

Joe M. Kboudi
REAL ESTATE, INC.

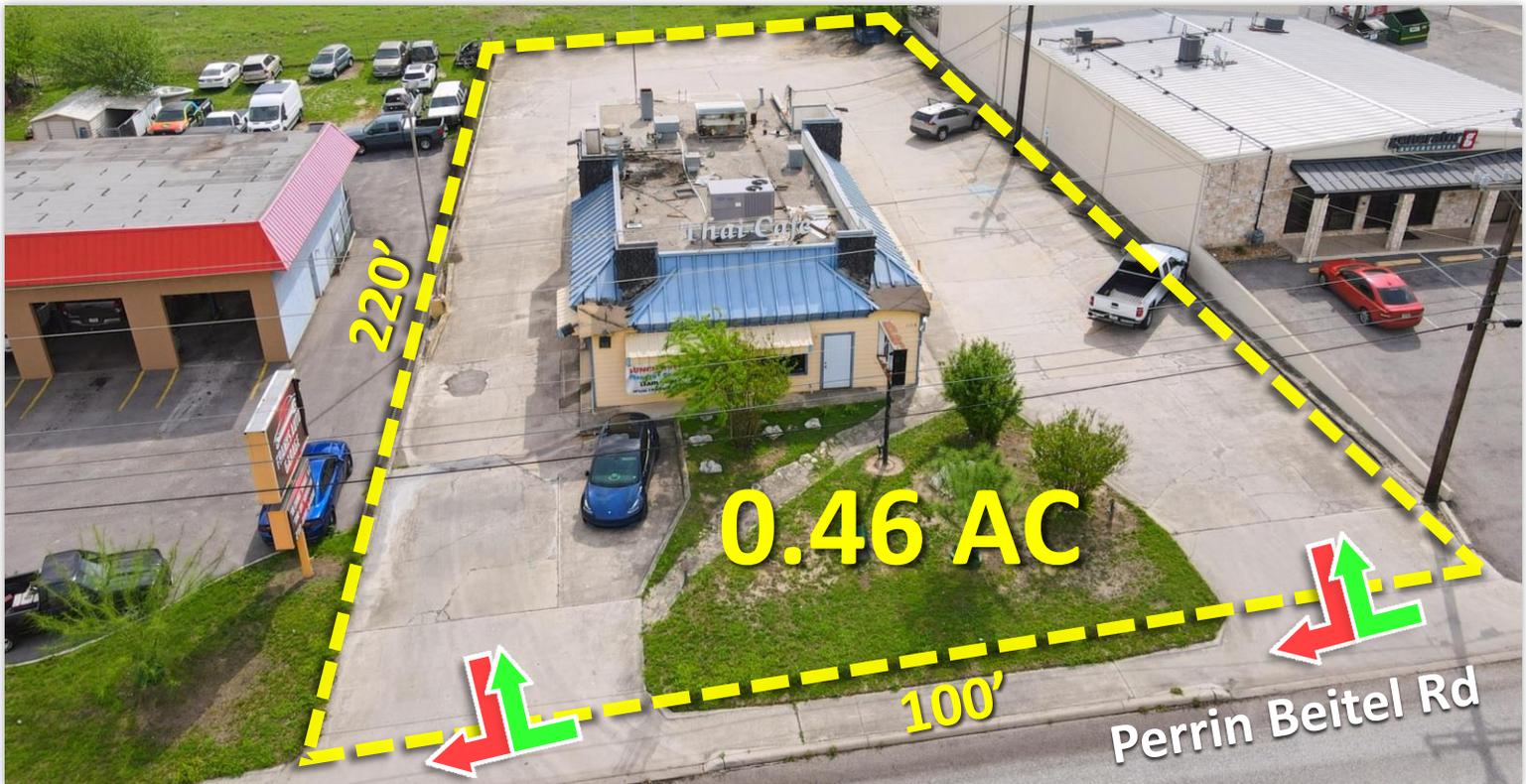
▪ LEASING

▪ MANAGEMENT

▪ INVESTMENTS

2,380 SF Former Restaurant on 0.46 Acres – QSR Opportunity

Two Curb Cuts ▪ 11318 Perrin Beitel Rd ▪ San Antonio ▪ TX ▪ 78217



Property Highlights:

- Former Restaurant in NE San Antonio on 0.46 AC on Perrin Beitel Rd w/ (2) Curb-Cuts Near Center Point Rd
- 24,000 Vehicles Per Day (TXDOT) on Perrin Beitel
- Existing Pylon Sign Along Perrin Beitel Road
- Minutes From High Traffic Retailers Walmart and H-E-B, surrounded by National Credit Retailers
- Ingress/Egress on Perrin Beitel w/ (2) Curb-Cuts
- Ideal For Quick Service Restaurant w/ Drive-Thru
- Located in NE San Antonio Near Three (3) Major Highways - Loop 410, IH-35, and Wurzbach Parkway
- Vibrant Daytime Employment Hub with Strong Population Growth (359,000 People w/in 5 Miles) & Increasing Income Levels (\$75,000 Median HH)
- **2,380 SF | 0.46 Acres | Appx 100' x 220' | Zoned C-3**
- **Price: \$549,000.00**



For More Information Contact:
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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.

FREESTANDING RESTAURANT ON 0.46 AC

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Property Aerial



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Submarket Aerial



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Demographics

Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	20,173	150,142	359,895
Median Household Income	\$52,081	\$69,001	\$74,977

Population			
Median Age	33.8	37.2	36.5
2023 Population	20,173	150,142	359,895
Under Age 45	13,010	91,282	222,079
Over Age 45	6,477	54,526	128,287

Housing & Occupancy			
Total Households	9,064	59,560	139,734
Renters	5,571	23,853	56,600
Homeowners	3,493	35,707	83,134

Income & Employment			
2023 Median Household Income	\$52,081	\$69,001	\$74,977
Household Incomes <\$100,000	7,701	41,310	92,299
Household Incomes >\$100,000	1,363	18,250	47,435
2023 Total Employees	16,191	120,092	286,886

Housing Occupancy Ratio



\$75k

Median Income

\$78k

2028 Estimate

↑ 4%

Growth Rate

36

Median Age

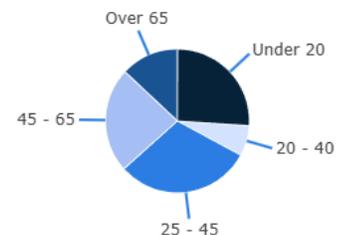
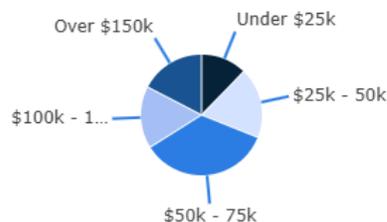
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2028 Estimate

↑ 8%

Growth Rate

Renter to Homeowner Ratio



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More people moved to San Antonio than anywhere else in the country between 2022 and 2023, according to U.S. Census data. The Alamo City topped the nation's list of numeric gains as over 22,000 people relocated here – While San Antonio's median home prices shot over \$300,000 for the first time in 2021, December's median of \$308,600 here was still the lowest median price of any city in Texas. Major employers include:



Home to the Alamo and famous River Walk, San Antonio metro is in the southern portion of central Texas and includes the Interstate 35 Corridor, one of the fastest growing areas in the nation. Only 150 miles from Mexico, San Antonio is a short drive on Interstate 35 from the border and serves as a major gateway between the United States and Mexico. The area is further enhanced by an extensive transportation network that provides shipping options to domestic and international markets, as well as the Eagle Ford Shale formation that runs through Atascosa and Wilson counties. San Antonio is the 7th most populous city in the nation housing around 1.5 million and an estimated 2.5 million in the Metro.





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Omri S. Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date