

Retail Development | 1604 E at IH-10 E

San Antonio, TX



WEBB SELLERS

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Retail Development

1604 E at IH-10 E
San Antonio, TX

Property Specifications

SPACE AVAILABLE

± 1,200 - 2,805 SF

BASE RENT

Contact Broker

ESTIMATED NNN

\$10.00 PSF

Traffic Counts

Interstate 10 94,366 VPD

Loop 1604 22,066 VPD

Year: 2024 | Source: TxDot

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About the Property

- Directly across from H-E-B Grocery Store, currently under construction
- High-visibility location along Loop 1604, a major San Antonio beltway corridor
- Multiple access points along 1604, with high traffic count exposure
- Shopping center space available with large pylons
- Located within the San Antonio MSA, one of the fastest-growing markets in Texas

Join These Nearby Retailers



SRS REAL ESTATE PARTNERS



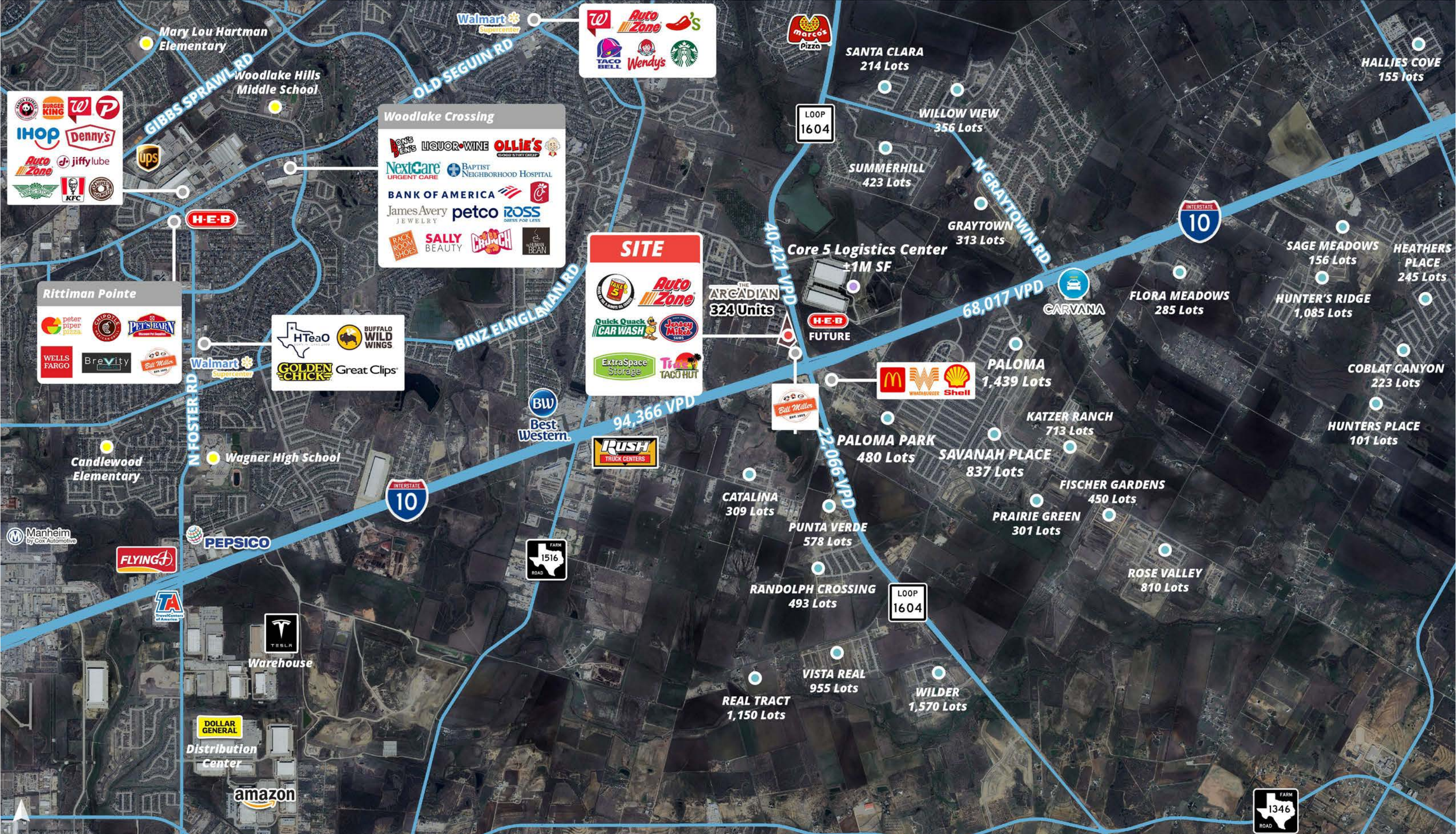
CONCEPTUAL SITE PLAN





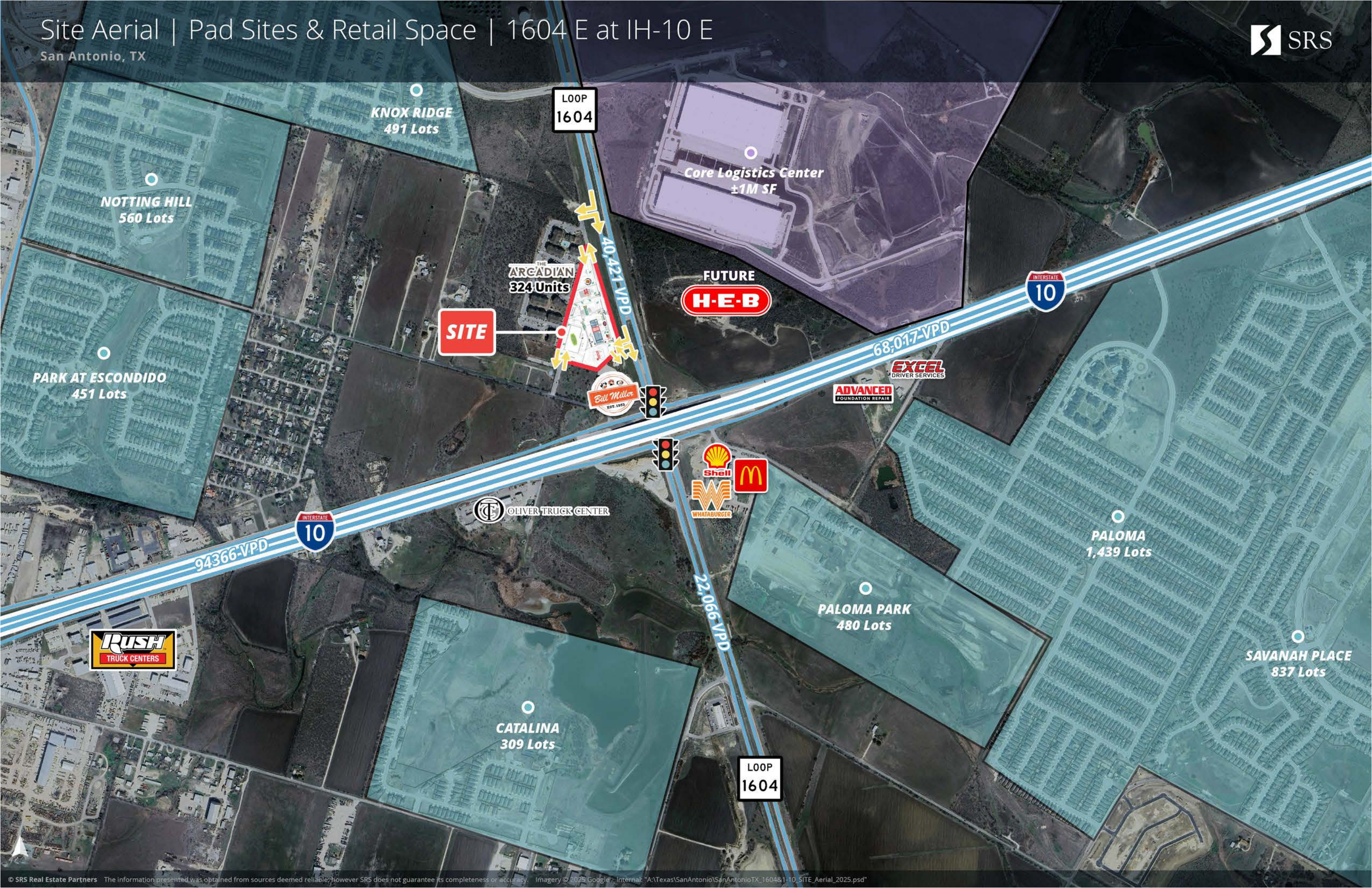
Trade Aerial | Pad Sites & Retail Space | 1604 E at IH-10 E

