

COMING SOON! PEARSALL POINTE SHOPPING CENTER

10,564 SF Retail Center w/Quick Easy access to Loop 410 on Ramp



PEARSALL POINTE CENTER
8830 SW LOOP 410
COMING SOON APPROX.
10,500 SF RETAIL CENTER

8830 SW Loop 410
San Antonio, Texas 78242

LOCATION

Southwest Loop 410 and Old Pearsall Road

LAND SIZE

1.25 Acres. Frontages on SW Loop 410, including egress/ingress access Via Old Pearsall Road

UTILITIES

All utilities available to the site

ZONING

C-3R, City of San Antonio

FLOOD

San Antonio River Authority Maps do not show any of the property in a flood zone.

LEASE TERMS 3-10 Years,

Also may consider Ground Lease or Build to Suit

TRAFFIC COUNTS

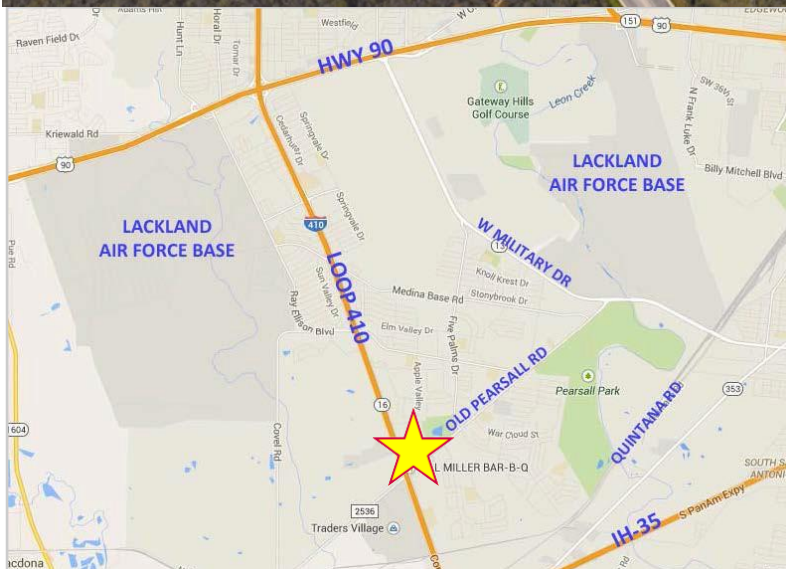
Loop 410: 56,482 vpd; Old Pearsall Rd: 23,820 vpd
Texas Department of Transportation, 2014

COMMENTS

Access road with quick/convenient access to Loop 410 on ramp.

New Walmart Supercenter nearby.

Suggested uses: Retail food and services, Banking. Excellent visibility, traffic counts and demographics.



Demographics Information

	1 mile	3 mile	5 mile
Population	13,081	47,044	107,419
Avg. HH Income	\$43,464	\$43,467	\$43,447
Median Age	26.7	25.3	27.1

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions, prior sale, lease or withdrawal without notice.

Joe Kbouti Real Estate recommends that a Prospective Tenant take the following actions: 1) Consult with an engineer regarding the location, accessibility and capacity of all of the property's utilities; 2) Obtain an Environmental Site Assessment; and 3) Purchase a written Zoning Verification Letter from the appropriate governmental authority.

For More Information Contact:

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San Antonio, Texas 78216

TEL: (210) 344-1002

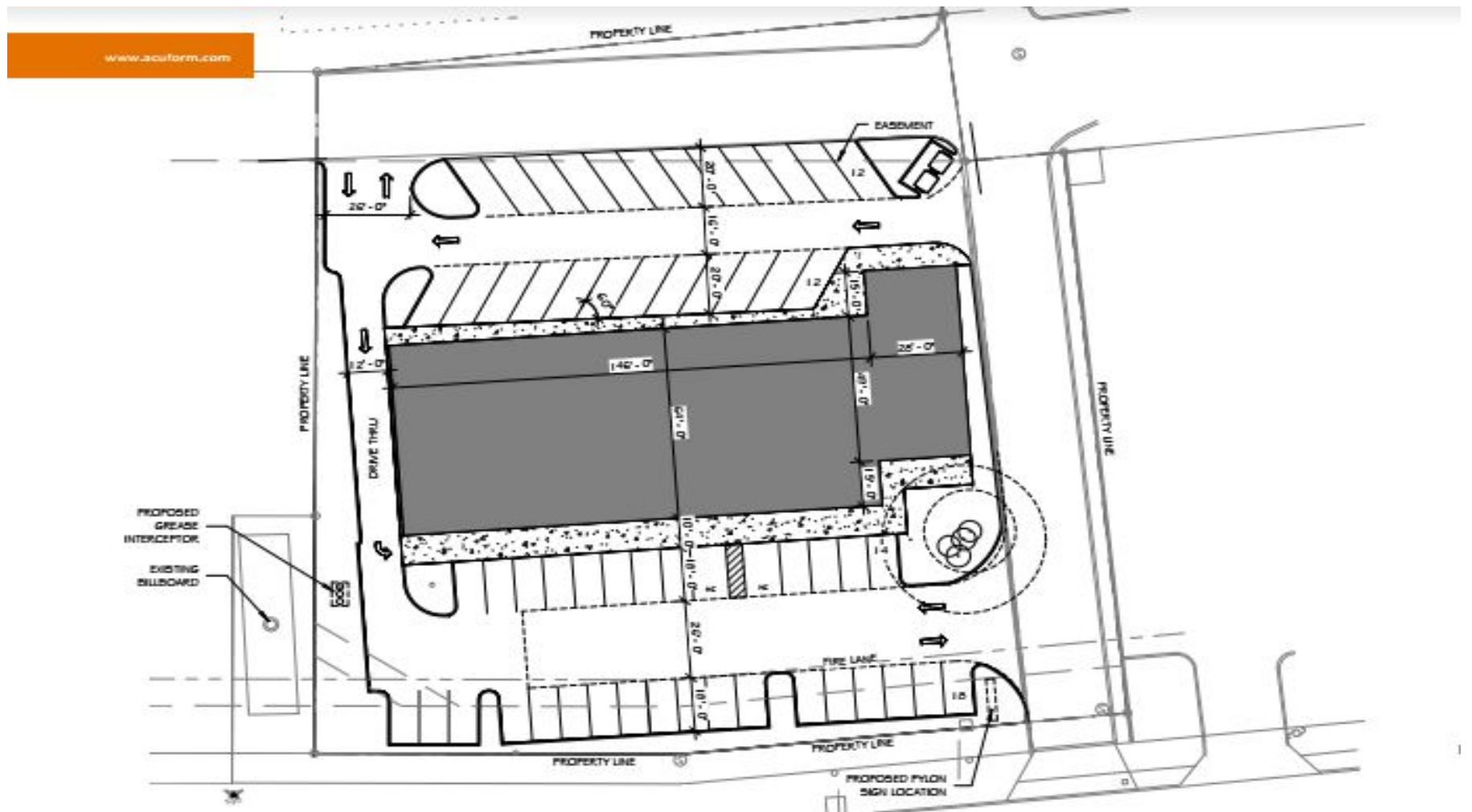
FAX: (210) 342-3405

www.kbouti.com

jmkboudi@aol.com

This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

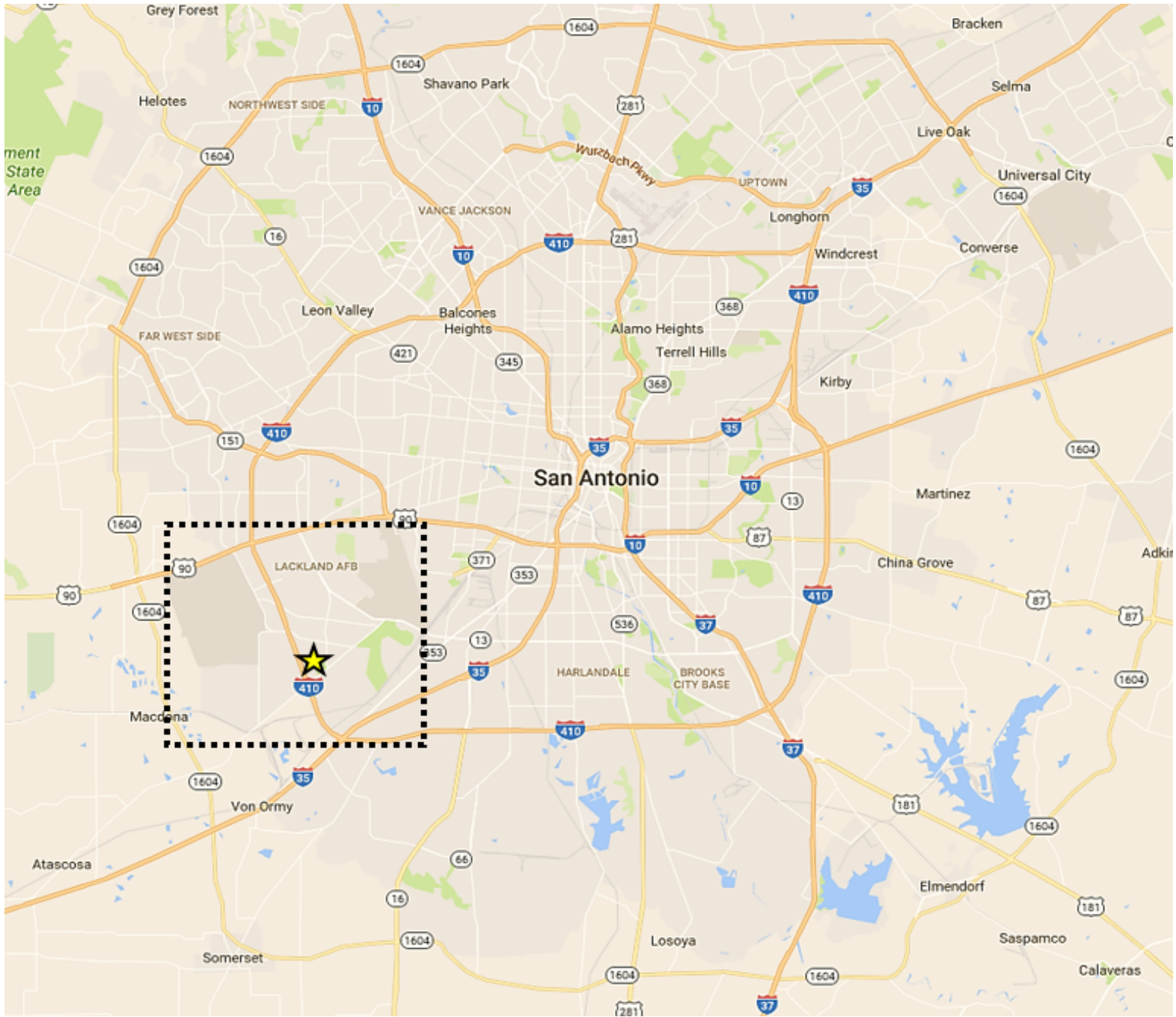






1 LEASE SPACES
SCALE: 1/16" = 1'-0"

TOTAL SF: 10,841



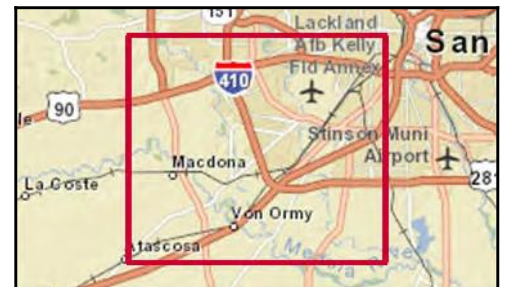
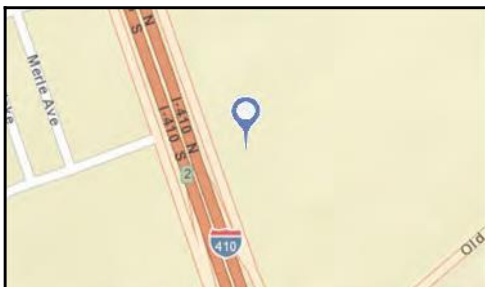
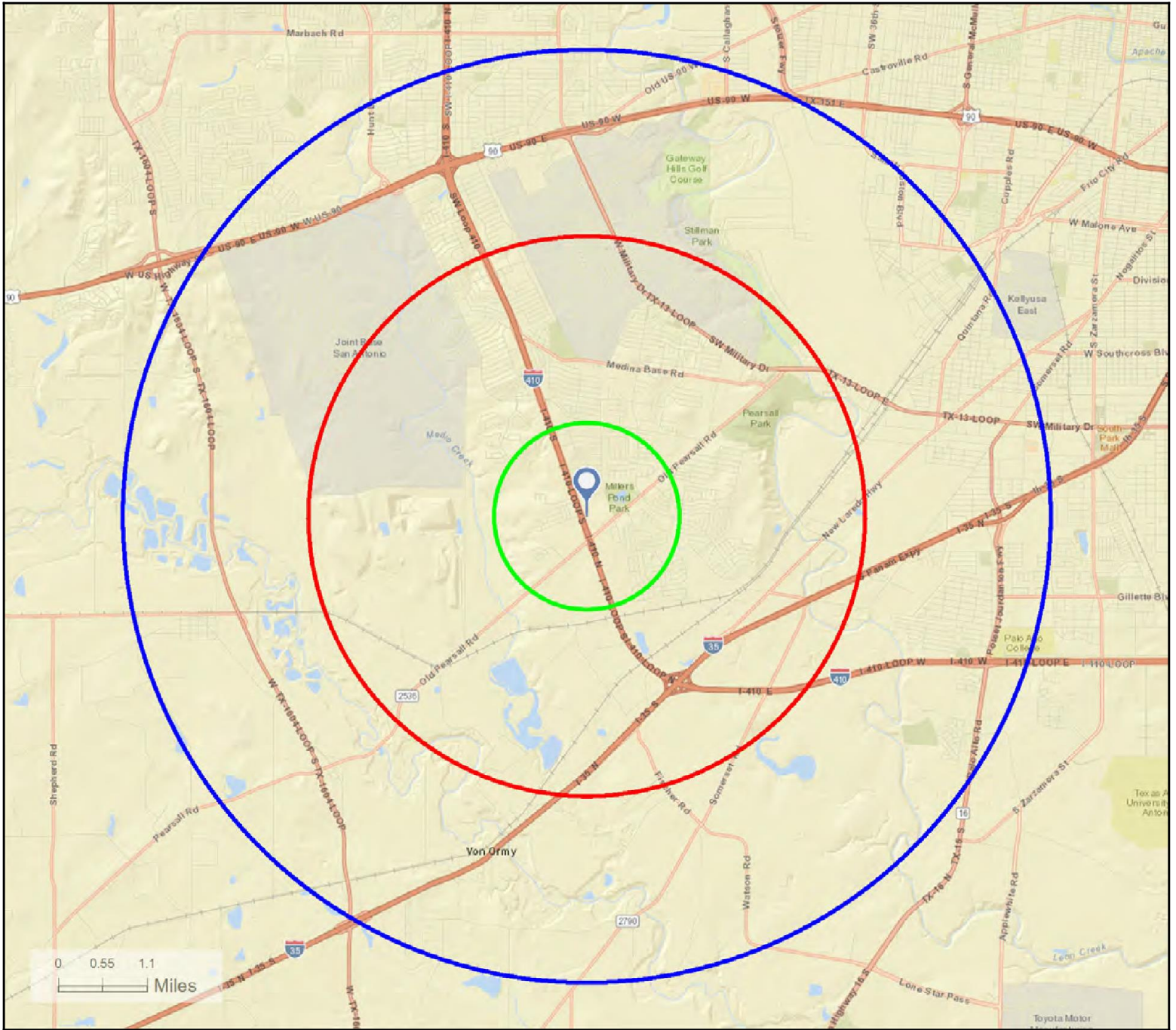
Site Map

8830 SW Loop 410, San Antonio, Texas

78242 Rings: 1, 3, 5 mile radii

Latitude: 29.34262

Longitude: -98.62457



May 06, 2015

Executive Summary

8830 SW Loop 410, San Antonio, Texas

78242 Rings: 1, 3, 5 mile radii

Latitude: 29.34262
Longitude: -98.62457

	1 mile	3 miles	5 miles
Population			
2000 Population	9,616	40,044	90,041
2010 Population	12,332	46,280	105,080
2015 Population	13,081	47,044	107,419
2020 Population	13,945	48,832	111,709
2000-2010 Annual Rate	2.52%	1.46%	1.56%
2010-2015 Annual Rate	1.13%	0.31%	0.42%
2015-2020 Annual Rate	1.29%	0.75%	0.79%
2015 Male Population	49.0%	52.3%	51.7%
2015 Female Population	51.0%	47.7%	48.3%
2015 Median Age	26.7	25.3	27.1

In the identified area, the current year population is 107,419. In 2010, the Census count in the area was 105,080. The rate of change since 2010 was 0.42% annually. The five-year projection for the population in the area is 111,709 representing a change of 0.79% annually from 2015 to 2020. Currently, the population is 51.7% male and 48.3% female.

