

# FOR LEASE

±1,369 SQ. FT. - ±1,421 SQ. FT.

PREMIUM RETAIL  
NEIGHBORHOOD STRIP

12047 POTRANCO ROAD

SAN ANTONIO, TEXAS 78253

\$32/PSF BASE,  
\$9.35/PSF NNN, \$35 TI



FOR MORE  
INFORMATION  
PLEASE CONTACT

**NICK ANTHONY**  
210.849.9283  
nanthony@cbscalamo.com

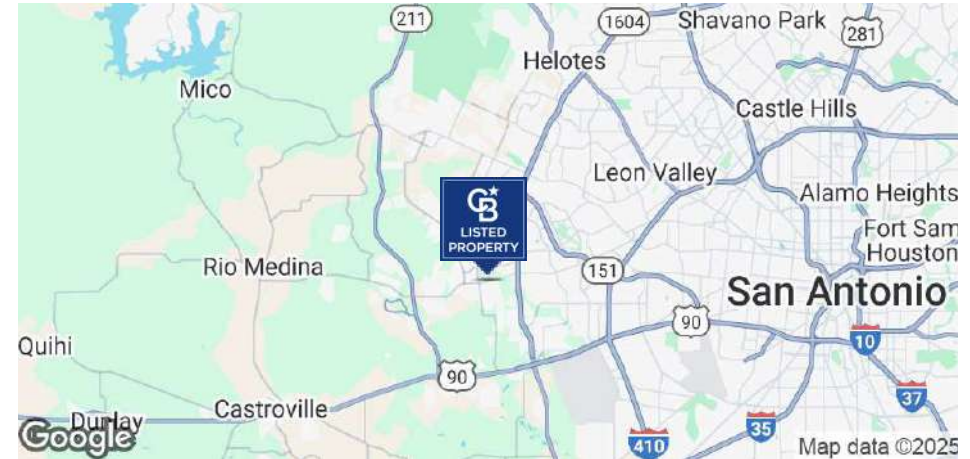
 **COLDWELL BANKER  
COMMERCIAL** | ALAMO CITY

[CBCALAMO.COM](http://CBCALAMO.COM)

# LEASE

## SHOPS AT EXETER

12047 Potranco Road, San Antonio, TX 78253



Lease Price:	\$32/PSF BASE, \$9.35/PSF NNN, \$35 TI
Lease Type:	5 Year Term W/ Options
Total Building Size:	± 11,500 SQFT
Leasable Spaces:	±1,369 & ±1,421
Year Built:	2024
Zoning:	OCL
Building Class:	A
Parking Spaces:	51
Traffic Count:	35,000 VPD

## PRIME OPPORTUNITY AWAITS! JOIN SWIG AND HOTWORX IN THIS PRIME LOCATION!

Are you ready to seize an incredible business opportunity?

With just **two spaces left**, this is your chance to secure your spot in a thriving commercial hub. Nestled just 1.25 miles west of Loop 1604 on Potranco Road, this strategically located property is a magnet for retailers and service firms eager to tap into the booming trade area. Boasting an impressive **35,000 VPD** (Vehicles Per Day), the property ensures maximum exposure, drawing in customers from Potranco Road and Exeter alike, including residents from the nearby Exeter Place Apartments (248 Units).

Crafted with meticulous attention to detail, this property features **best-in-class design** elements guaranteed to elevate your business. From elegant exterior dark wood and masonry facades to inviting earth-tone colors and shell finish out, every aspect exudes sophistication and style.

Now is the time to stake your claim in this sought-after location. Whether you're envisioning a premium sweet shop, a sleek service-based office, or a chic boutique retail space, the possibilities are endless. You'll be in good company with premier brands including SWIG, HotWorx, Razor Republic Barber Shop, and Alamo Primary Care Physician Group.

**NICK ANTHONY**  
210.849.9283  
nanthony@cbcalamo.com



# LEASE

## AVAILABLE SPACES

12047 Potranco Road, San Antonio, TX 78253

### AVAILABLE SPACE #2:

Rate:	\$32/SF/YR
SQFT:	± 1,421 SQFT
Subtype:	Creative Office, Traditional Office
Lease Type:	NNN
Lease Term:	5+ Years

### AVAILABLE SPACE #3:

Rate:	\$32/SF/YR
SQFT:	± 1,369 SQFT
Subtype:	Creative Office, Traditional Office
Lease Type:	NNN
Lease Term:	5+ Years

## OPPORTUNITIES AWAIT: DAY SPA / PROFESSIONAL OFFICES / RETAIL

**Retail:** Sorry, No Vape or CBD - Join Us in Building a Diverse and Vibrant Community!

Don't let this opportunity slip through your fingers. Act now to make your mark in this dynamic commercial landscape! **Contact Nick for additional details.**

