

Castle Creek Village Shopping Center

6401-6487 Blanco Road • San Antonio • TX • 78216



Property Highlights:

- Established neighborhood shopping center in the Heart of North Central San Antonio strategically located on Blanco Road just south of Loop 410
- Excellent visibility and convenient ingress and egress from Blanco Road with multiple entries
- Over 27,800 vehicles per day per TXDOT
- Strong Demographics (435k population and \$91k average household income within 5-mile radius)
- Storefront and monument signage opportunities
- Minutes from Park North Shopping Center, North Star Mall and San Antonio International Airport
- Surrounded by established and densely populated neighborhoods including Castle Hills & Shearer Hills
- **Available: 1,470 SF**
- **Rate: \$18.00 PSF + NNN (est. \$6.95)**



For More Information Contact:
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7300 Blanco Road, Suite 706
San Antonio, Texas 78216

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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.

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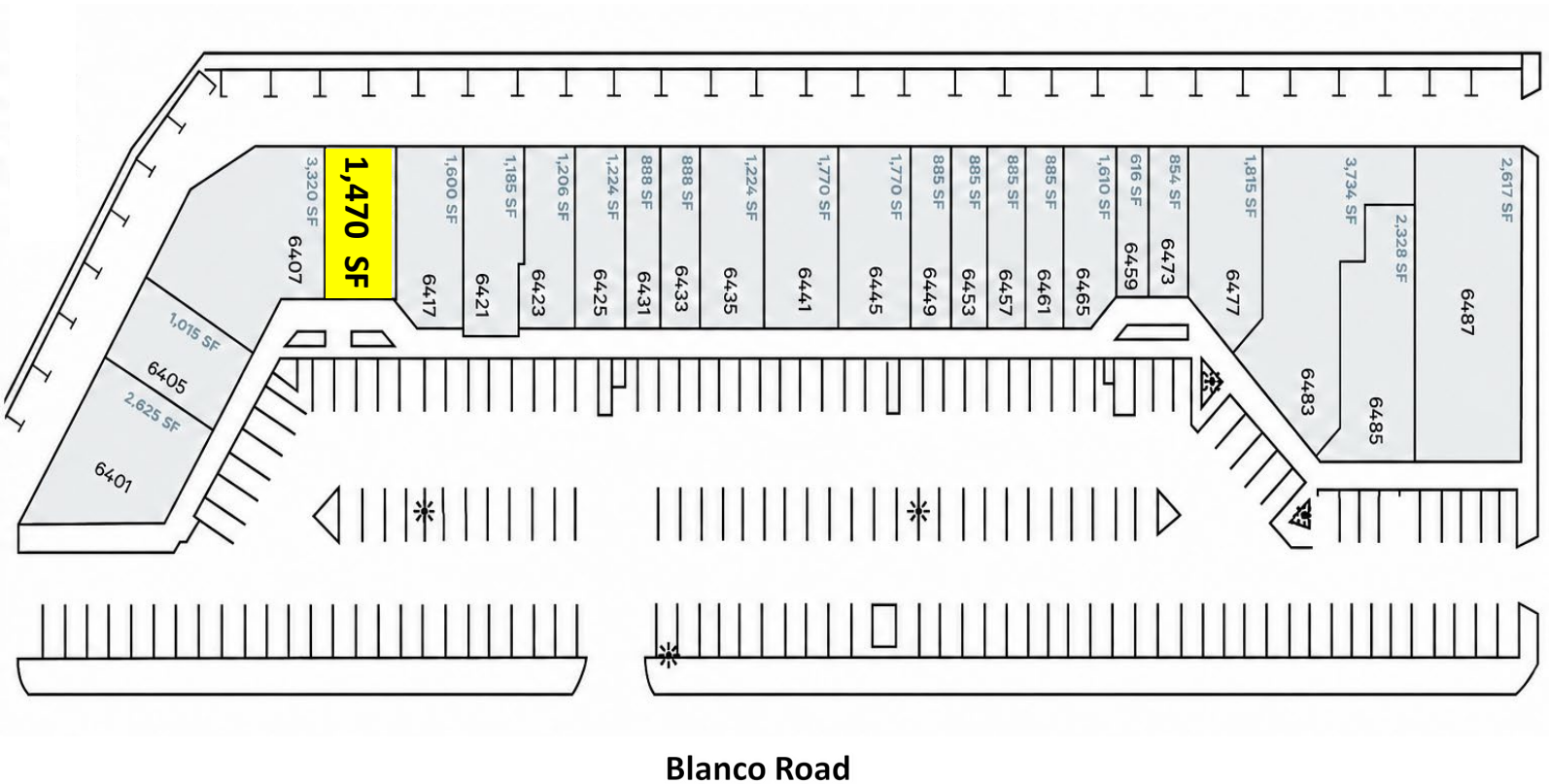
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SITE PLAN