Median Age

The median age in this area is 26.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	70.9%	70.5%	70.7%
2015 Black Alone	3.2%	5.6%	5.2%
2015 American Indian/Alaska Native Alone	1.2%	1.0%	1.0%
2015 Asian Alone	0.7%	1.1%	0.9%
2015 Pacific Islander Alone	0.2%	0.3%	0.3%
2015 Other Race	20.8%	18.5%	18.8%
2015 Two or More Races	3.0%	3.0%	3.1%
2015 Hispanic Origin (Any Race)	87.2%	75.2%	77.6%

Persons of Hispanic origin represent 77.6% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.2 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	2,462	9,962	24,073
2010 Households	3,251	11,868	28,428
2015 Total Households	3,482	12,106	29,206
2020 Total Households	3,727	12,629	30,538
2000-2010 Annual Rate	2.82%	1.77%	1.68%
2010-2015 Annual Rate	1.32%	0.38%	0.52%
2015-2020 Annual Rate	1.37%	0.85%	0.90%
2015 Average Household Size	3.75	3.47	3.33

The household count in this area has changed from 28,428 in 2010 to 29,206 in the current year, a change of 0.52% annually. The five-year projection of households is 30,538, a change of 0.90% annually from the current year total. Average household size is currently 3.33, compared to 3.33 in the year 2010. The number of families in the current year is 22,895 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Executive Summary

8830 SW Loop 410, San Antonio, Texas

78242 Rings: 1, 3, 5 mile radii

Latitude: 29.34262
Longitude: -98.62457

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$34,323	\$34,508	\$35,015
2020 Median Household Income	\$38,907	\$38,699	\$38,625
2015-2020 Annual Rate	2.54%	2.32%	1.98%
Average Household Income			
2015 Average Household Income	\$43,464	\$43,467	\$43,447
2020 Average Household Income	\$48,997	\$48,927	\$49,089
2015-2020 Annual Rate	2.43%	2.39%	2.47%
Per Capita Income			
2015 Per Capita Income	\$11,528	\$12,950	\$13,509
2020 Per Capita Income	\$13,052	\$14,375	\$15,079
2015-2020 Annual Rate	2.51%	2.11%	2.22%

Households by Income

Current median household income is \$35,015 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$38,625 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$43,447 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$49,089 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$13,509 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$15,079 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	2,574	10,703	25,822
2000 Owner Occupied Housing Units	1,725	6,027	14,642
2000 Renter Occupied Housing Units	737	3,935	9,431
2000 Vacant Housing Units	112	741	1,749
2010 Total Housing Units	3,487	12,968	31,205
2010 Owner Occupied Housing Units	2,244	6,973	16,619
2010 Renter Occupied Housing Units	1,007	4,895	11,809
2010 Vacant Housing Units	236	1,100	2,777
2015 Total Housing Units	3,733	13,489	32,374
2015 Owner Occupied Housing Units	2,319	6,868	16,497
2015 Renter Occupied Housing Units	1,164	5,238	12,709
2015 Vacant Housing Units	251	1,383	3,168
2020 Total Housing Units	4,005	14,141	33,935
2020 Owner Occupied Housing Units	2,479	7,122	17,282
2020 Renter Occupied Housing Units	1,247	5,507	13,256
2020 Vacant Housing Units	278	1,512	3,397

Currently, 51.0% of the 32,374 housing units in the area are owner occupied; 39.3%, renter occupied; and 9.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 31,205 housing units in the area - 53.3% owner occupied, 37.8% renter occupied, and 8.9% vacant. The annual rate of change in housing units since 2010 is 1.65%. Median home value in the area is \$110,040, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.15% annually to \$122,396.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