**NICK ANTHONY**

210.849.9283

nanthony@cbcalamo.com



**COLDWELL BANKER  
COMMERCIAL**  
ALAMO CITY

# LEASE

**SHOPS AT EXETER**  
12047 Potranco Road, San Antonio, TX 78253

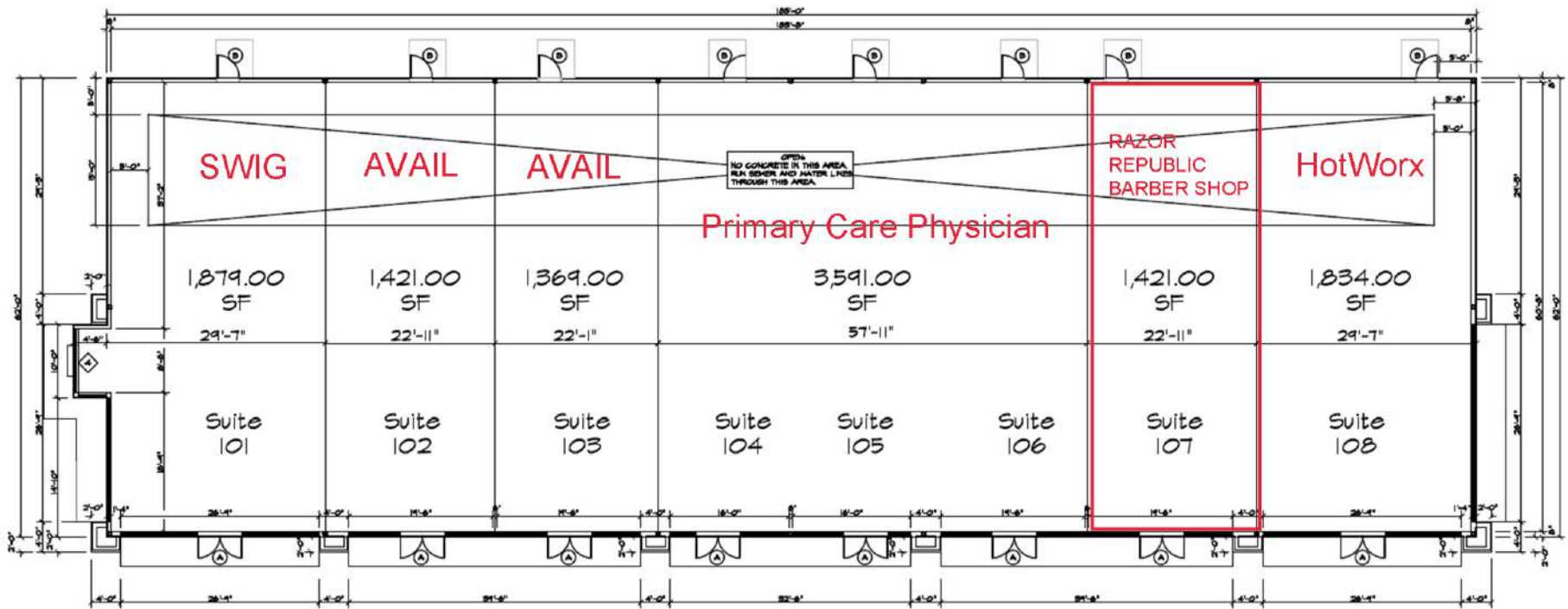


---

**NICK ANTHONY**  
210.849.9283  
nanthony@cbscalamo.com

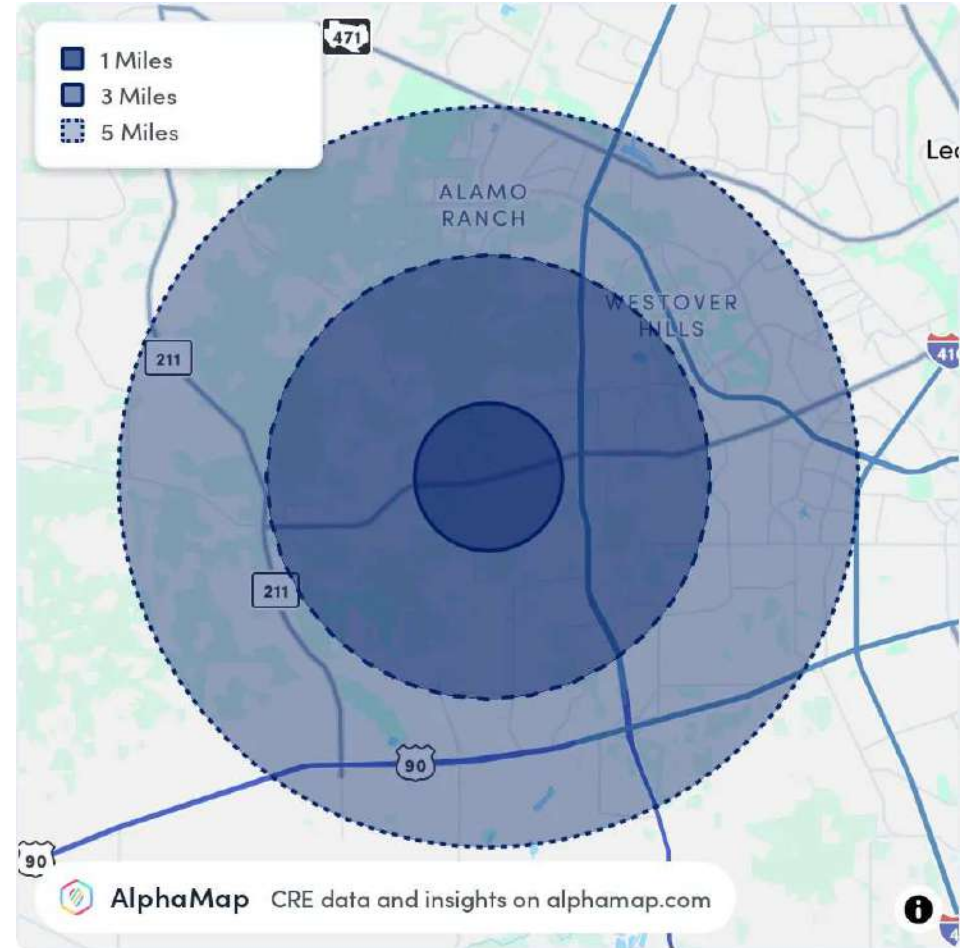


## EXHIBIT "A" SHOPS AT EXETER PREMISES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,978	89,833	235,558
Average Age	33	35	35
Average Age (Male)	33	34	34
Average Age (Female)	34	36	36
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,683	28,219	76,493
Persons per HH	3.4	3.2	3.1
Average HH Income	\$120,330	\$117,671	\$107,194
Average House Value	\$311,644	\$306,541	\$285,186
Per Capita Income	\$35,391	\$36,772	\$34,578

