

**Joe M. Kboudi**  
REAL ESTATE, INC.

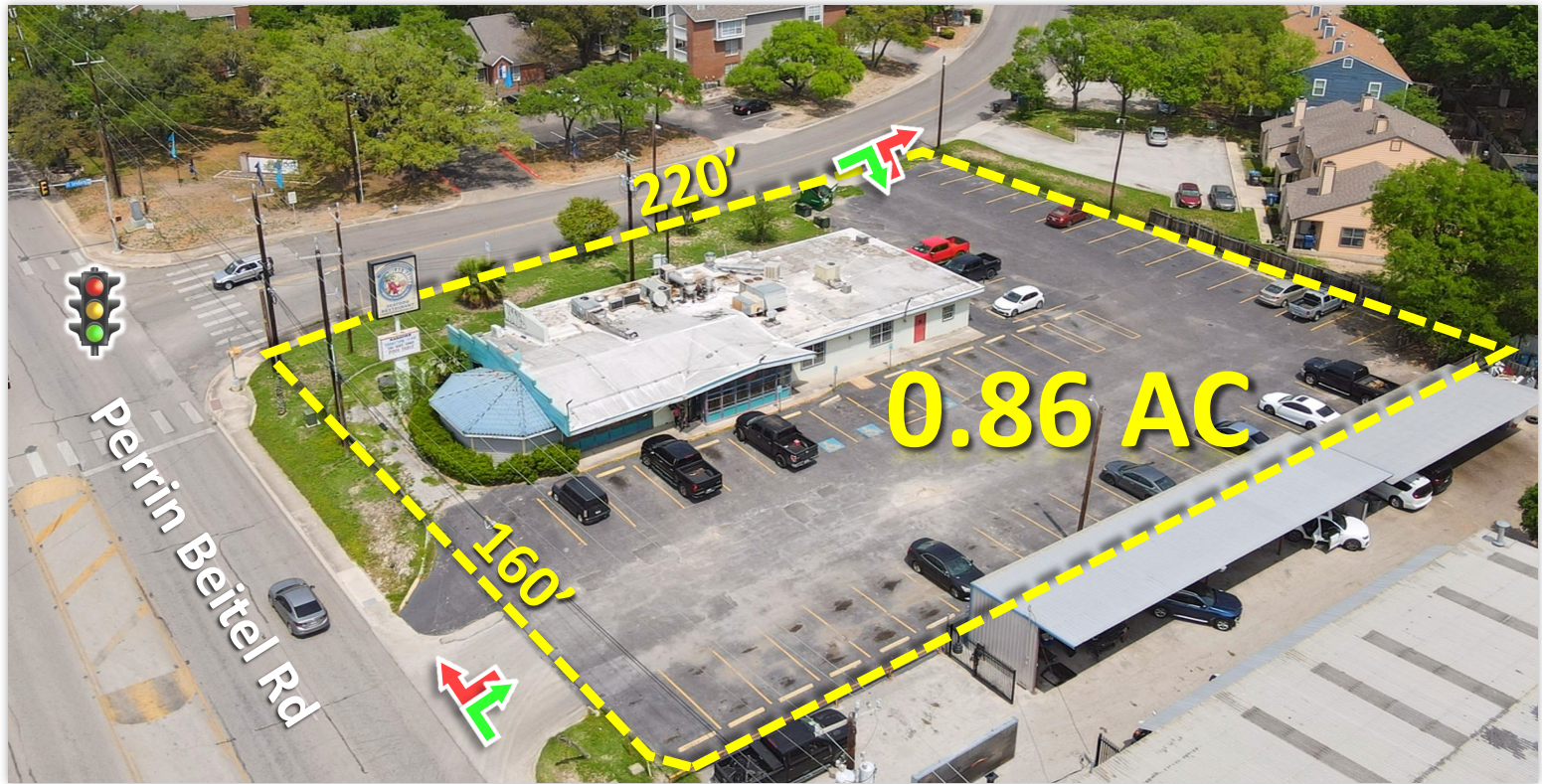
▪ LEASING

▪ MANAGEMENT

▪ INVESTMENTS

## 4,607 SF Restaurant on 0.86 AC at Hard Corner – QSR Opportunity

10930 Perrin Beitel Rd ▪ Signalized Intersection w/ El Sendero St ▪ San Antonio ▪ TX ▪ 78217



### Property Highlights:

- Former Restaurant in NE San Antonio on 0.86 AC at the Hard Corner of Perrin Beitel Rd & El Sendero St
- 24,000 Vehicles Per Day (2023) on Perrin Beitel
- 30 Foot Pylon Sign Along Perrin Beitel Road
- Minutes From High Traffic Retailers Walmart and H-E-B, surrounded by National Credit Retailers
- Ingress/Egress on Perrin Beitel & El Sendero St
- Ideal For Quick Service Restaurant w/ Drive-Thru
- Located in NE San Antonio Near Three (3) Major Highways - Loop 410, IH-35, and Wurzbach Parkway
- Vibrant Daytime Employment Hub with Strong Population Growth (359,000 People w/in 5 Miles) & Increasing Income Levels (\$75,000 Median HH)
- 4,607 SF | 0.86 Acres | Appx 160' x 220' | Zoned C-3
- Price: \$690,000.00



