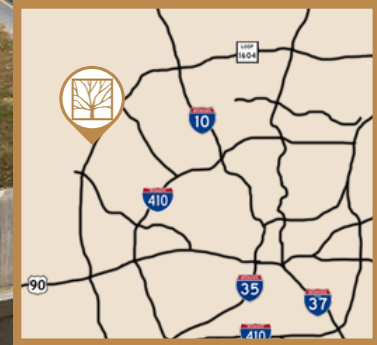


# Shaenfield Ranch - Corner Pad Site

Corner of Shaenfield & W. Loop 1604 N., San Antonio, TX 78254

Ground Lease  
or BTS  
Opportunity



1.372 acres/59,764 SF!



**DOMINION**  
ADVISORY GROUP, INC.

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## Property Highlights

The far Northwest corridor of San Antonio around Shaenfield and W. Loop 1604 N. remains one of the city's fastest-growing submarkets. The Shaenfield Ranch Corner Pad Site at this hard corner offers a 1.372-acre ground-lease or build-to-suit opportunity, with full access to the new overpass and frontage roads on Loop 1604. Zoned for retail/service/restaurant, the pad benefits from strong traffic flow, adjacent to a bustling neighborhood center and major new development activity. The trade area counts over 130,000 residents within 3 miles, with average household incomes in the mid-\$80k–90k range. Positioned between the rapidly expanding Bandera and Culebra corridors, the site is surrounded by new residential projects, major box-and-grocery anchors, and a forthcoming What-a-burger at adjacent Shaenfield Rd, driving daytime and evening demand. Ideal for ground lease or build-to-suit, this premier outparcel offers maximum visibility and turnkey access at a key growth nexus.

**TYPE:** Ground Lease or BTS      **AREA:** 1.372 AC./59,764 SF

**2022 VPD:** 103,612 on 1604; 28,108 on Shaenfield



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**Commercial Real Estate Brokerage & Development**  
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232  
Phone: (210) 308-6288

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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## Demographics

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population	21,637	130,758	285,613
Avg. Household Size	2.89	2.92	2.81
Household Income	\$78,894	\$97,071	\$94,520
Median-Age	33.2	35.0	35.4