Map and demographics data derived from AlphaMap



**NICK ANTHONY**

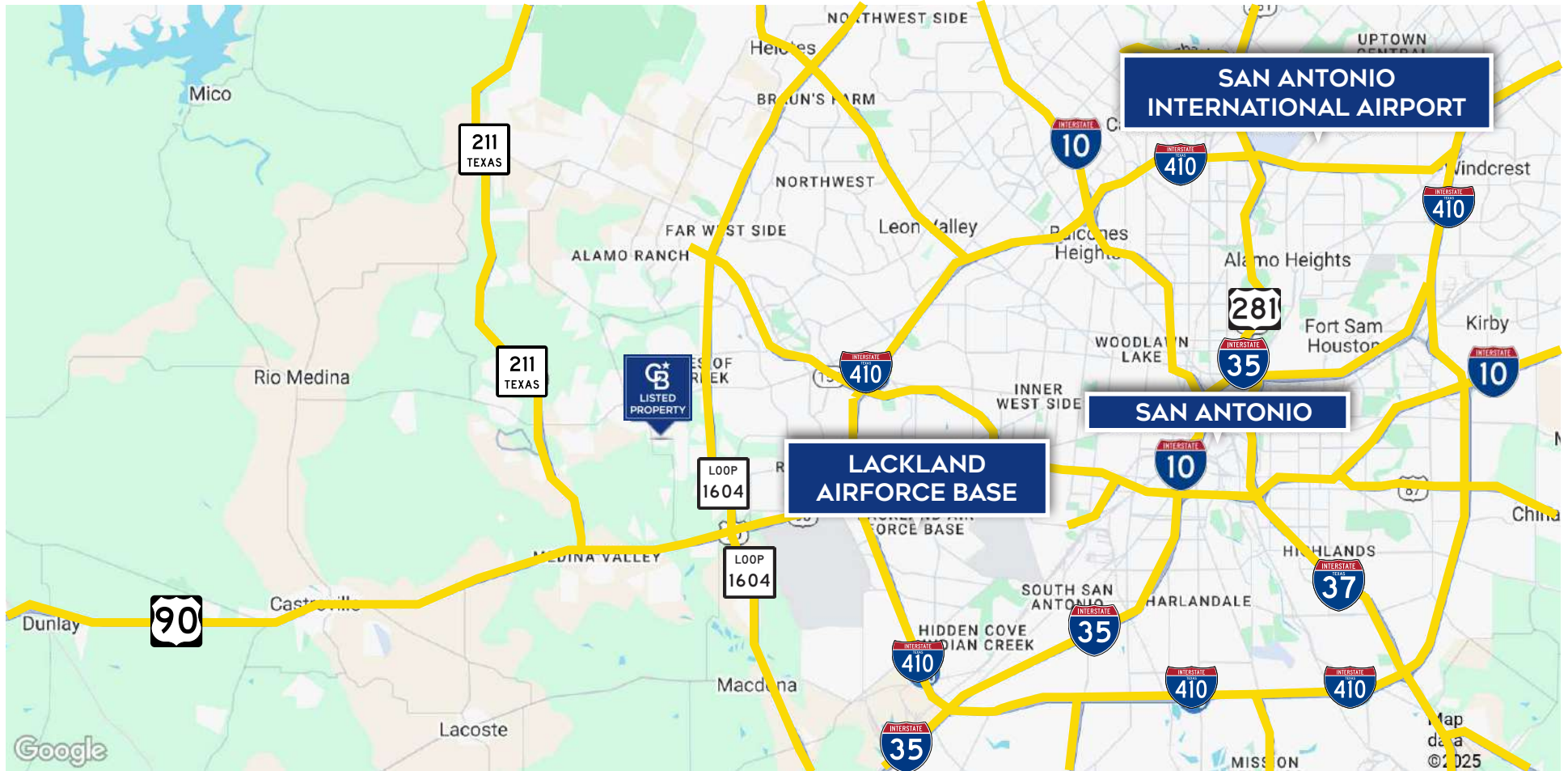
210.849.9283

nanthony@cbcalamo.com



# LEASE

**POINTS OF INTEREST**  
12047 Potranco Road, San Antonio, TX 78253



**NICK ANTHONY**  
210.849.9283  
nanthony@cbcalamo.com



## Criteria Used for Analysis

**Median Household Income**  
**\$108,786**

**Median Age**  
**36.7**

**Total Population**  
**81,595**

**1st Dominant Segment**  
**Up and Coming Families**

## Consumer Segmentation

<p>Life Mode</p> <p><b>What are the people like that live in this area?</b></p>	<p><b>Sprouting Explorers</b></p> <p>Young homeowners with families</p>	<p>Urbanization</p> <p><b>Where do people like this usually live?</b></p>	<p><b>Suburban Periphery</b></p> <p>The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population</p>
---	---	---	---

## Top Tapestry Segments

	Up and Coming Families	Boomburbs	Exurbanites	Workday Drive	Southern Satellites
<b>% of Households</b>	8,612 (32.5%)	6,037 (22.8%)	5,205 (19.6%)	2,461 (9.3%)	1,962 (7.4%)
<b>% of San Antonio</b>	28,433 (5.2%)	17,931 (3.3%)	9,214 (1.7%)	17,436 (3.2%)	1,726 (0.3%)
<b>Lifestyle Group</b>	Sprouting Explorers	Affluent Estates	Affluent Estates	Family Landscapes	Rustic Outposts
<b>Urbanization Group</b>	Suburban Periphery	Suburban Periphery	Suburban Periphery	Suburban Periphery	Rural
<b>Residence Type</b>	Single Family	Single Family	Single Family	Single Family	Single Family ; Mobile Homes
<b>Household Type</b>	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
<b>Average Household Size</b>	3.05	3.15	2.5	2.88	2.6
<b>Median Age</b>	32.3	34.5	52.2	37.5	41.2
<b>Diversity Index</b>	81.6	72.4	48.2	62.1	50.1
<b>Median Household Income</b>	\$91,700	\$137,000	\$121,200	\$108,600	\$60,700
<b>Median Net Worth</b>	\$186,900	\$512,800	\$771,700	\$363,200	\$163,200
<b>Median Home Value</b>	\$311,300	\$467,300	\$542,200	\$358,100	\$201,100
<b>Homeownership</b>	74.7 %	83.5 %	86.3 %	85.4 %	80.9 %
<b>Employment</b>	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services
<b>Education</b>	Some College No Degree	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree	High School Diploma
<b>Preferred Activities</b>	Busy with work and family . Shop around for the best deals.	Physical fitness is a priority . Own the latest devices.	Gardening and home improvement are priorities . Active in their communities.	Prefer outdoor activities and sports . Family-oriented purchases and activities dominate.	Go hunting, fishing . Own a pet dog.
<b>Financial</b>	Carry debt, but also maintain retirement plans	Highest rate of mortgages	Rely on financial planners and extensive reading	Well insured, invest in a range of funds, high debt	More concerned about cost rather than brand