Blanco Road

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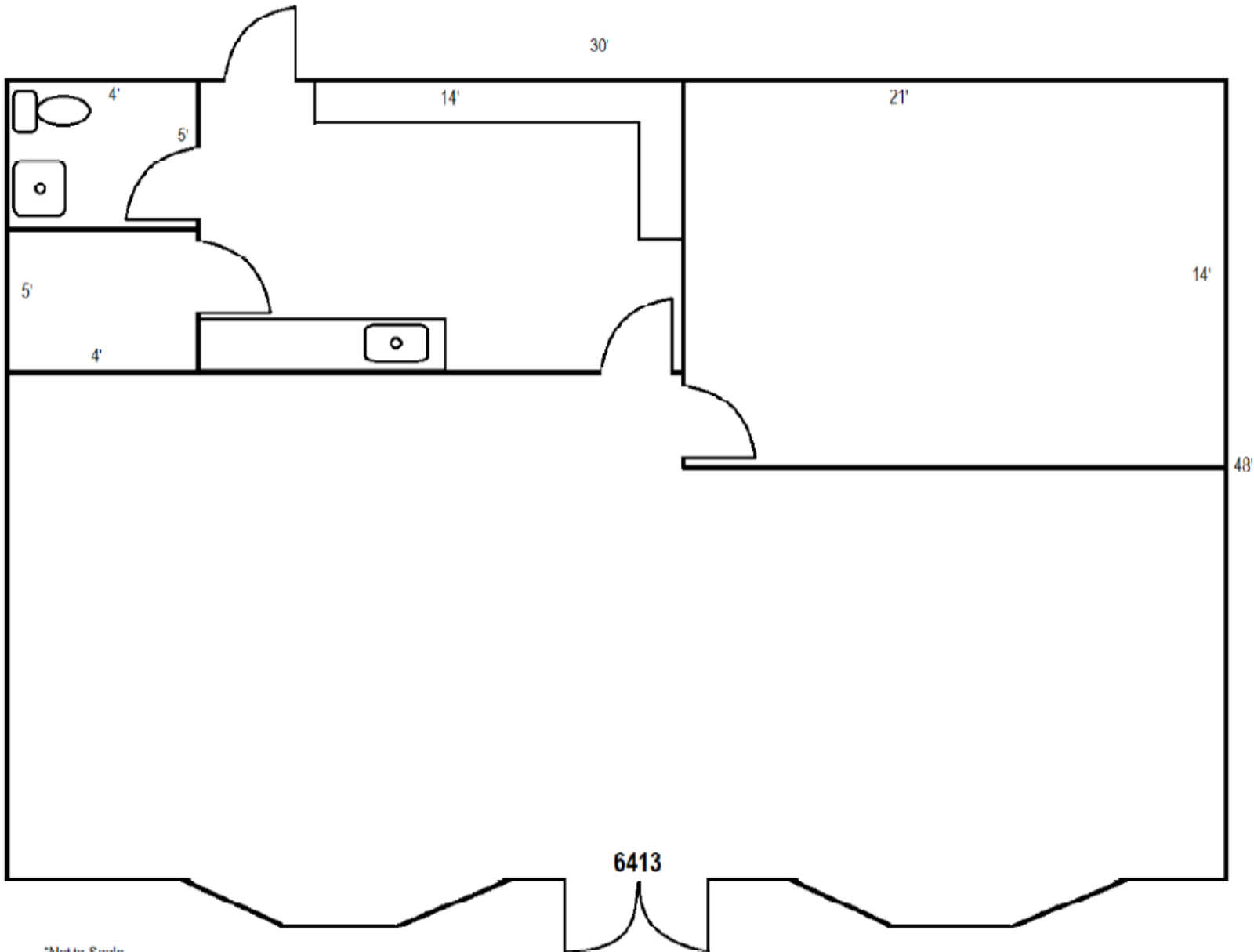
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JOE M. KBOUDI
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Suite 6413 Floor Plan – 1,470 SF



*Not to Scale

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Suite 6413 Interior Photos – 1,470 SF

[Click Here For Video Walkthrough](#)

