ROALSON INTERESTS

PAD SITE OPPORTUNITY

IH 10 EAST AND LOOP 1604
SAN ANTONIO, TEXAS

LOCATION: The property is located at the northwest corner of the intersection of IH 10 East and Loop 1604 in San Antonio, Texas.

SIZE: 1.34 +/- Acres

UTILITIES:

Electric: Available

Water: Available

Sewer: Available

Gas: Available

Prospective buyers should retain an independent engineer to verify the location, accessibility, and available capacity of all utilities.

ZONING: C-3, Commercial, City of San Antonio

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

FLOOD PLAIN: The Federal Emergency Management Agency maps do not appear to indicate any floodplain on the site.

This information is furnished by Roalson Interests, a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

ROALSON INTERESTS

DEED RESTRICTIONS: None

TRAFFIC COUNT: Most recent (2024) Texas State Highway Department traffic count map indicates 40,955 vehicles per day on Loop 1604, just north of the property and 68,517 vehicles per day on IH 10, west of the property.

DEMOGRAPHICS:

	1.0 Miles	3.0 Miles	5.0 Miles
Population 2026 Estimate:	2,832	33,996	113,023
Median Household Income	$88,714	$83,752	$77,245

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2026.

POTENTIAL USES: Convenience Store, Restaurant, Car Wash, Bank, and other commercial uses

PRICING: Contact Broker

COMMENTS:

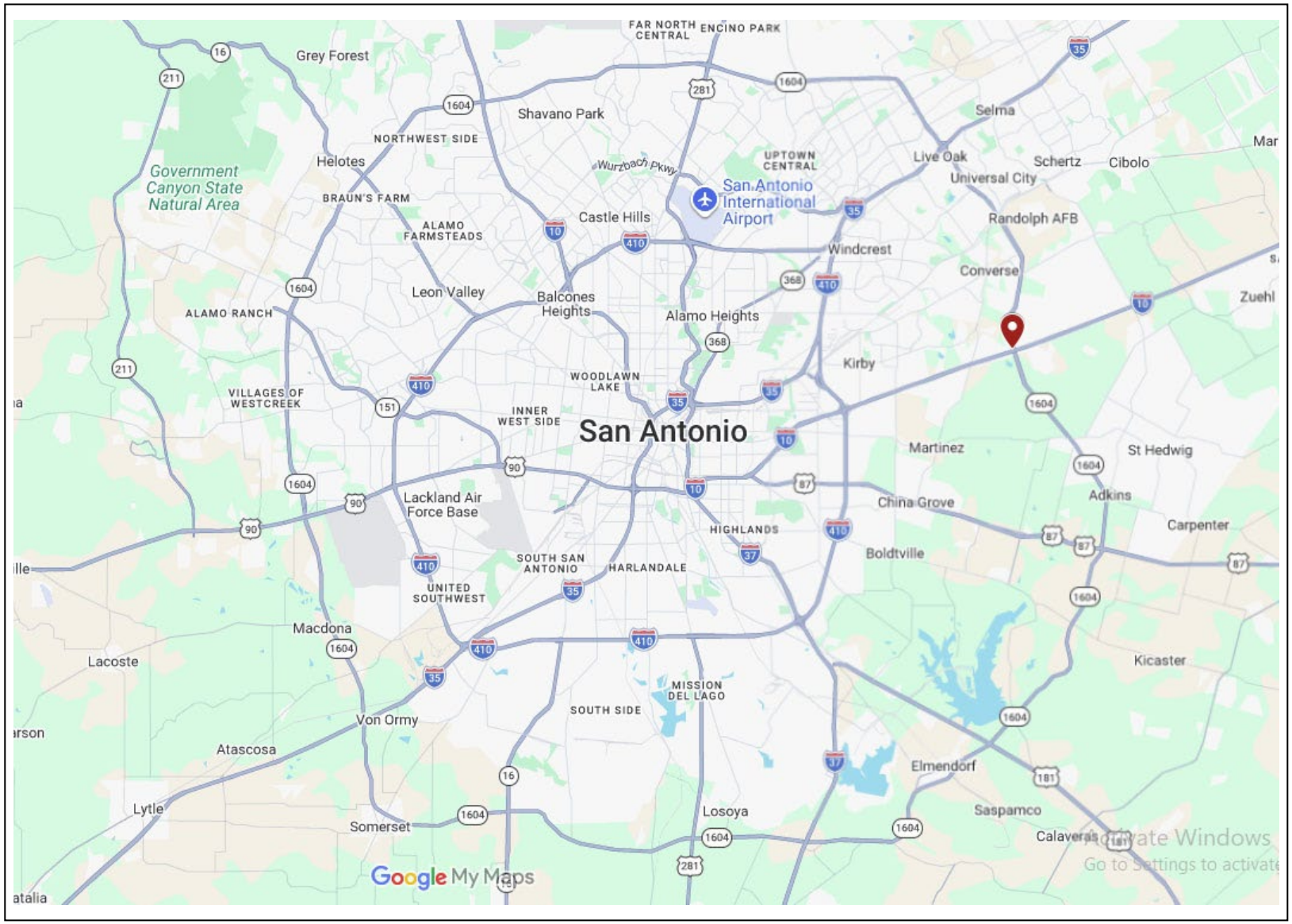
- ❑ Excellent pad site opportunity across Loop 1604 from the new H.E.B.
- ❑ Excellent visibility with great access in high population growth area
- ❑ Cross access in place with development to the north