<b>Media</b>	Rely on the Internet for entertainment and information	Own, use latest devices	Well-connected and use the internet to stay current	Connected, with a host of wireless devices	Obtain most of their information from TV
<b>Vehicle</b>	Own late model import SUVs or compacts	Prefer late model imports, primarily SUVs.	Choose late-model luxury cars, SUVs	Own 2+ vehicles (minivans, SUVs)	Own 1 or 2 vehicles likely a truck

About this segment

## Up and Coming Families

This is the

# #1

dominant segment for this area

In this area

# 32.5%

of households fall into this segment

In the United States

# 2.8%

of households fall into this segment

### An overview of who makes up this segment across the United States

#### Who We Are

Up and Coming Families is a market in transition. Residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

#### Our Neighborhood

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$194,400 and a lower vacancy rate.
- The price of affordable housing: longer commute times

#### Socioeconomic Traits

- Education: 67% have some college education or degree(s).
- Hard-working labor force with a participation rate of 71%.
- Most households (61%) have 2 or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.

#### Market Profile

- Rely on the Internet for entertainment, information, shopping, and banking.
- Prefer imported SUVs or compact cars, late models.
- Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.
- Busy with work and family; use home and landscaping services to save time.
- Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports; from golfing, weight lifting, to taking a jog or run.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

## About this segment

# Boomburbs

This is the

# #2

dominant segment for this area

In this area

# 22.8%

of households fall into this segment

In the United States

# 1.9%

of households fall into this segment

## An overview of who makes up this segment across the United States

### Who We Are

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

### Our Neighborhood

- Growth markets are in the suburban periphery of large metropolitan areas. Young families are married with children; average household size is 3.25. Homeownership is 84% (Index 134), with the highest rate of mortgages, 71.5%. Primarily single-family homes in new neighborhoods, 66% built since 2000. Median home value is \$350,000. Lower housing vacancy rate at 3.7%. The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines.