San Antonio, TX



Site Aerial | Pad Sites & Retail Space | 1604 E at IH-10 E

San Antonio, TX



KNOX RIDGE
491 Lots

NOTTING HILL
560 Lots

PARK AT ESCONDIDO
451 Lots

THE ARCADIAN
324 Units

SITE

LOOP
1604

Core Logistics Center
±1M SF

FUTURE
H-E-B

Bill Miller
EST. 1953

EXCEL
DRIVER SERVICES

ADVANCED
FOUNDATION REPAIR

OLIVER TRUCK CENTER

Shell
McDonald's
Whataburger

INTERSTATE
10

94,366 VPD

68,017 VPD

PALOMA
1,439 Lots

PALOMA PARK
480 Lots

SAVANAH PLACE
837 Lots

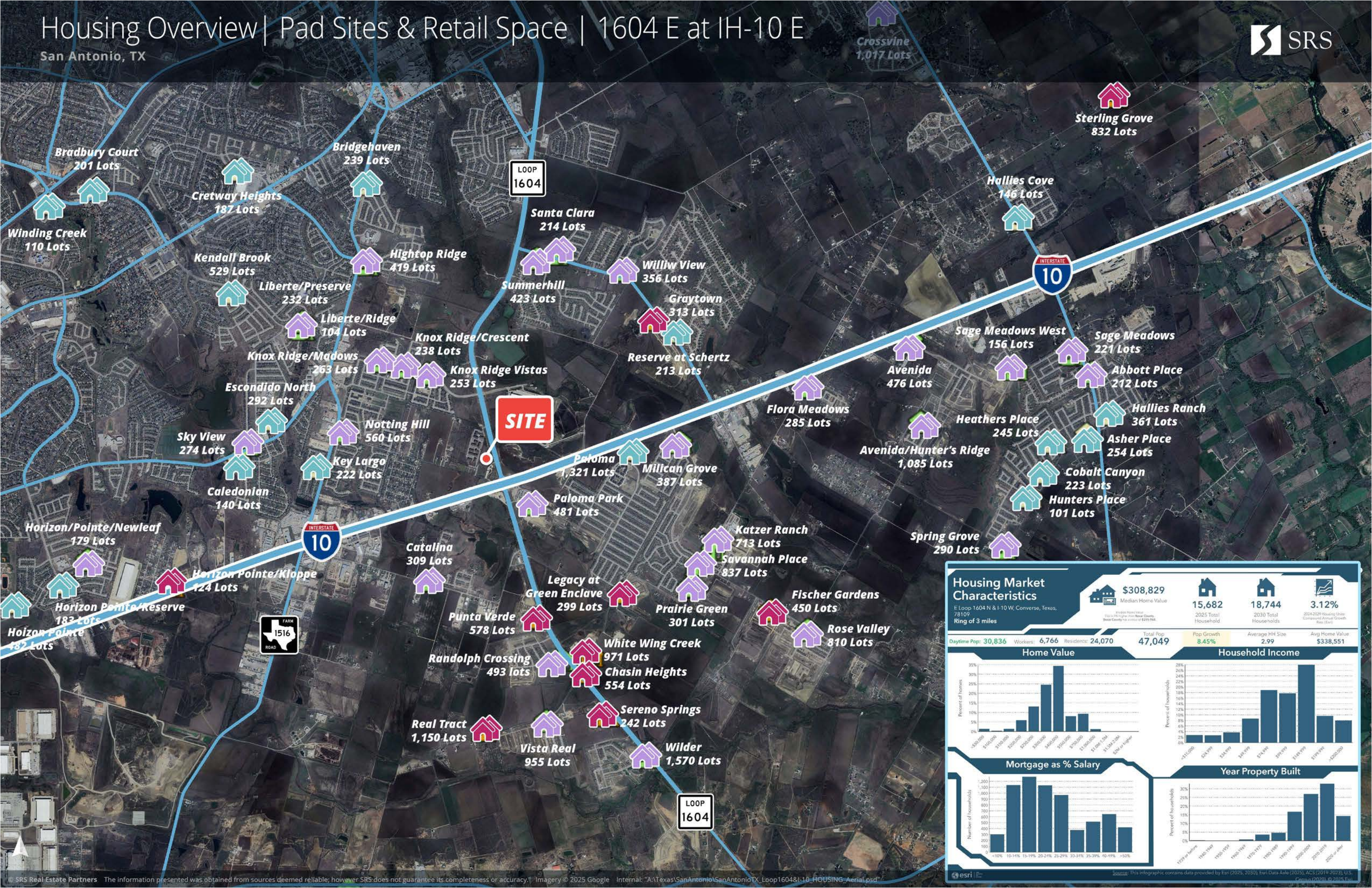