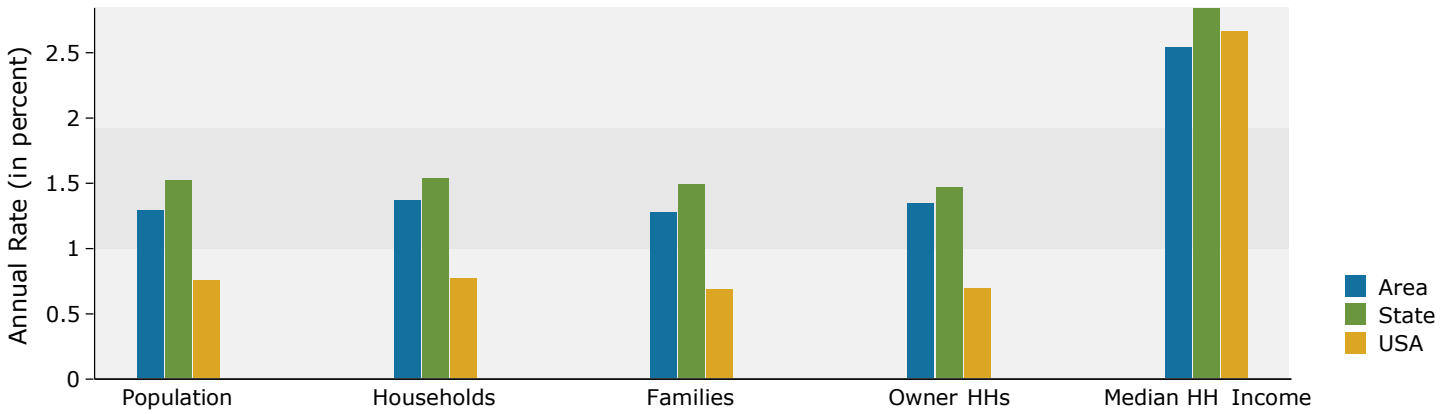
Demographic and Income Profile

8830 SW Loop 410, San Antonio, Texas 78242

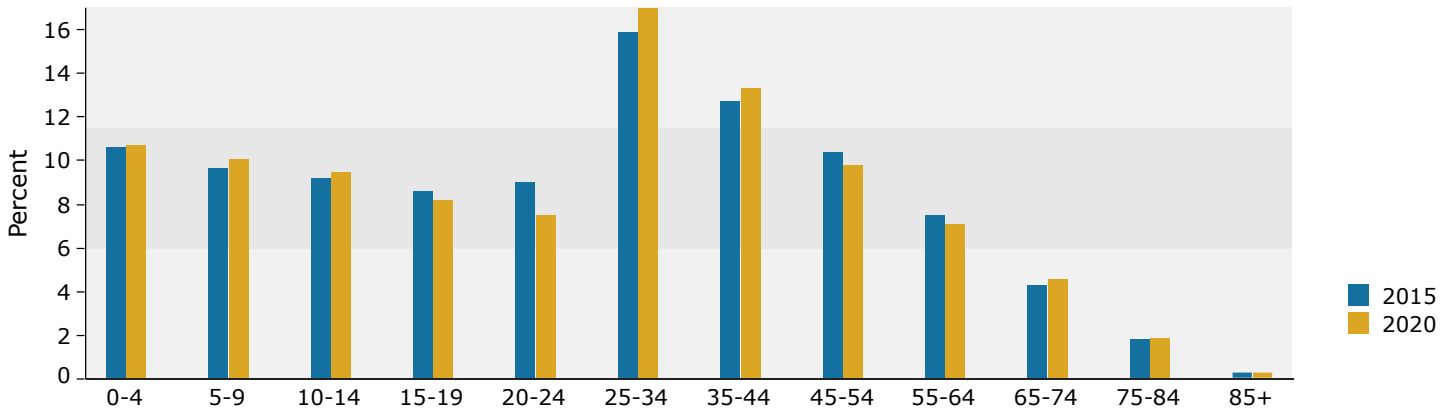
Ring: 1 mile radius

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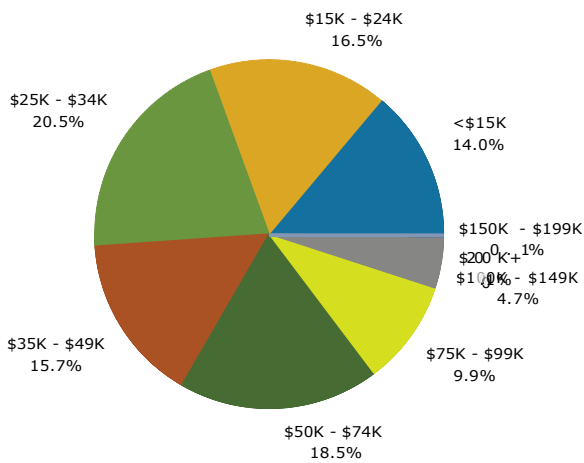
Trends 2015-2020



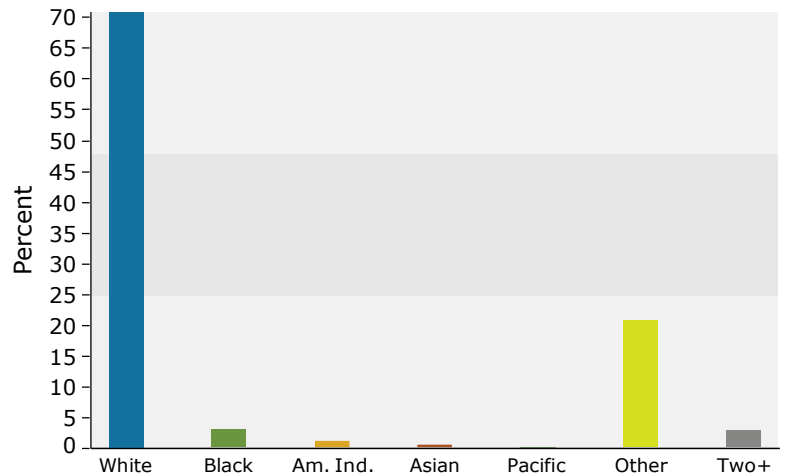
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 87.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic and Income Profile