### Socioeconomic Traits

- Well-educated young professionals, 55% are college graduates. High labor force participation at 71.3%; most households have more than two workers. Longer commute times from the suburban growth corridors have created more home workers. Well connected, own the latest devices and understand how to use them efficiently; biggest complaints —too many devices and too many intrusions on personal time. Financial planning is well under way for these professionals.

### Market Profile

- Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans. This is one of the top markets for the latest in technology, from smartphones to tablets to internet connectable televisions. Style matters in the Boomburbs, from personal appearance to their homes. These consumers are still furnishing their new homes and already remodeling. Enjoy gardening but more often contract for home services. Physical fitness is a priority, including club memberships and home equipment. Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks. Residents are generous supporters of charitable organizations.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

## About this segment

# Exurbanites

This is the

## #3

dominant segment for this area

In this area

## 19.6%

of households fall into this segment

In the United States

## 1.9%

of households fall into this segment

## An overview of who makes up this segment across the United States

### Who We Are

Exurbanites residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.

### Our Neighborhood

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- A larger market of empty nesters, married couples with no children; average household size is 2.50.
- Primarily single-family homes with a high median value of \$423,400, most still carrying mortgages.
- Higher vacancy rate at 9%.

### Socioeconomic Traits

- Residents are college educated; more than half have a bachelor's degree or higher; nearly 81% have some college education.
- This labor force is beginning to retire. 1 in 3 households currently receive Social Security or retirement income. Labor force participation has declined to less than 60%.
- More of the residents prefer self-employment or working from home.
- Consumers are more interested in quality than cost. They take pride in their homes and foster a sense of personal style.
- Exurbanites residents are well connected, using the Internet for everything from shopping to managing their finances.
- Sociable and hardworking, they still find time to stay physically fit.

### Market Profile

- Exurbanites residents' preferred vehicles are late model luxury cars or SUVs.
- Active supporters of the arts and public television/radio.
- Attentive to ingredients, they prefer natural or organic products.
- Gardening and home improvement are priorities, but they also use a number of services, from home care and maintenance to personal care.
- Financially active with wide-ranging investments, these investors rely on financial planners, extensive reading, and the Internet to handle their money.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

## Workday Drive

This is the

# #4

dominant segment for this area

In this area

# 9.3%

of households fall into this segment

In the United States

# 3.1%

of households fall into this segment

### An overview of who makes up this segment across the United States

#### Who We Are

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

#### Our Neighborhood

- Workday Drive residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s, 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 68%, and low rate vacancy at 4%.
- Median home value is \$257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county

#### Market Profile

- Most households own at least 2 vehicles; the most popular types are minivans and SUVs.
- Family-oriented purchases and activities dominate, like 4+ televisions, movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos.
- Outdoor activities and sports are characteristic of life in the suburban periphery. They attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating.
- Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like lawn mowers, trimmers, and blowers.

#### Socioeconomic Traits

- Education: 40.5% college graduates; more than 72% with some college education.
- High labor force participation rate at 71%; 2 out of 3 households include 2+ workers.
- Connected, with a host of wireless devices, anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first and second mortgages and auto

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

## Southern Satellites

This is the

### #5

dominant segment for this area

In this area

### 7.4%

of households fall into this segment

In the United States

### 3.1%

of households fall into this segment

### An overview of who makes up this segment across the United States

#### Who We Are

Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

#### Our Neighborhood

- About 78% of households are owned.
- Married couples with no children are the dominant household type, with a number of multigenerational households.
- Most are single-family homes (67%), with a number of mobile homes.
- Most housing units were built in 1970 or later.
- Most households own 1 or 2 vehicles, but owning 3+ vehicles is common.

#### Socioeconomic Traits

- Education: almost 40% have a high school diploma only; 45% have college education.
- Labor force participation rate is 59.1%, slightly lower than the US.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.

#### Market Profile

- Usually own a truck; likely to service it themselves.
- Frequent the convenience store, usually to fill up a vehicle with gas.
- Typical household has a satellite dish.
- Work on home improvement and remodeling projects.
- Own a pet, commonly a dog.
- Participate in fishing and hunting.
- Prefer to listen to country music and watch Country Music Television (CMT).
- Read fishing/hunting and home service magazines.
- Partial to eating at low-cost family restaurants and drive-ins.
- Use Walmart for all their shopping needs (groceries, clothing, pharmacy, etc.).

