

BIG O TIRES NNN FOR SALE



6407 W. LOOP 1604
SAN ANTONIO, TEXAS 78254



01

INVESTMENT SUMMARY



6407 W. LOOP 1604, SAN ANTONIO, TEXAS 78254



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INVESTMENT SUMMARY

TENANT DESCRIPTION

BIG O TIRES: A TBC CORPORATION COMPANY

Big O Tires' story began in 1962, during a time when the replacement tire market was rapidly expanding. Independent tire dealers found it increasingly difficult to compete with company-owned stores operated by major tire manufacturers. In response, Big O's founding partners established a cooperative tire-buying organization to support independent dealers.

This initiative soon evolved into a full-fledged franchise model, empowering independent dealerships and delivering greater value to their customers. From this commitment to service and partnership, the iconic slogan "The Team You Trust®" was born.

In 1996, Big O Tires joined forces with TBC Corporation, one of North America's largest marketers of automotive replacement tires. As of 2022, Big O Tires operates over 465 locations across 25 states—primarily in the Western and Midwestern United States—bringing "The Team You Trust®" to more drivers than ever before, with continued growth on the horizon.

PROPERTY FACTS



LOCATED IN 25 STATES



465 BRANCHES NATIONWIDE



ANNUAL SALES | \$979 MILLION (2021)

01

INVESTMENT SUMMARY

PROPERTY DESCRIPTION

BIG O TIRES: A TBC CORPORATION COMPANY

The Big O Tires is located at 6407 W. Loop 1604 in San Antonio, Bexar County, Texas. Positioned at the corner of Loop 1604 and Westwood Vista Drive—an entrance to the Westwood Center shopping center—the property offers excellent accessibility and visibility from the heavily traveled Loop 1604, which sees an estimated average of 103,682 vehicles per day.

The building consists of 7,940 square feet situated on 46,609 square feet of land. Constructed in 2006, the concrete block structure includes five double-loaded service bays, designed for maximum efficiency and to accommodate high-volume service, even during peak hours. The professionally landscaped site features a freestanding pylon sign approximately 20 feet tall, along with a well-maintained concrete parking lot and driveways.

PROPERTY FACTS



BUILDING SIZE | 7,940 SF



LAND SIZE | 46,609 SF



BUILT IN 2006

02

LOCATION OVERVIEW

BIG D TIRES



6407 W. LOOP 1604, SAN ANTONIO, TEXAS 78254



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LOCATION OVERVIEW

LOCATION DESCRIPTION

CONVENIENCE AT ITS BEST

Big O Tires is conveniently located in Northwest Bexar County, within the city of San Antonio, on W. Loop 1604. This major thoroughfare serves as the outer loop of San Antonio, connecting East-West I-10 and North-South I-35—also known as the NAFTA Highway.

Thanks to superior access along Loop 1604, the Big O Tires trade area extends well beyond a 10-mile radius, encompassing a population of over 785,293 people and more than 287,390 households. The average household income in the area exceeds \$82,000 per year.