CATALINA
309 Lots

LOOP
1604

22,066 VPD

RUSH
TRUCK CENTERS

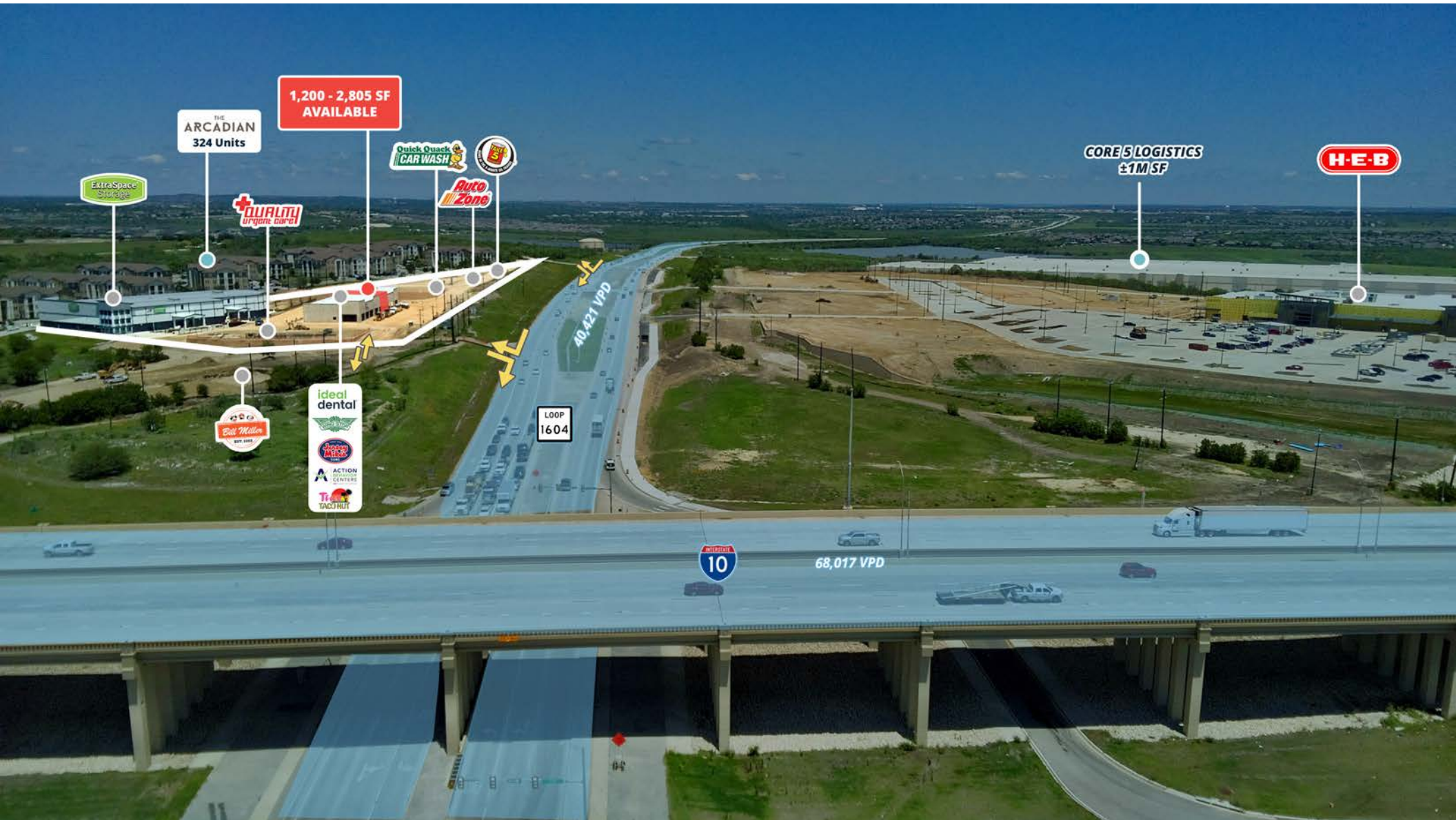
San Antonio, TX



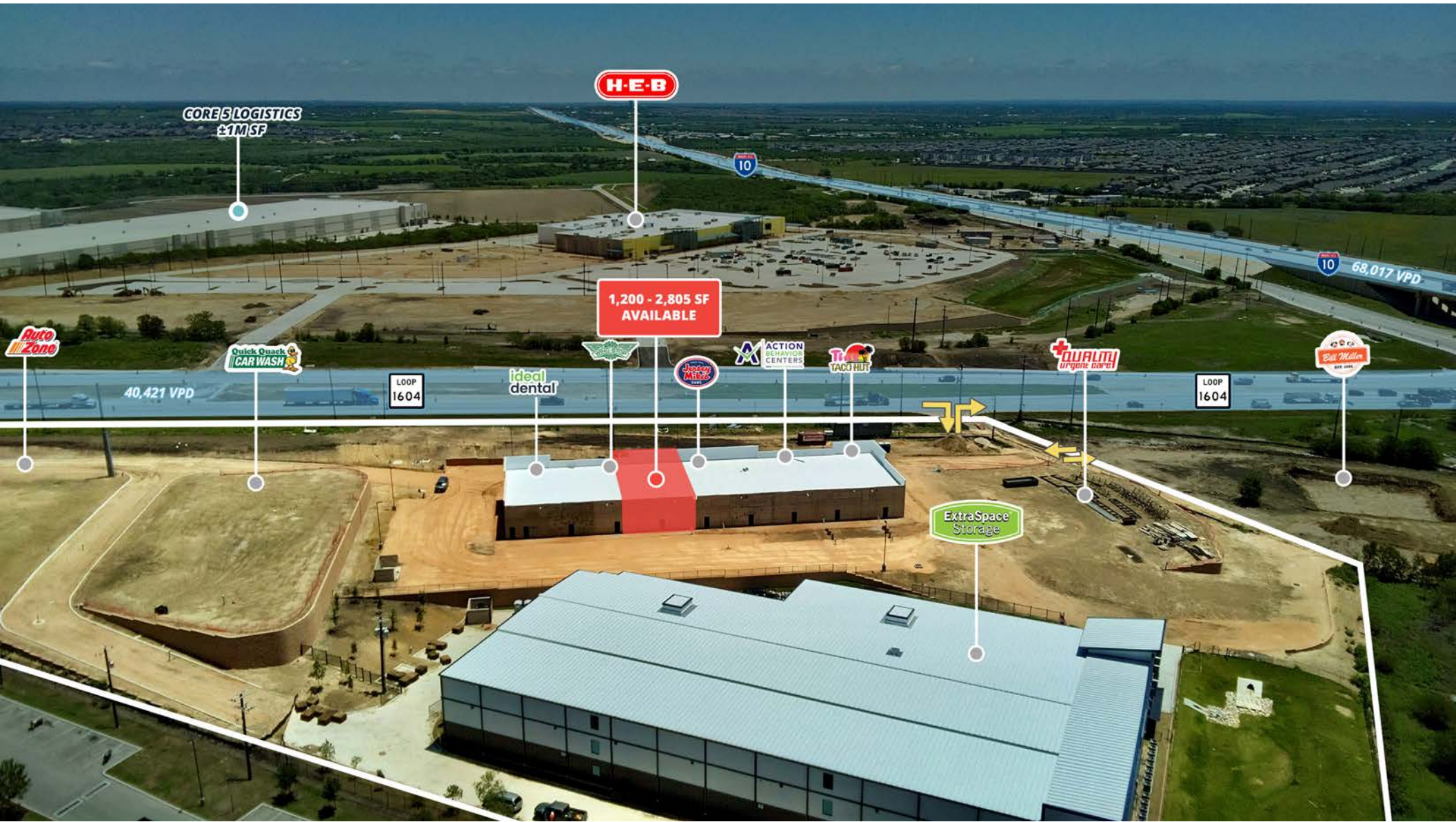


1,200 - 2,805 SF
AVAILABLE

Available 13,000 sq ft
210 504 1242



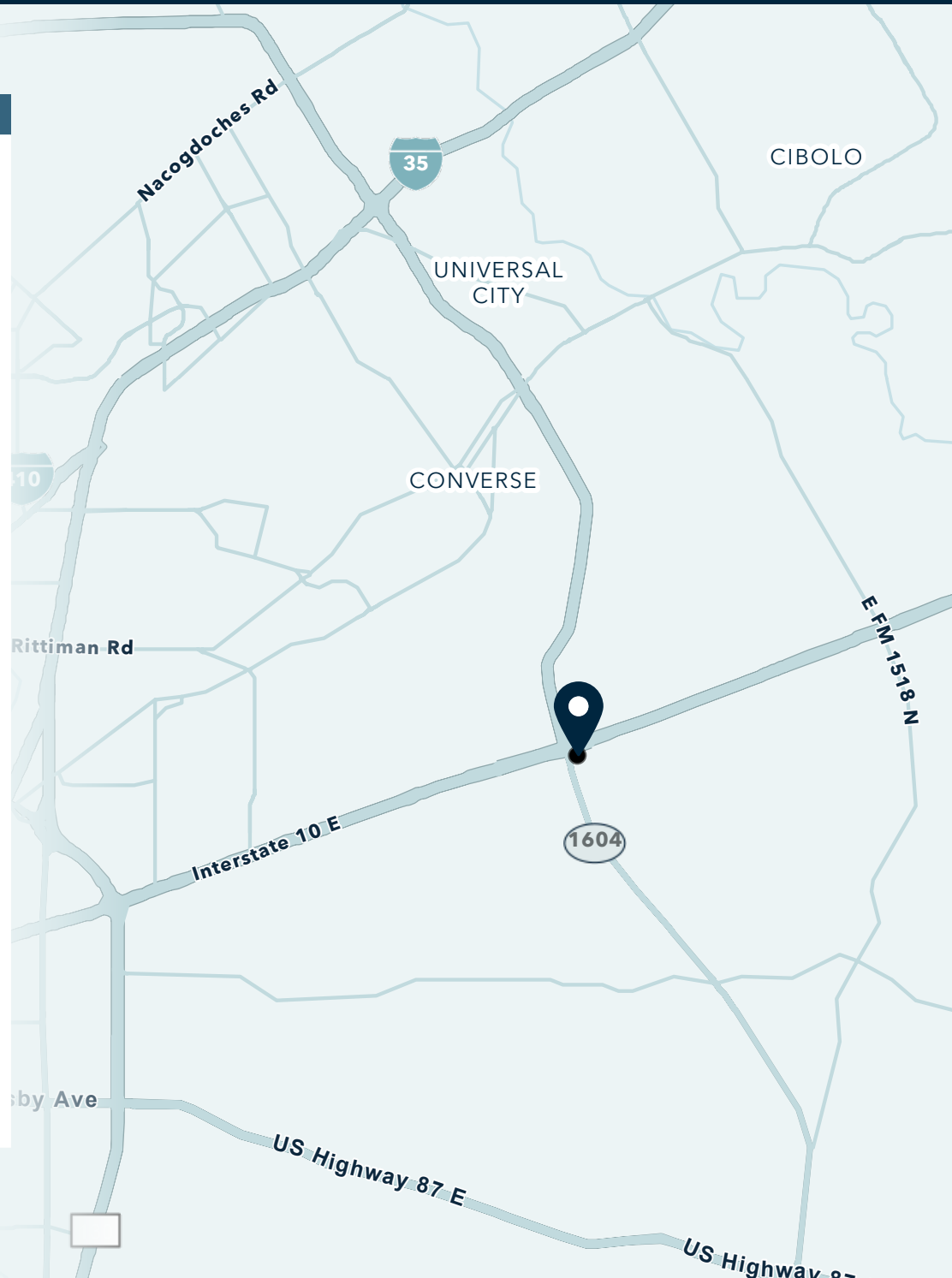






Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	7,655	48,100	130,540
2031 Projected Population	11,824	56,141	144,876
Proj. Annual Growth 2026 to 2031	9.08%	3.14%	2.11%
Daytime Population			
2026 Daytime Population	4,473	27,503	94,820
