

FOR SALE

**9664 MARBACH RD
SAN ANTONIO, TEXAS 78245**



9,014 SF Vacant Bldg on 1.2 Acres

Dollar General vacating in Sept 2026

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partners

FOR SALE



PROPERTY HIGHLIGHTS

- 1.2 Acre pad site for sale
- Dollar General vacating September 2026
- Situated on Marbach Road, a primary arterial corridor on San Antonio’s rapidly growing Far West Side
- Dense surrounding residential base serving an established neighborhood trade area
- Proximity to major retail corridors and high-traffic thoroughfares including Loop 1604 and US Hwy 90
- Area experiencing significant commercial development activity, including new retailers entering the Marbach/Loop 1604 corridor

TRAFFIC COUNTS

I-410: 184,596 VPD
 Marbach Rd: 33,598 VPD
 TXDOT

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,486	128,319	245,942
Households	6,117	44,388	83,329
Avg HHI	\$106,020	\$106,238	\$108,311
Daytime Population	1,455	19,065	46,426

2 The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

Aerial

9664 MARBACH RD
SAN ANTONIO, TEXAS 78245



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Aerial View

9664 MARBACH RD
SAN ANTONIO, TEXAS 78245



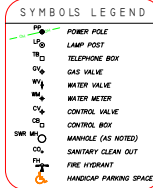
www.GibbonsSurveying.com

Texas Board of Land Surveying Firm No. 10119900

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DOLLAR GENERAL #7510

9664 Marbach Road, San Antonio, Texas 78245



FIELD NOTES FOR:

LOT 2, BLOCK 41, NEW CITY BLOCK 18159, DOLLAR GENERAL-MARBACH, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9571, PAGE 207, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY AS FOLLOWS:

BEGINNING: At a found 1/2" iron rod stamped "BP1" on the south right of way line of Marbach Road (110' wide public right of way), the northeast corner of Lot 4, Block 41, NCB 18159, in the name of O'Reilly Auto Enterprise, LLC and recorded in Volume 17333, Page 1611 of the Real Property Records of Bexar County, Texas, the northwest corner of this tract;

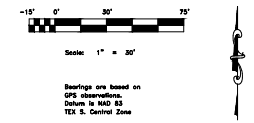
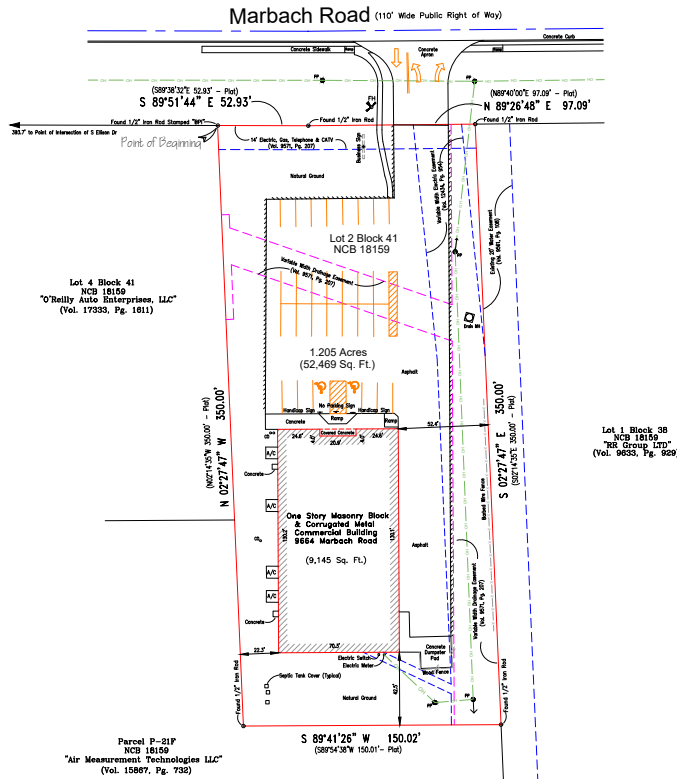
THENCE: South 89°51'44" East (bearings are based on GPS observations, datum is NAD 83) 52.93' with the south right of way line of Marbach Road, to a found 1/2" iron rod, an angle point hereof;