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

## San Antonio, TX 78253: Population Comparison

### Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



### Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



### Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



### Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 78253



## Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

78253



## Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023  
2028 (Projected)



## Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023  
2028 (Projected)



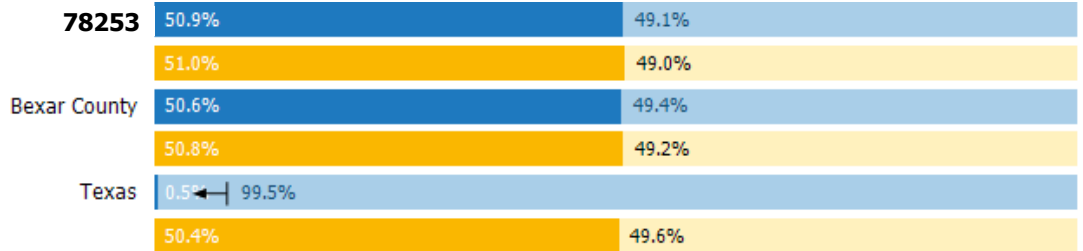
## Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

Women 2023 2023  
Men 2023 2023  
Women 2028 (Projected) 2028 (Projected)  
Men 2028 (Projected) 2028 (Projected)



## San Antonio, TX 78253: Age Comparison

### Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



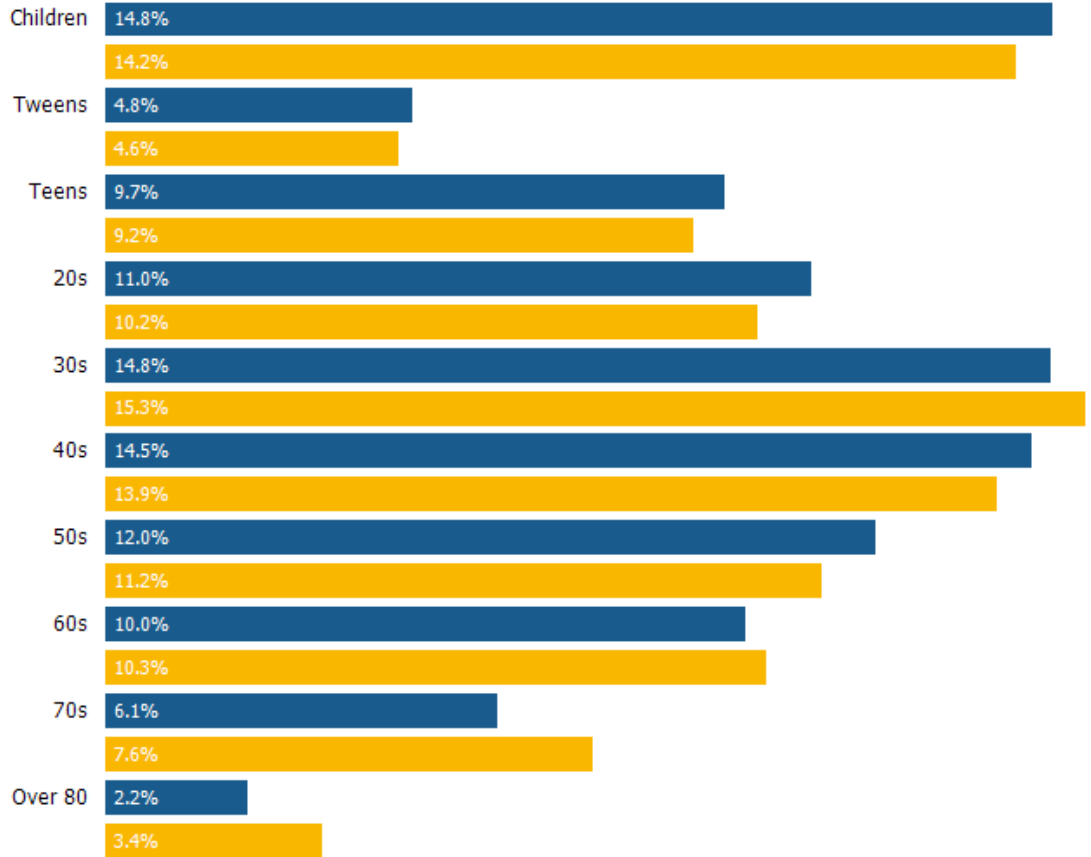
### Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



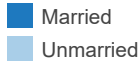
## San Antonio, TX 78253: Marital Status Comparison

### Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



### Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



### Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



### Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



### Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



## San Antonio, TX 78253: Economic Comparison

### Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



### Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



### Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



### Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



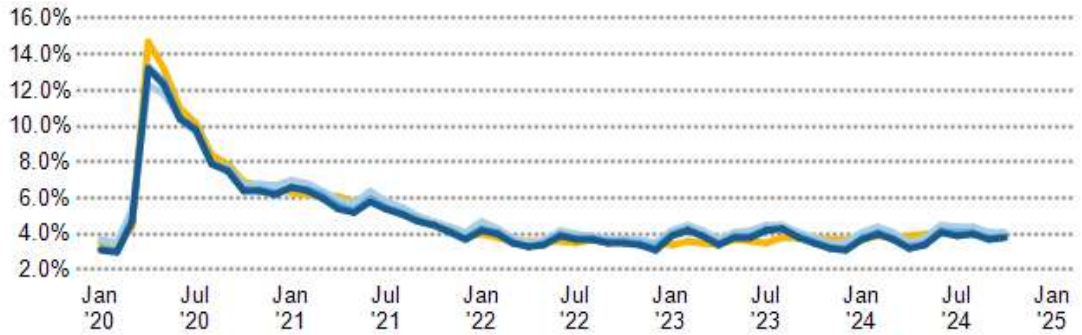
## Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