For More Information Contact:  
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# FREESTANDING RESTAURANT ON 0.86 AC

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## Submarket Aerial





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This aerial map illustrates the proposed site location, marked with a red 'SITE' label and a red arrow, situated at the intersection of Wurzbach Parkway and Perin Beitel Rd. The map highlights the surrounding commercial and residential landscape, including the following businesses and landmarks:

- North Hills Golf Course** (top left)
- Thousand Oaks Dr** (top left)
- Walmart** (top center)
- Great Clips** (top center)
- DUNKIN'** (top center)
- pop shelf** (top center)
- BR baskin robbins** (top right)
- Bank of America** (top right)
- WHATABURGER** (top right)
- RBFCU** (top right)
- El Dorado Neighborhood** (top right)
- Hills of Park North** (center right)
- H-E-B** (center right)
- Church's Texas Chicken** (center right)
- Firestone** (center right)
- BRIDGESTONE** (center right)
- McDonald's** (center right)
- FARMERS INSURANCE** (center right)
- GENERAC** (center right)
- Century 21** (center right)
- JACKSON HEWITT TAX SERVICE** (center right)
- TOYOTA STADIUM** (bottom right)
- BURGER KING** (bottom right)
- UNITED STATES POSTAL SERVICE** (bottom right)
- SPARKS COMPLETE CAR CARE** (bottom center)
- K** (bottom center)
- Lady Bird Johnson Park** (bottom left)
- Wurzbach Parkway** (bottom left)
- Perin Beitel Rd** (bottom center)
- Longstar Electric Supply** (center left)
- Subway** (center left)
- La Familia Auto Insurance** (center left)
- Advance Auto Parts** (center left)
- Boost Mobile** (center left)
- TitleMax** (center left)
- Dollar Tree** (center left)
- Wendy's** (center left)
- Cricket Wireless** (center left)
- Bowlero** (center left)
- Pizza Hut** (center left)
- H&R Block** (center left)
- CA CAPITOL AGGREGATES INC** (center left)
- Bulverde Road** (center left)



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## Demographics

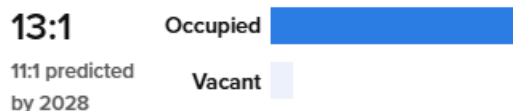
| Key Variables           | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-------------------------|------------------|------------------|------------------|
| Population              | 20,173           | 150,142          | 359,895          |
| Median Household Income | \$52,081         | \$69,001         | \$74,977         |

| Population      |        |         |         |
|-----------------|--------|---------|---------|
| Median Age      | 33.8   | 37.2    | 36.5    |
| 2023 Population | 20,173 | 150,142 | 359,895 |
| Under Age 45    | 13,010 | 91,282  | 222,079 |
| Over Age 45     | 6,477  | 54,526  | 128,287 |

| Housing & Occupancy |       |        |         |
|---------------------|-------|--------|---------|
| Total Households    | 9,064 | 59,560 | 139,734 |
| Renters             | 5,571 | 23,853 | 56,600  |
| Homeowners          | 3,493 | 35,707 | 83,134  |

| Income & Employment          |          |          |          |
|------------------------------|----------|----------|----------|
| 2023 Median Household Income | \$52,081 | \$69,001 | \$74,977 |
| Household Incomes <\$100,000 | 7,701    | 41,310   | 92,299   |
| Household Incomes >\$100,000 | 1,363    | 18,250   | 47,435   |
| 2023 Total Employees         | 16,191   | 120,092  | 286,886  |

### Housing Occupancy Ratio



**\$75k**

Median Income

**\$78k**

2028 Estimate

**↑ 4%**

Growth Rate

**36**

Median Age

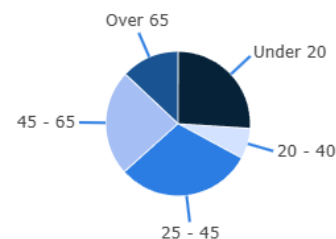
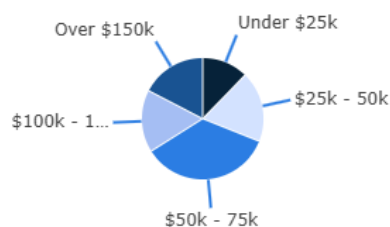
**39**