FOR INFORMATION CONTACT: BART WILSON OR MATT HOWARD
Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** bwilson@roalson.com / mhoward@roalson.com
www.roalson.com

This information is furnished by Roalson Interests, a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

ROALSON INTERESTS

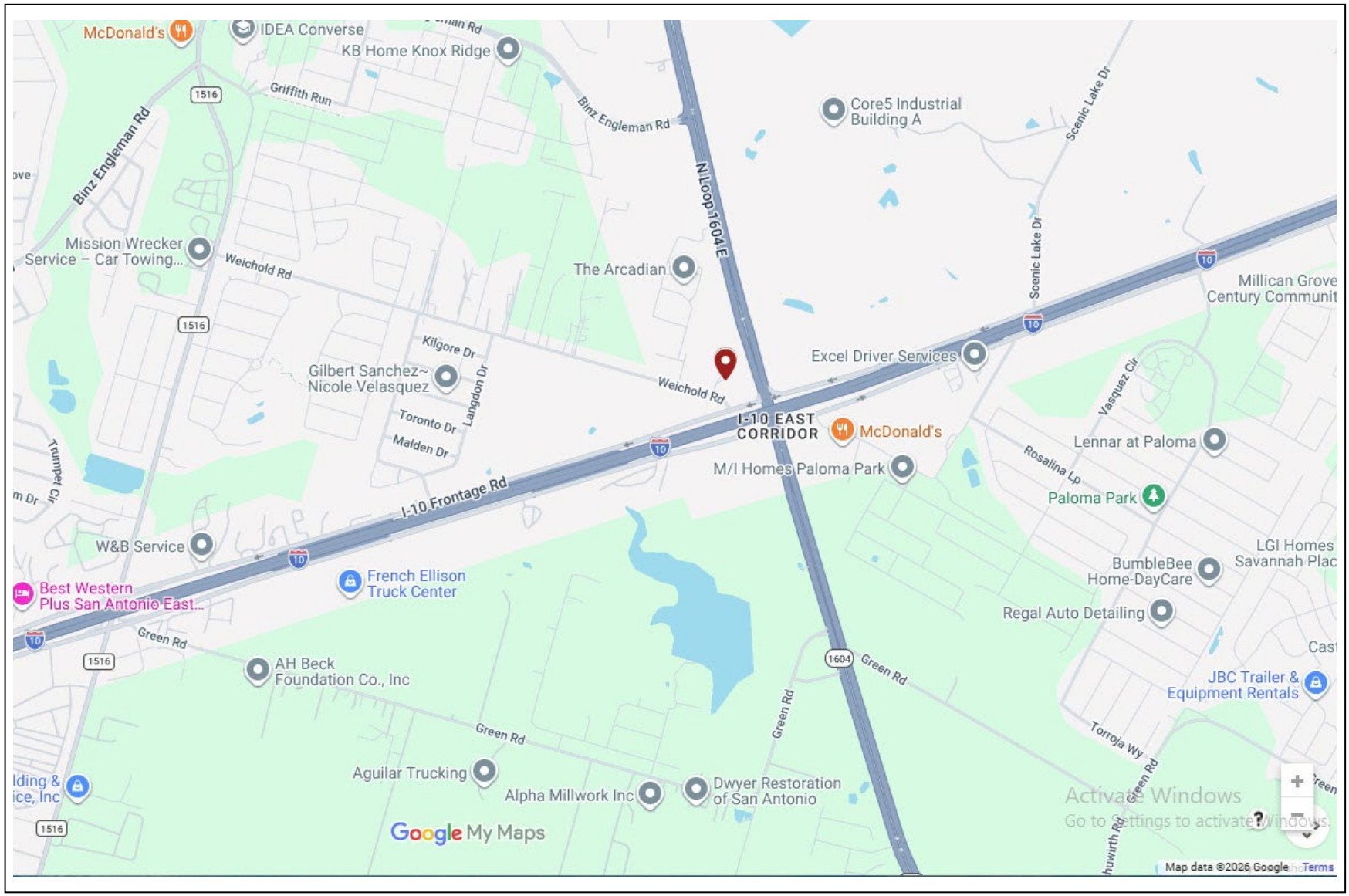
Location Map



This information is furnished by Roalson Interests, a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