- San Antonio
- Bexar County
- Texas
- USA



## Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



## San Antonio, TX 78253: Education Comparison

### Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



### Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



### High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



### High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



## Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



## Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



## Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



## Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



## San Antonio, TX 78253: Commute Comparison

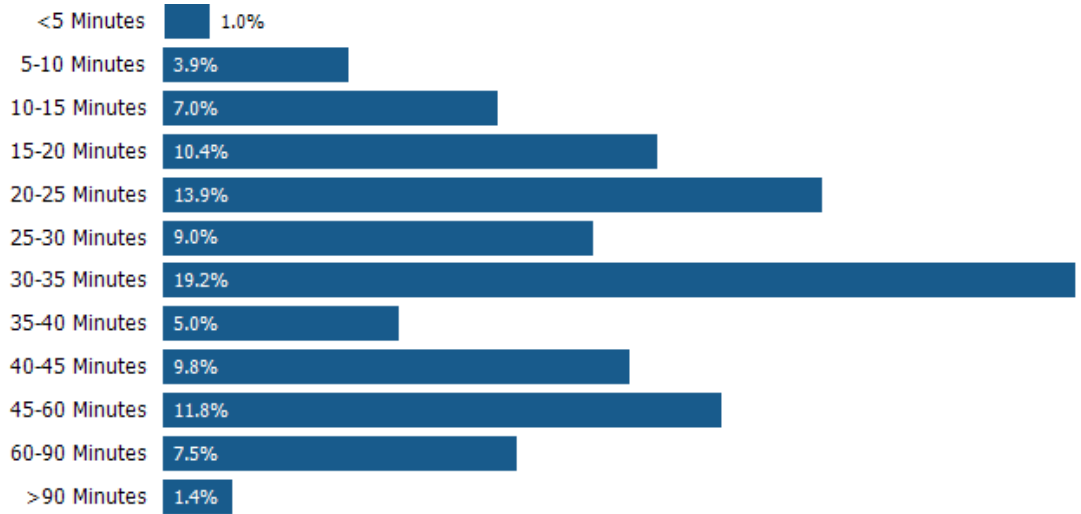
### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

78253



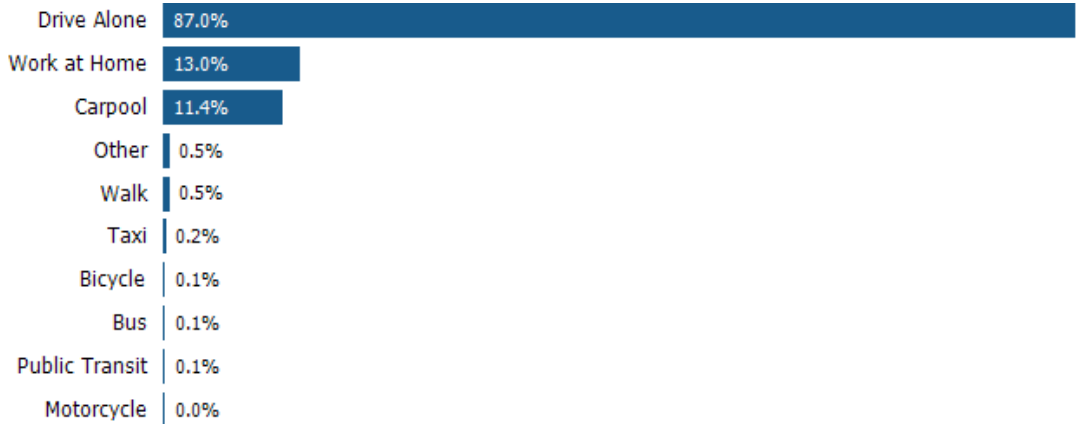
### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