THENCE: North 89°26'48" East 97.09' with the south right of way of Marbach Road, to a found 1/2" iron rod, the northwest corner of Lot 1, Block 38, NCB 18159, as recorded in Volume 9633, Page 929, the northeast corner hereof;

THENCE: South 02°27'47" East 350.00' with said Lot 1, to a found 1/2" iron rod, the northeast corner of parcel P-21F, NCB 18159, as recorded in Volume 15887, Page 732, the southeast corner hereof;

THENCE: South 89°41'26" West 150.02' to a found 1/2" iron rod, a re-entry corner of said parcel P-21F, the southwest corner hereof;

THENCE: North 02°27'47" West 350.00' to the POINT OF BEGINNING of this 1.205-acre tract and containing 52,469 square feet of land in Bexar County, Texas.



Bearings are based on GPS observations, Datum is NAD 83, TEX. S. Control Zone

GENERAL NOTES:

- The Commitment prepared by First American Title Insurance Company of NC-50298708-PA01, issued September 14, 2016 provided to this office as satisfactory records search.
- Examined and restriction references are as identified by Title Commitment above, only the independent research conducted by Surveyor.
- Bearing rotation is based on GPS observations, Datum is NAD 83.
- Coordinates are Texas State Plane, South Central Zone, shown to 3rd.
- Found monuments located in bearings and/or distances falling within minimum positional tolerance.
- This survey is being prepared solely for the use of the current parties (as noted herein). No license has been created, agreed or implied, to copy this work except as is necessary in connection with this transaction, which shall take place within 6 months of the date of this survey.
- This survey is accurate and unless noted to survey no prohibitions were observed during the course of the field work or during boundary resolution. All visible and apparent easements and rights of ways are shown along with easements and rights of ways of which the underground has been noticed. Based on field work observations, the property does not serve adjoining property for drainage, or stormwater.

The following items are referenced to the Title Commitment, Schedule B:

10. a. - (Vol. 9571 Pg. 207) - Plat-affected easements shown on survey-affects the property (Vol. 1870 Pg. 1629) - Deed-affects the property
10. c. - (Vol. 9571 Pg. 207) - Plat-affiliated easements shown on survey - affects the property
10. d. - (Vol. 1243 Pg. 854) - Variable Width Electric Easement - as shown on survey-affects the property

ALTA/ALPS Table A Requirements

- Property's address is 9664 Marbach Road, San Antonio, TX 78245.
- Property's Current Floor Zone Classification is entirely in Zone F according to FEMA Flood Community Panel Number 495030100G, dated September 28, 2012.
- Gross land area=52,469 sq. feet, 1.205 Acres
- According to the City of San Antonio Zoning Department, this property is zoned "C-88" Commercial with the 4000' Height Hazard Overlay (See: 35-310.02). The City of San Antonio imposes building setbacks as follows: Front=0', Side=10', Rear=0'. Building Height Maximum: 35'. Zoning information as set forth by zoning report prepared for Commercial Use Zoning Services. Platted setbacks are shown on Survey.
- Exterior dimensions of building are noted on survey.
- Total square footage of building is 9,145 square feet.
- Substantial Features Observed are listed on the Survey.
- 29 Open Parking Spaces, 2 Handicapped Parking Spaces.
- Location of utility lines as above ground evidence.
- Distance to nearest intersecting street shown on survey.
- There was no evidence of earth moving work, building construction or building additions.
- There were no delineation markers for wetlands observed.
- We are not aware of any title encumbrances benefiting the surveyed property.

TO: OMEG Life Insurance Company, its successors and/or assigns, First American Title Insurance Company, FICO Associates-Pool 7, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2006 Minimum Standard Detail Requirements for ALTA/ALPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10, 11, 14, 15, 16, 18, 19, and 20 of Table A thereof. This field work was completed on 09-22-16.

PRELIMINARY: This document shall not be recorded for any purpose

Gary A. Gibbons, Texas Registration Number 4716
GIBBONS SURVEYING & MAPPING, INC.

AN ALTA/ALPS Land Title Survey:
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ALTA/ALPS STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS SET FORTH IN VOLUME 9571, PAGE 207, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 GARY A. GIBBONS, TEXAS REGISTRATION NUMBER 4716
 GIBBONS SURVEYING & MAPPING, INC.
 1217 384-4800
 1217 384-4800



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Bill Coats	710200	bill.coats@partnersrealestate.com	210-446-3655
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date