8830 SW Loop 410, San Antonio, Texas 78242

Ring: 3 mile radius

Latitude: 29.34262
Longitude: -98.62457

Summary	Census 2010	2015	2020
Population	46,280	47,044	48,832
Households	11,868	12,106	12,629
Families	9,674	9,844	10,241
Average Household Size	3.48	3.47	3.47
Owner Occupied Housing Units	6,973	6,868	7,122
Renter Occupied Housing Units	4,895	5,238	5,507
Median Age	24.9	25.3	25.8
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.75%	1.52%	0.75%
Households	0.85%	1.54%	0.77%
Families	0.79%	1.49%	0.69%
Owner HHs	0.73%	1.47%	0.70%
Median Household Income	2.32%	2.84%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,896	15.7%	1,921	15.2%
\$15,000 - \$24,999	2,137	17.7%	1,711	13.5%
\$25,000 - \$34,999	2,096	17.3%	2,025	16.0%
\$35,000 - \$49,999	1,932	16.0%	2,067	16.4%
\$50,000 - \$74,999	2,354	19.4%	2,587	20.5%
\$75,000 - \$99,999	1,022	8.4%	1,367	10.8%
\$100,000 - \$149,999	589	4.9%	851	6.7%
\$150,000 - \$199,999	39	0.3%	49	0.4%
\$200,000+	41	0.3%	51	0.4%
Median Household Income	\$34,508		\$38,699	
Average Household Income	\$43,467		\$48,927	
Per Capita Income	\$12,950		\$14,375	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,384	9.5%	4,423	9.4%	4,610	9.4%
5 - 9	4,189	9.1%	4,089	8.7%	4,327	8.9%
10 - 14	3,968	8.6%	3,817	8.1%	4,065	8.3%
15 - 19	5,076	11.0%	4,838	10.3%	4,907	10.0%
20 - 24	5,602	12.1%	6,090	12.9%	5,809	11.9%
25 - 34	7,531	16.3%	7,820	16.6%	8,187	16.8%
35 - 44	5,172	11.2%	5,170	11.0%	5,802	11.9%
45 - 54	4,352	9.4%	4,207	8.9%	4,123	8.4%
55 - 64	3,112	6.7%	3,340	7.1%	3,425	7.0%
65 - 74	1,793	3.9%	2,038	4.3%	2,256	4.6%
75 - 84	909	2.0%	992	2.1%	1,043	2.1%
85+	194	0.4%	223	0.5%	277	0.6%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	33,078	71.5%	33,180	70.5%	34,402	70.5%
Black Alone	2,475	5.3%	2,619	5.6%	2,808	5.8%
American Indian Alone	446	1.0%	454	1.0%	475	1.0%
Asian Alone	490	1.1%	530	1.1%	601	1.2%
Pacific Islander Alone	131	0.3%	149	0.3%	174	0.4%
Some Other Race Alone	8,314	18.0%	8,704	18.5%	8,887	18.2%
Two or More Races	1,346	2.9%	1,409	3.0%	1,484	3.0%
Hispanic Origin (Any Race)	34,320	74.2%	35,384	75.2%	37,289	76.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