2028 Estimate

**↑ 8%**

Growth Rate

### Renter to Homeowner Ratio



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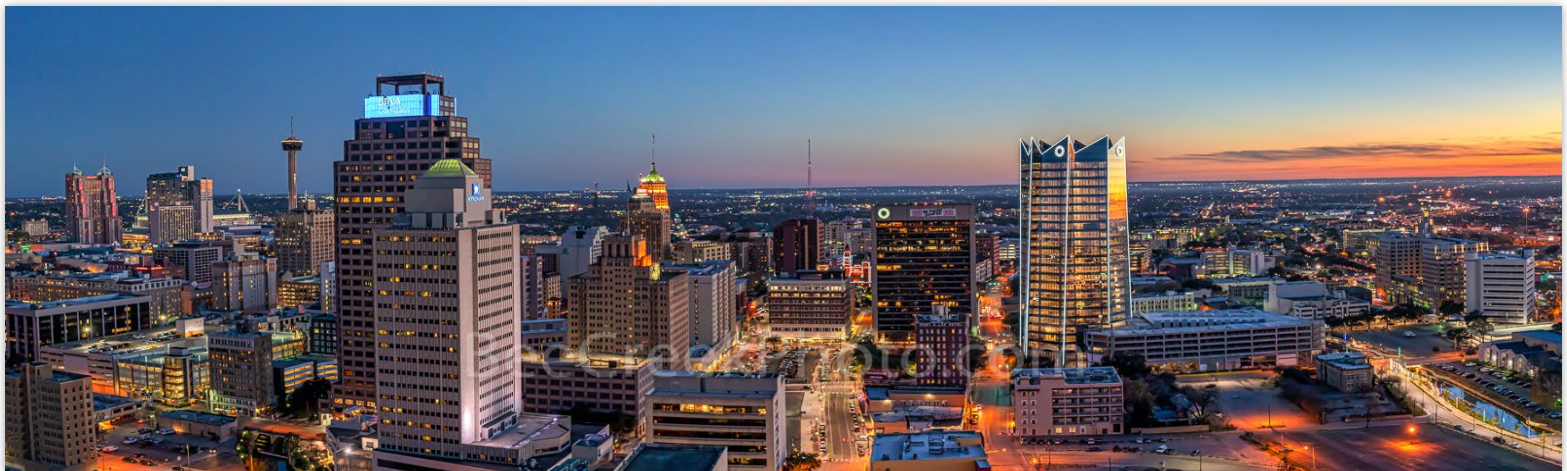


CITY OF  
SAN ANTONIO

**More people moved to San Antonio than anywhere else in the country between 2022 and 2023, according to U.S. Census data.** The Alamo City topped the nation's list of numeric gains as over 22,000 people relocated here – While San Antonio's median home prices shot over \$300,000 for the first time in 2021, December's median of \$308,600 here was still the lowest median price of any city in Texas. Major employers include:



Home to the Alamo and famous River Walk, San Antonio metro is in the southern portion of central Texas and includes the Interstate 35 Corridor, one of the fastest growing areas in the nation. Only 150 miles from Mexico, San Antonio is a short drive on Interstate 35 from the border and serves as a major gateway between the United States and Mexico. The area is further enhanced by an extensive transportation network that provides shipping options to domestic and international markets, as well as the Eagle Ford Shale formation that runs through Atascosa and Wilson counties. San Antonio is the 7<sup>th</sup> most populous city in the nation housing around 1.5 million and an estimated 2.5 million in the Metro.







# 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.*

11-2-2015



## 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:
  - 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.

|                                                                       |             |                 |                |
|-----------------------------------------------------------------------|-------------|-----------------|----------------|
| Joe M. Kboudi Real Estate, Inc.                                       | 446375      | joe@kboudi.com  | (210) 344-1002 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email           | Phone          |
| Joe M. Kboudi                                                         | 276333      | joe@kboudi.com  | (210) 344-1002 |
| Designated Broker of Firm                                             | License No. | Email           | Phone          |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email           | Phone          |
| Omri S. Russo                                                         | 643027      | omri@kboudi.com | (210) 344-1002 |
| Sales Agent/Associate's Name                                          | License No. | Email           | Phone          |

Buyer/Tenant/Seller/Landlord Initials

Date