Workers	897	6,253	31,185
Residents	3,576	21,250	63,635
Income			
2026 Est. Average Household Income	\$123,925	\$115,787	\$108,178
2026 Est. Median Household Income	\$101,337	\$99,460	\$89,333
Households & Growth			
2026 Estimated Households	2,789	16,046	44,204
2031 Estimated Households	4,382	19,179	50,048
Proj. Annual Growth 2026 to 2031	9.46%	3.63%	2.51%
Race & Ethnicity			
2026 Est. White	48%	36%	36%
2026 Est. Black or African American	13%	24%	23%
2026 Est. Asian or Pacific Islander	2%	3%	3%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	36%	35%	36%
2026 Est. Hispanic (Any Race)	46%	46%	47%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

Key Facts

130,540

Total
Population

94.8K

Total Daytime
Population

2.11%

Population
Annual Growth
Rate

34.4

Median Age

\$89,333

Median
Household
Income

\$86.5K

Average
Disposable
Income

24.1K

Population 12
Years & Younger

66.8K

Female
Population

Annual Household Spending

ANNUAL HOUSEHOLD SPENDING



\$2,294

Apparel &
Services



\$6,838

Groceries



\$186

Computers &
Hardware



\$7,142

Health Care



\$4,102

Eating Out

Restaurants & Housing Growth



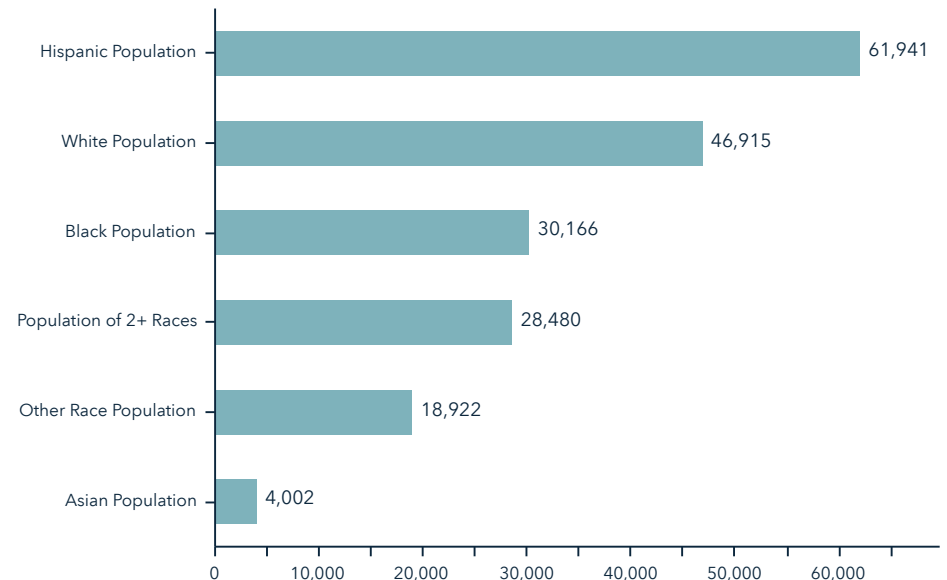
Total Businesses



2026 Total Employees
(NAICS)



HHUs/Year Built:
2020/Later





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Drew Allen	656732	drew.allen@srsre.com	210.504.1242
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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SRS REAL ESTATE PARTNERS

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