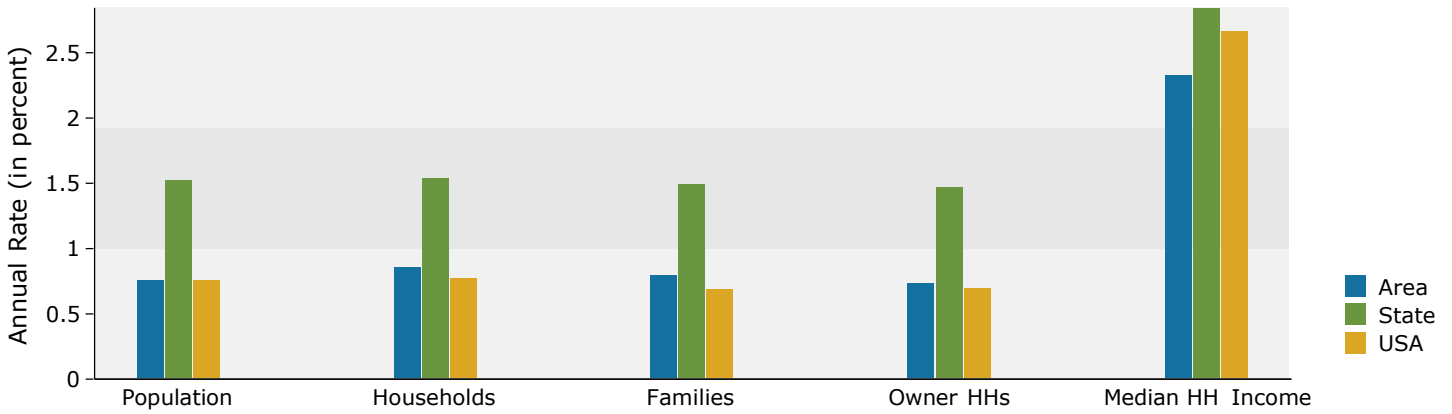
Demographic and Income Profile

8830 SW Loop 410, San Antonio, Texas 78242

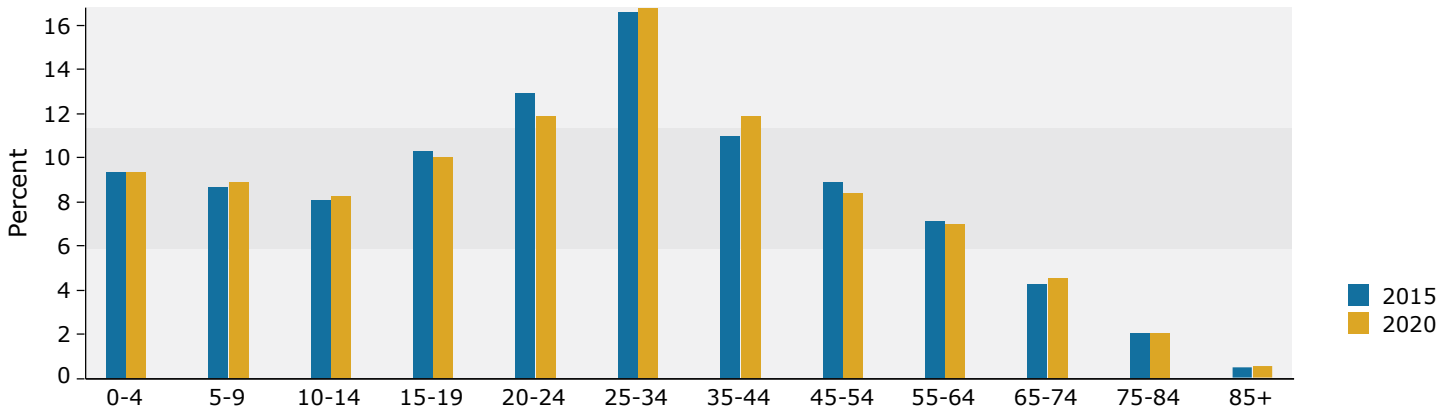
Ring: 3 mile radius

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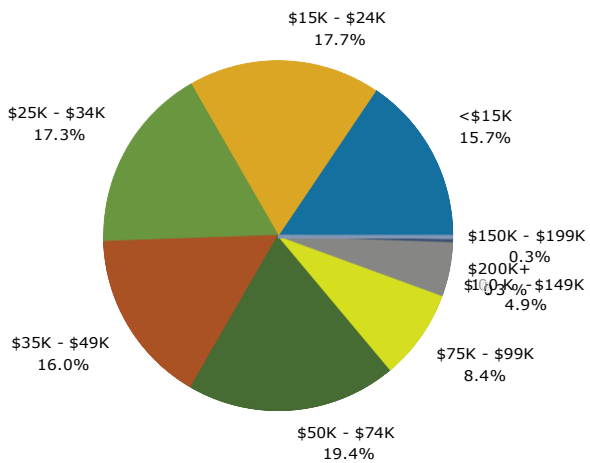
Trends 2015-2020



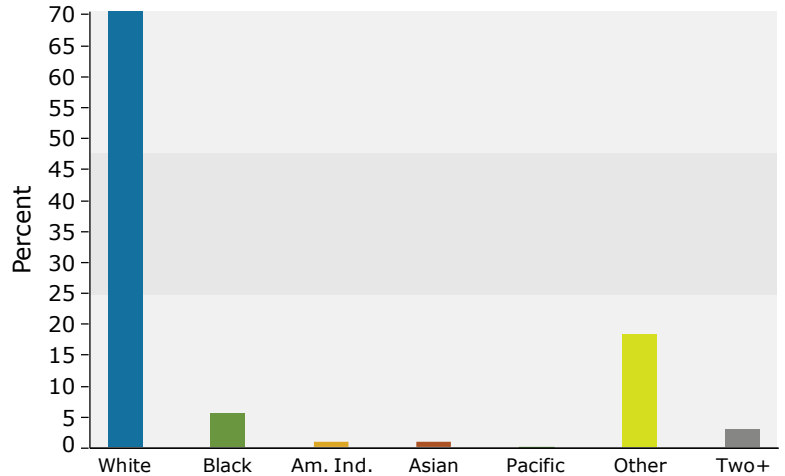
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 75.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic and Income Profile

8830 SW Loop 410, San Antonio, Texas 78242

Ring: 5 mile radius

Latitude: 29.34262
Longitude: -98.62457

Summary	Census 2010	2015	2020
Population	105,080	107,419	111,709
Households	28,428	29,206	30,538
Families	22,389	22,895	23,854
Average Household Size	3.33	3.33	3.32
Owner Occupied Housing Units	16,619	16,497	17,282
Renter Occupied Housing Units	11,809	12,709	13,256
Median Age	26.4	27.1	27.7
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.79%	1.52%	0.75%
Households	0.90%	1.54%	0.77%
Families	0.82%	1.49%	0.69%
Owner HHs	0.93%	1.47%	0.70%
Median Household Income	1.98%	2.84%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	4,888	16.7%	4,942	16.2%
\$15,000 - \$24,999	5,159	17.7%	4,176	13.7%
\$25,000 - \$34,999	4,549	15.6%	4,420	14.5%
\$35,000 - \$49,999	5,162	17.7%	5,475	17.9%
\$50,000 - \$74,999	5,302	18.2%	5,767	18.9%
\$75,000 - \$99,999	2,364	8.1%	3,185	10.4%
\$100,000 - \$149,999	1,507	5.2%	2,202	7.2%
\$150,000 - \$199,999	182	0.6%	252	0.8%
\$200,000+	94	0.3%	119	0.4%
Median Household Income	\$35,015		\$38,625	
Average Household Income	\$43,447		\$49,089	
Per Capita Income	\$13,509		\$15,079	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,289	8.8%	9,370	8.7%	9,742	8.7%
5 - 9	9,133	8.7%	8,775	8.2%	9,105	8.2%
10 - 14	8,684	8.3%	8,496	7.9%	8,731	7.8%
15 - 19	10,792	10.3%	10,454	9.7%	10,639	9.5%
20 - 24	11,986	11.4%	12,696	11.8%	12,225	10.9%
25 - 34	16,513	15.7%	17,435	16.2%	17,990	16.1%
35 - 44	11,946	11.4%	12,082	11.2%	13,480	12.1%
45 - 54	10,573	10.1%	10,263	9.6%	10,179	9.1%
55 - 64	7,851	7.5%	8,590	8.0%	9,058	8.1%
65 - 74	4,815	4.6%	5,529	5.1%	6,270	5.6%
75 - 84	2,695	2.6%	2,824	2.6%	3,227	2.9%
85+	803	0.8%	904	0.8%	1,062	1.0%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	75,258	71.6%	75,979	70.7%	79,022	70.7%
Black Alone	5,183	4.9%	5,556	5.2%	5,993	5.4%
American Indian Alone	1,051	1.0%	1,076	1.0%	1,128	1.0%
Asian Alone	924	0.9%	1,005	0.9%	1,138	1.0%
Pacific Islander Alone	253	0.2%	290	0.3%	339	0.3%
Some Other Race Alone	19,247	18.3%	20,165	18.8%	20,557	18.4%
Two or More Races	3,164	3.0%	3,346	3.1%	3,530	3.2%
Hispanic Origin (Any Race)	80,556	76.7%	83,322	77.6%	87,786	78.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