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## THE PORTICO

UNDER CONSTRUCTION NOW

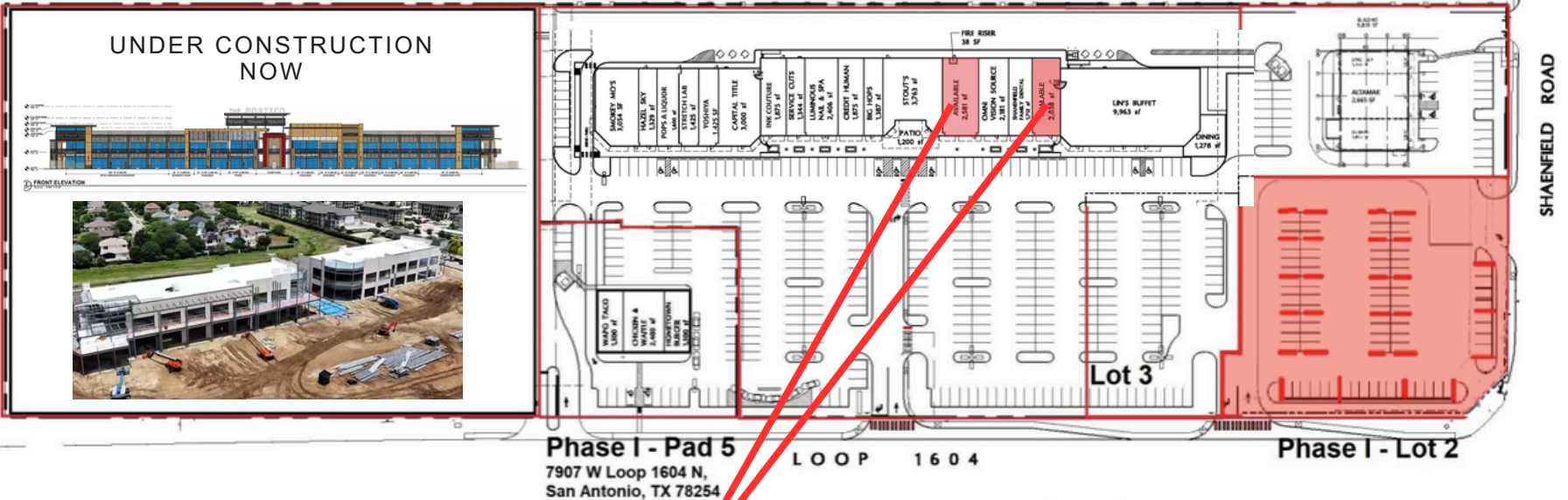


## Shaenfield Ranch Phase I

7915 W Loop 1604 N, San Antonio, TX 78254

## Phase I - Pad 4

8027 W Loop 1604 N,  
San Antonio, TX 78254



**FOR LEASE!**

### Parking Counts

- Shaenfield Phase I - 234
- Pad 4 - 34
- Pad 5 - 49
- Lot 2 - 86
- Lot 3 - 74

**Total Parking Spaces - 477**

## CONCEPTUAL SITE DEVELOPMENT PLAN

SCALE: GRAPHIC  
0' 25' 50' 100' 200'



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## Area Highlights

- Projected growth to 20,000 medical employees and staff
- 280 acres of medical use under development
- Quick commute for visitors to SeaWorld and Six Flags
- Estimated 100,000 visitors per month at Shaenfield Ranch Center
- Over 110,000 vehicles per day



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## Proximity to Growth

There is simply no other area of San Antonio which can claim the #1 status of such phenomenal growth like the Shaenfield to-Alamo Ranch Area. The Shaenfield-Culebra-Alamo Ranch Corridor, along West Loop 1604 at Highway 151, is the most dynamic commercial development area of the San Antonio MSA. This major area is also anchored by the largest growing new housing sector of the entire metro area accompanied by eleven high schools, scores of elementary and middle schools, and San Antonio's emerging West-Side Medical Center. The new West-Side Medical Center currently includes a (1) Santa Rosa Acute Care Hospital, and a (2) recently completed 300,000 sf Veteran Affairs Hospital. Under construction are two more hospitals involving (3) The Baptist Hospital System, and (4) The Methodist Hospital System. Additionally, (5) The University Hospital System has acquired over 100 acres for a new campus that was recently announced as one of their next major projects. The University Hospital System campus is located directly across the street from the Shaenfield Ranch Phase I. In total, it is estimated that the emerging West-Side Medical Center Area will employ 20,000 people not including hundreds of ancillary vendors and commercial-related activities.



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## Baptist Health System Expansion

Baptist Health System's new medical campus at 3011 W Loop 1604 N officially opened in late 2024 and is now fully operational. The facility brings approximately 2,000 new healthcare professionals to the area and serves as a major anchor for the surrounding medical corridor. The campus is designed to support a wide range of services, including outpatient care, specialty clinics, and diagnostic imaging, creating a consistent stream of visitors and employees. Its location—just minutes from Shaenfield Ranch—further enhances the demand for retail, dining, and service providers in this fast-growing part of Northwest San Antonio.



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## Other Nearby Hospitals



### Methodist Hospital System

Loop 1604 & Hwy 151

Completed 2024

Est. Employee Count: 2k

51,291 Daily Traffic Counts



### Christus Santa Rosa Hospital

Hwy 151 & Westover Hills

Completed June 2025

Est. Employee Count: 2k

23,741 Daily Traffic Counts



### VA Hospital

9939 State Hwt 151

Completed 2020

Est. Employee Count: 2k

23,502 Daily Traffic Counts



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## 3-Mile Demographics

### Business



2,058

Total Businesses



24,845

Total Employees



Avg. Household Size

### Key Facts

130,758

Population



35.0

Median Age

### Education



20.4%

HS Graduate

32.9%

Some College & Associates

41.7%

Bachelors+

### Employment



74.4%

White Collar



13.8%

Blue Collar



14.1%

Services



3.3%

Unemployment Rate

### Income



\$316,980

Median Net Worth



\$97,071

Median Household Income



\$40,296

Per Capita Income



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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.

7-29-2025



## 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:
  - 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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n/a	n/a	n/a	
Buyer/Tenant	/ Seller/Landlord Initials	Date	