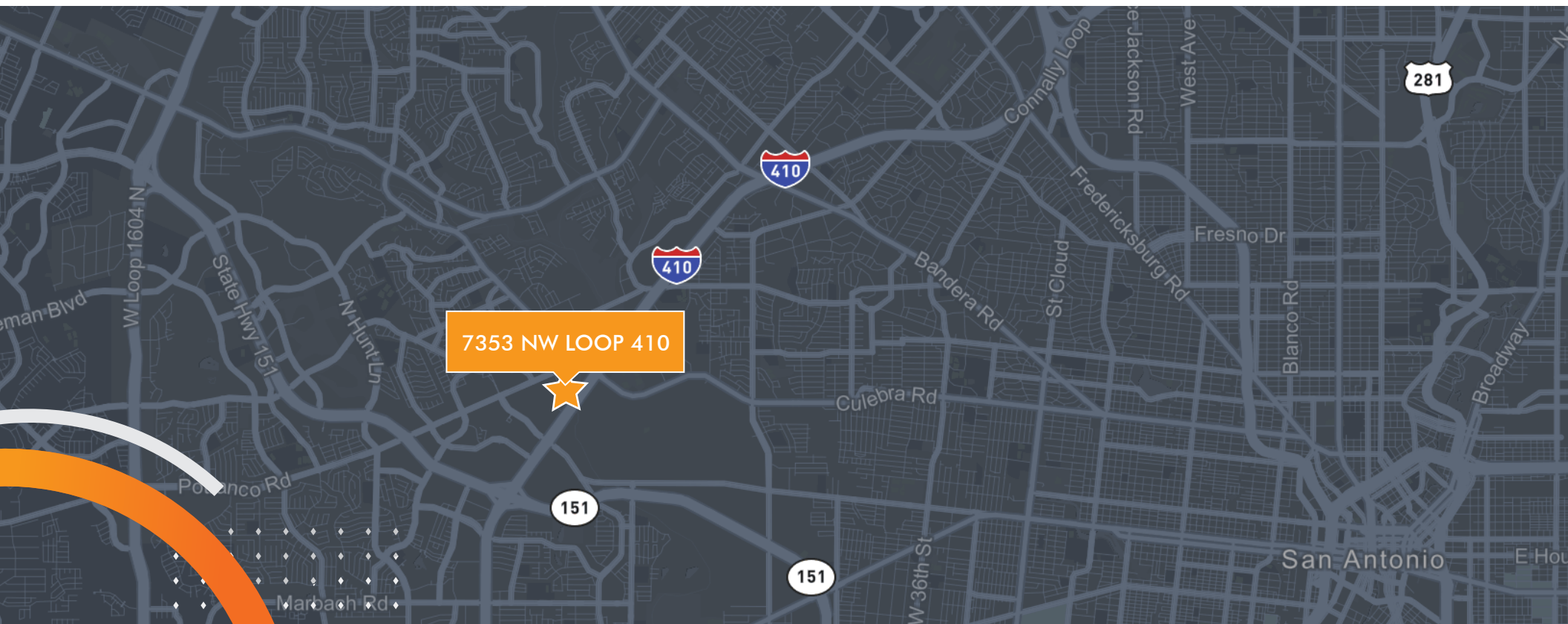
DEMOGRAPHIC SUMMARY & TRAFFIC COUNTS

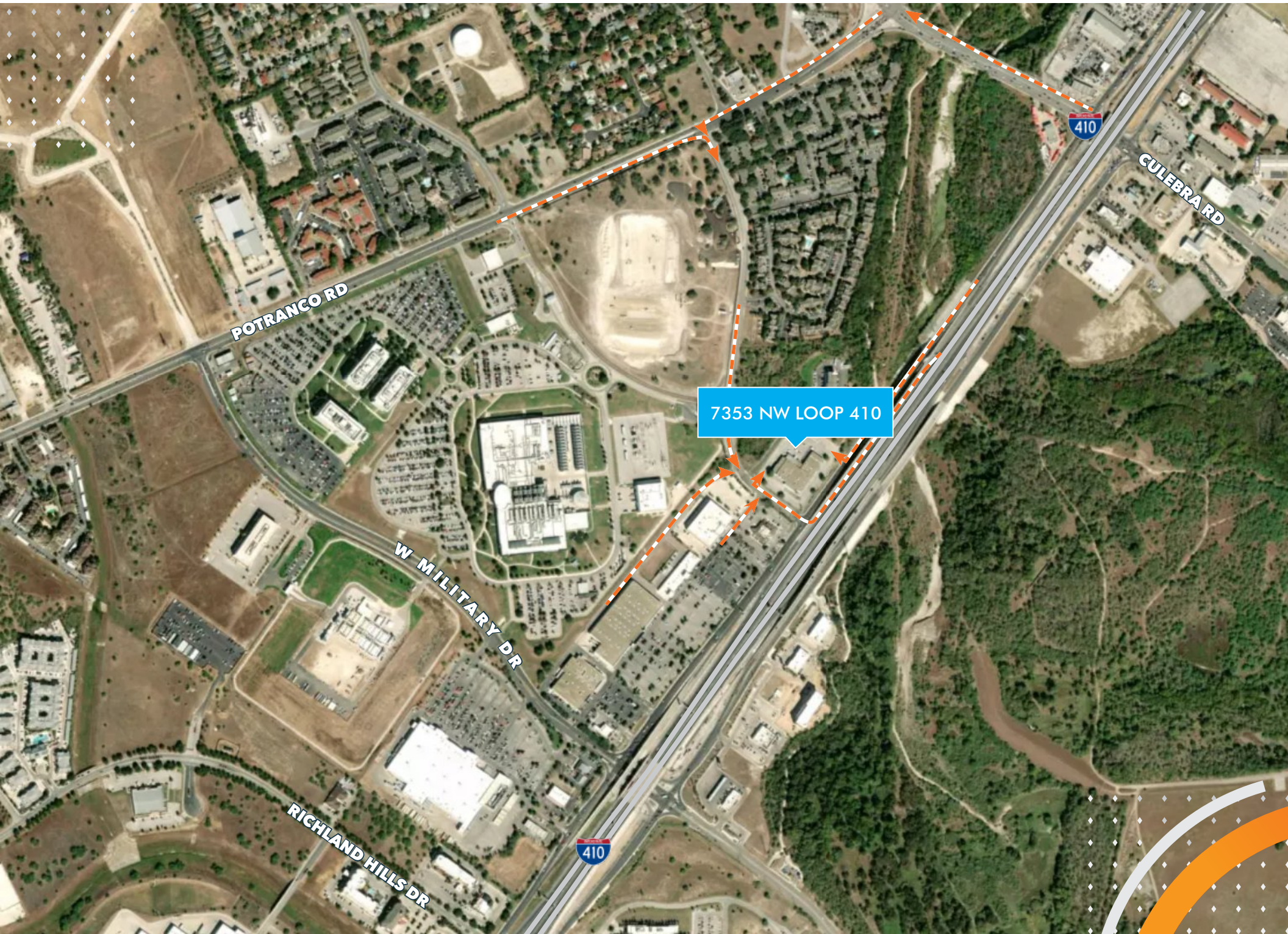
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,948	127,511	337,165
DAYTIME POPULATION	8,410	117,525	317,114
AVG HH INCOME	\$47,508	\$59,215	\$63,077
MEDIAN AGE	28.7	31.1	32.0

SOURCE: ESRI

NW LOOP 410	218,205 vpd
HWY 151	82,678 vpd

SOURCE: TxDOT, 2019





POTRANCO RD

410

CULEBRA RD

7353 NW LOOP 410

W MILITARY DR

410

RICHLAND HILLS DR



0.5 MILES

1957

410



Gulebra Rd

W Military Dr

SITE



410



Richland Hills Dr



Texas Biomedical Research Institute

3 MILES

SITE

Walmart
CINEMARK
sam's club
Party City PETSMART

H-E-B
TACO CABANA
WINGSTOP
Party City
HOBBY LOBBY
WINGSTOP
WHATABURGER

petco SPEC'S DSW
OLD NAVY ULTA ROSS BEST BUY
Michael's Marshalls BARNES & NOBLE

H-E-B
LAIFITNESS

Walmart
H-E-B

macy's
JCPenney
Dillard's Chick-fil&

BOOT BARN

REGAL

at home
The Home Décor Superstore

FIREHOUSE SUBS
TACO CABANA
WINGSTOP
WHATABURGER
McDonald's

WINGSTOP
FIVE GUYS
FREEBIRDS
FirstWatch

Academy LAIFITNESS Cheddar's

HARBOR FREIGHT
QUALITY TOOLS - LOWEST PRICES

Walmart
McDonald's

H-E-B

Chick-fil&
PANDA EXPRESS

THE HOME DEPOT

PETSMART
Office DEPOT
Target LOWE'S OSHKOSH B'gosh ROSS

KOHL'S

Walmart

H-E-B
TACO CABANA
Conn's HomePlus
Chick-fil&
Jack in the box

LONG JOHN SILVER'S
McDonald's

POPEYES
SONIC TACO BELL BURGER KING WHATABURGER

N Ellison Dr

Hunt Ln

Reed Rd

Callaghan Rd

Benrus Blvd

Hillcrest Dr

Culebra Rd

Hortencia Ave

W Commerce St

Acme Rd

Enrique M. Barrera Pkwy

SW 36th St

Castroville Rd

1604

471

151

151

90

90

16

410

410

Pinn Rd

391170

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date