78253



## San Antonio, TX 78253: Home Value Comparison

### Median Estimated Home Value



This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

### 12 mo. Change in Median Estimated Home Value



This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

### Median Listing Price



This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly

### 12 mo. Change in Median Listing Price

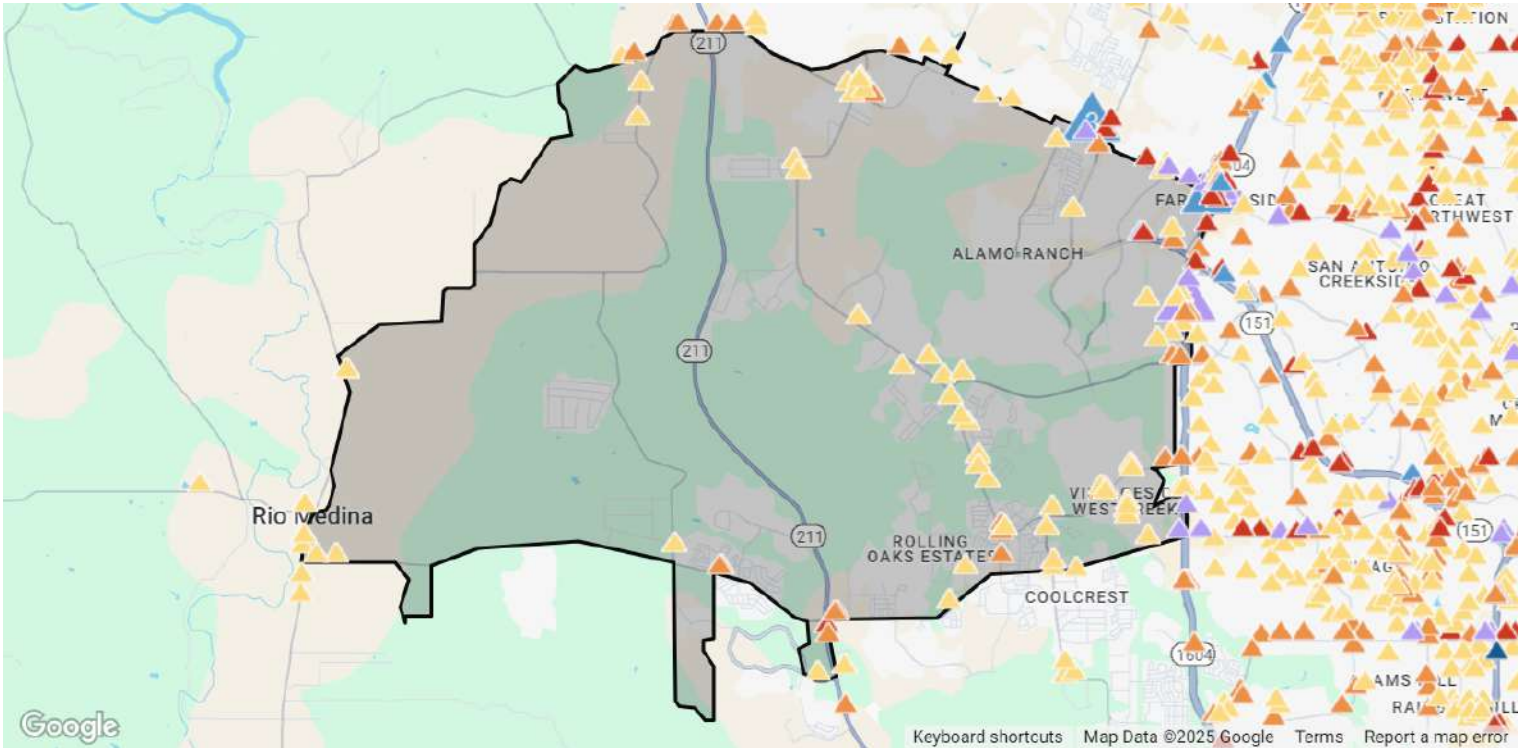


This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly

# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

**1**

## 93,004

2024 Est. daily traffic counts

Street: Anderson Loop  
 Cross: Culebra Rd  
 Cross Dir: NE  
 Dist: -

Historical counts

Year	Count	Type
2022	84,951	AADT
2021	78,159	AADT
2020	95,972	AADT
2019	115,180	AADT
2018	109,787	AADT

**2**

## 77,952

2024 Est. daily traffic counts

Street: C W Anderson Loop  
 Cross: Culebra Rd  
 Cross Dir: N  
 Dist: -

Historical counts

Year	Count	Type
2013	90,645	AADT
2011	72,000	AADT
2010	77,000	AADT
2008	72,000	AADT
2005	35,000	AADT

**3**

## 58,853

2022 Est. daily traffic counts

Street: Culebra Road  
 Cross: Palmetto Way  
 Cross Dir: NW  
 Dist: 0.13 miles

Historical counts

Year	Count	Type
2021	56,535	AADT
2020	30,450	AADT
2019	34,121	AADT
2018	24,509	AADT

**4**

## 47,241

2024 Est. daily traffic counts

Street: Loop 1604  
 Cross: C W Anderson Loop  
 Cross Dir: NE  
 Dist: -

Historical counts

Year	Count	Type
2022	47,313	AADT

**5**

## 47,241

2024 Est. daily traffic counts

Street: Loop 1604  
 Cross: C W Anderson Loop  
 Cross Dir: NE  
 Dist: -

Historical counts

Year	Count	Type
2021	49,535	AADT
2010	38,510	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>





## 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.

Coldwell Banker Commercial

Alamo City	416239	Irispoli@cbharper.com	2104837000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leesa Harper Rispoli	389556	Irispoli@cbharper.com	2104837004
Designated Broker of Firm	License No.	Email	Phone
Marlee Kutzer	628144	mkutzer@cbharper.com	2104837010
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nick Anthony	747113	nanthony@cbcalamo.com	2108499283
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date