LOCATION SUMMARY



LOOP 1604, WESTWOOD VISTA



EAST OF LOOP 1604 & CULEBRA RD



20.2 MILES FROM SAN ANTONIO AIRPORT



22.1 MILES FROM DOWNTOWN SAN ANTONIO

02

LOCATION SUMMARY

TRAFFIC COUNTS



6,132 VPD



45,955 VPD



29,889 VPD



98,101 VPD



6407 W. LOOP 1604, SAN ANTONIO, TEXAS 78254





Walmart

DOLLAR TREE

verizon

sleep number

BIG O TIRES
THE TEAM YOU TRUST

TACO BELL

SONIC

Jim's
Hardware

McDonald's

6407 W. LOOP 1604, SAN ANTONIO, TEXAS 78254



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MARKET OVERVIEW



6407 W. LOOP 1604, SAN ANTONIO, TEXAS 78254

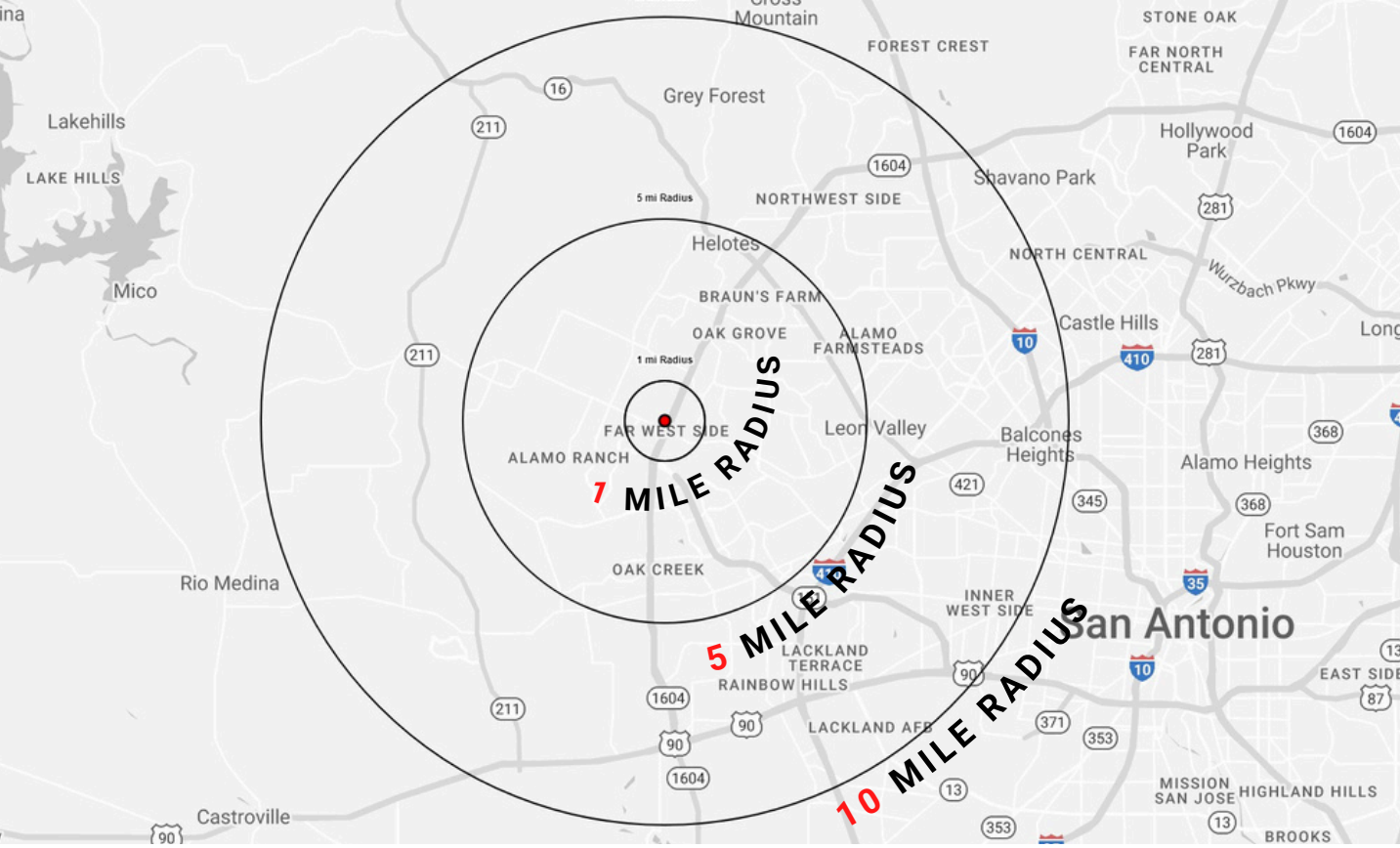



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MARKET OVERVIEW


DEMOGRAPHICS


San Antonio is the second-largest city in Texas and the fifth-largest city in the United States. The city's population is estimated to be over 1.5 million people, offering a substantial customer base for tires and automotive services



	1 MILE	11,058
	5 MILES	289,788
	10 MILES	785,293
2025 ESTIMATED POPULATION		

	1 MILE	3,981
	5 MILES	102,269
	10 MILES	287,390
2025 ESTIMATED HOUSEHOLDS		

	1 MILE	\$102,576
	5 MILES	\$125,217
	10 MILES	\$108,143
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME		

	1 MILE	309
	5 MILES	6,271
	10 MILES	20,978
2025 ESTIMATED TOTAL BUSINESSES		



223,319

LABOR POPULATION OVER 16

5 MILE RADIUS





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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.

2-10-2025



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. 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:
 - 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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