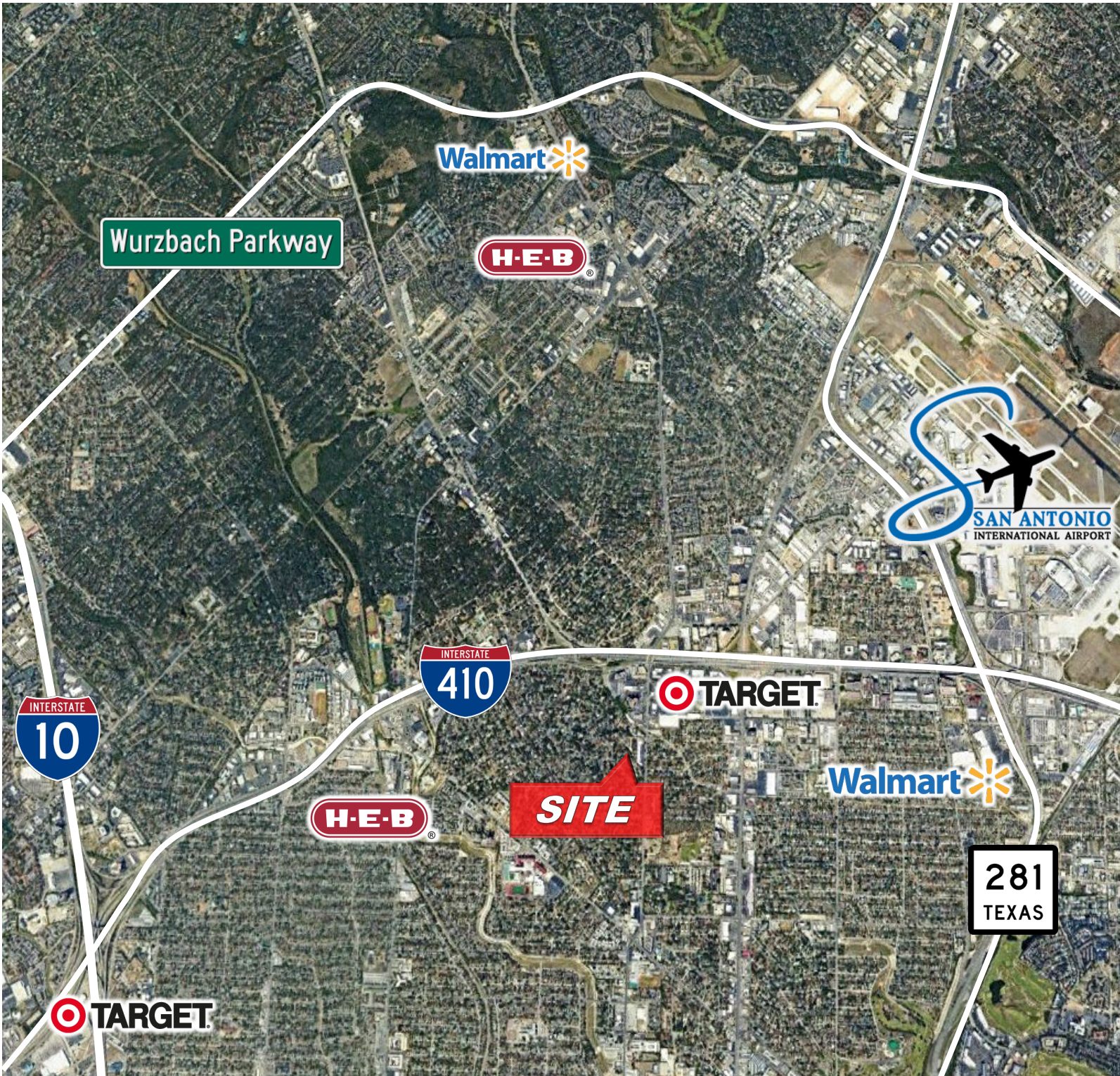


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Demographics

Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	28,642	169,767	435,931
Average Household Income	\$71,047	\$82,521	\$91.121

Population			
2024 Estimated Population	28,642	169,767	435,931
Total Employees	23,805	139,740	358,929
Median Age	38.9	37.3	36.7

Income			
Median Household Income	\$54,052	\$58,263	\$62,304
Average Household Income	\$71,047	\$82,521	\$91.121

Housing			
Total Households	12,286	71,452	184,285
Owner	5,152	31,721	78,737
Renter	7,134	39,721	105,548

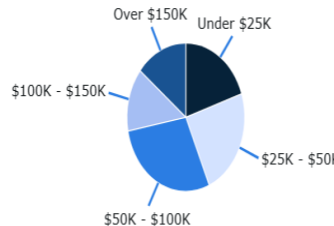
Household Income

\$58.3k

Median Income

\$68.4k

2029 Estimate



Age Demographics

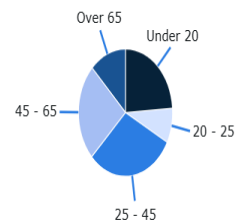
37

Median Age

40

2029 Estimate

↑ 8%
Growth Rate



Housing Occupancy Ratio

8:1

7:1 predicted by 2029

Occupied



Vacant

Renter to Homeowner Ratio

1:1

1:1 predicted by 2029

Renters



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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.

11-2-2015



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