ROALSON INTERESTS

Area Map



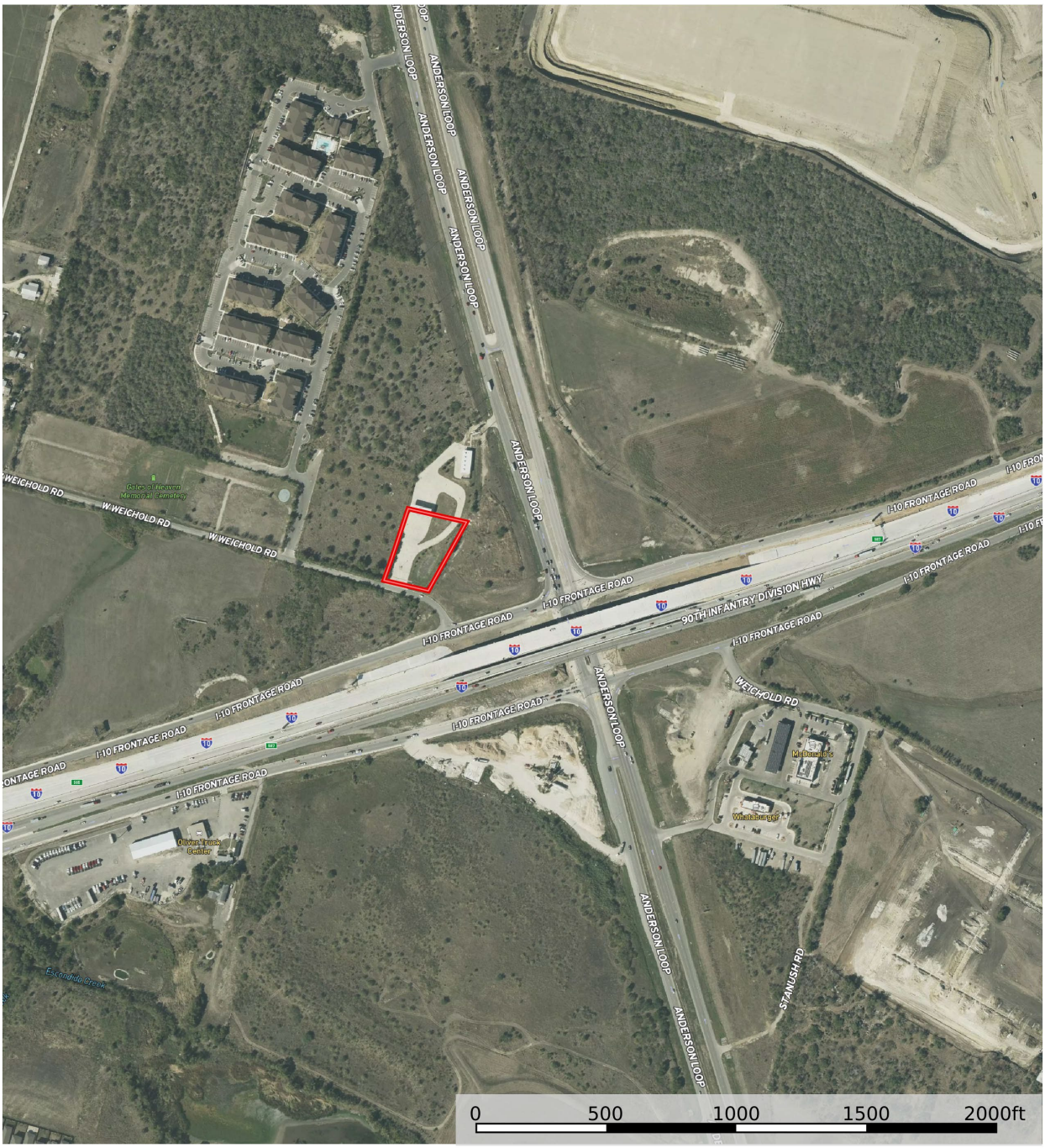
This information is furnished by Roalson Interests, a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

ROALSON INTERESTS

Aerial Map

IH-10E and Loop 1604 - 1.34+/-Acres

Texas, AC +/-



Boundary

Matt Howard
www.roalson.com

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

This information is furnished by Roalson Interests, a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

ROALSON INTERESTS

Aerial Map

IH-10E and Loop 1604 - 1.34+/-Acres
Texas, AC +/-

Boundary

Matt Howard
www.roalson.com

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

This information is furnished by Roalson Interests, a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

ROALSON INTERESTS

This information is furnished by Roalson Interests, a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or represetation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

ROALSON INTERESTS

DEMOGRAPHIC OVERVIEW

IH 10 at LOOP 1604

March 26, 2026

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2026 Estimate	2,832	33,996	113,023
Households			
Total Housing Units	830	11,299	38,743
2026 Population by Age			
Median Age	26.0 years	32.8 years	34.4 years
2026 Total Housing Units			
Owner-Occupied	83.0%	75.0%	69.0%
Renter-Occupied	16.0%	21.0%	27.0%
Median Home Value	$291,728	$233,570	$204,504
Median Rent	$1,984	$1,805	$1,607
2026 Education & Employment			
Bachelor's Degree+	34.0%	31.0%	27.0%
Labor Force Participation	45.0%	50.0%	51.0%
Unemployment Rate	6.0%	5.5%	4.9%
Median Household Income	$88,714	$83,752	$77,245

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2026.

This information is furnished by Roalson Interests, a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

BROKER: ROALSON INTERESTS
17721 ROGERS RANCH PKWY., SUITE 125
SAN ANTONIO, TEXAS 78258

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

Roalson Interests	9016452-BB	bwilson@roalson.com	210-496-5800
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
James Bartlett Wilson	452080-B	bwilson@roalson.com	210-389-4444
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
Matthew William Howard	603462-SA	mhoward@roalson.com	210-865-4411
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____