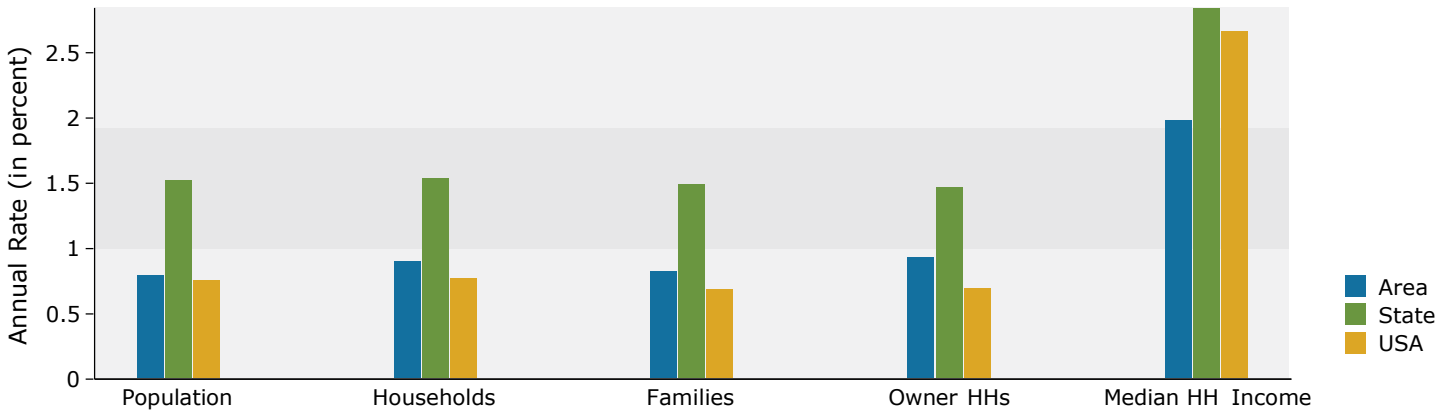
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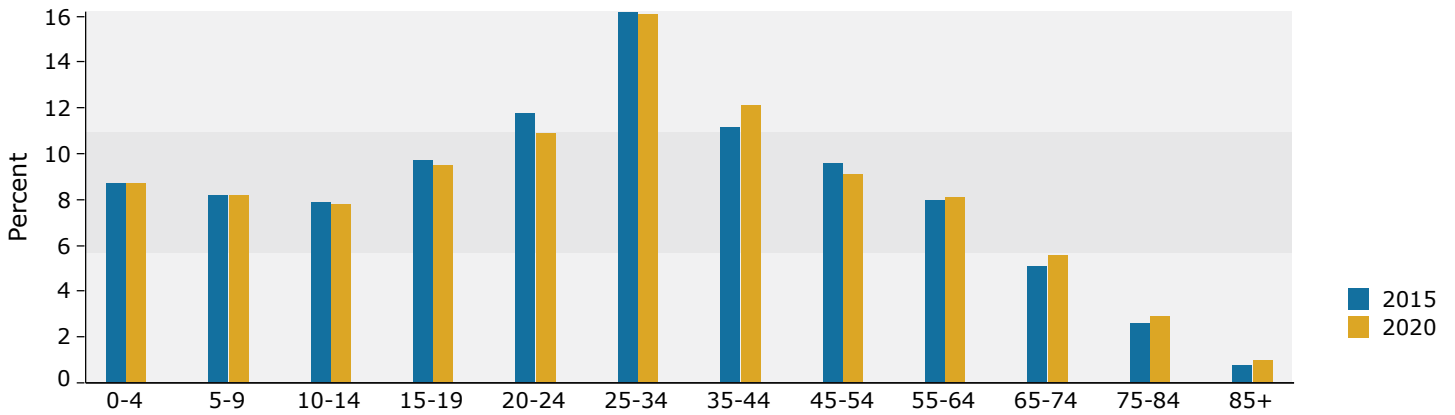
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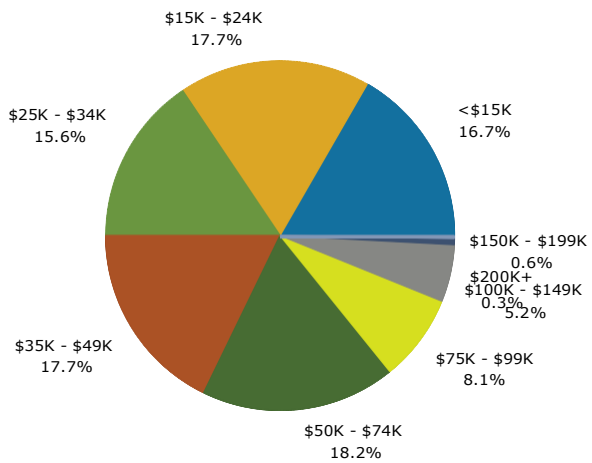
Trends 2015-2020



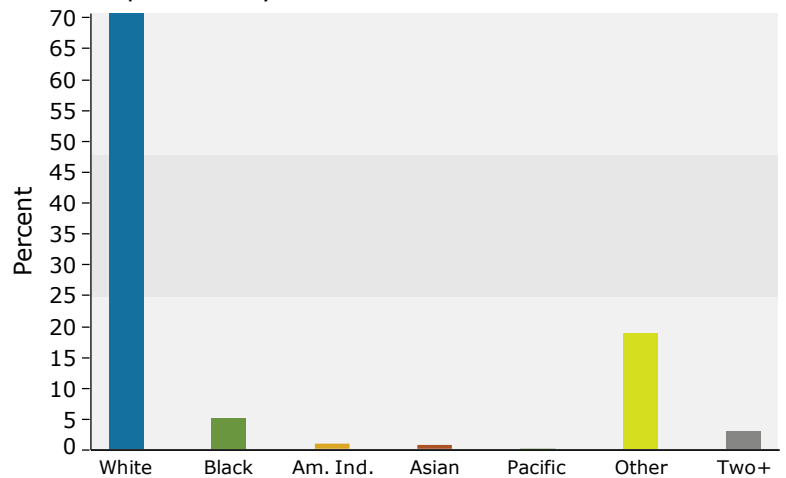
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 77.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.