

► PARK NORTH COLLECTION

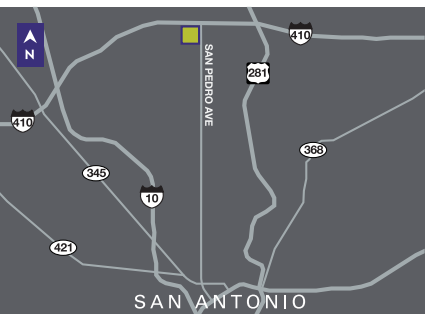
W Rector Rd @ San Pedro Avenue in San Antonio, Texas 78216



STRATEGICALLY LOCATED ACROSS THE STREET FROM NORTH STAR MALL



Shadow Anchors



VEHICLES PER DAY	
Hwy 410 east of San Pedro Ave	308,476
Hwy 410 west of San Pedro Ave	305,291
San Pedro Ave north of W Rector Dr	31,451
San Pedro Ave south of W Rector Dr	15,359

MEDIAN INCOME	
1 Mile	\$72,026
3 Miles	\$71,721
5 Miles	\$77,731

POPULATION	
1 Mile	11,669
3 Miles	107,138
5 Miles	315,742



Channing Fatjo

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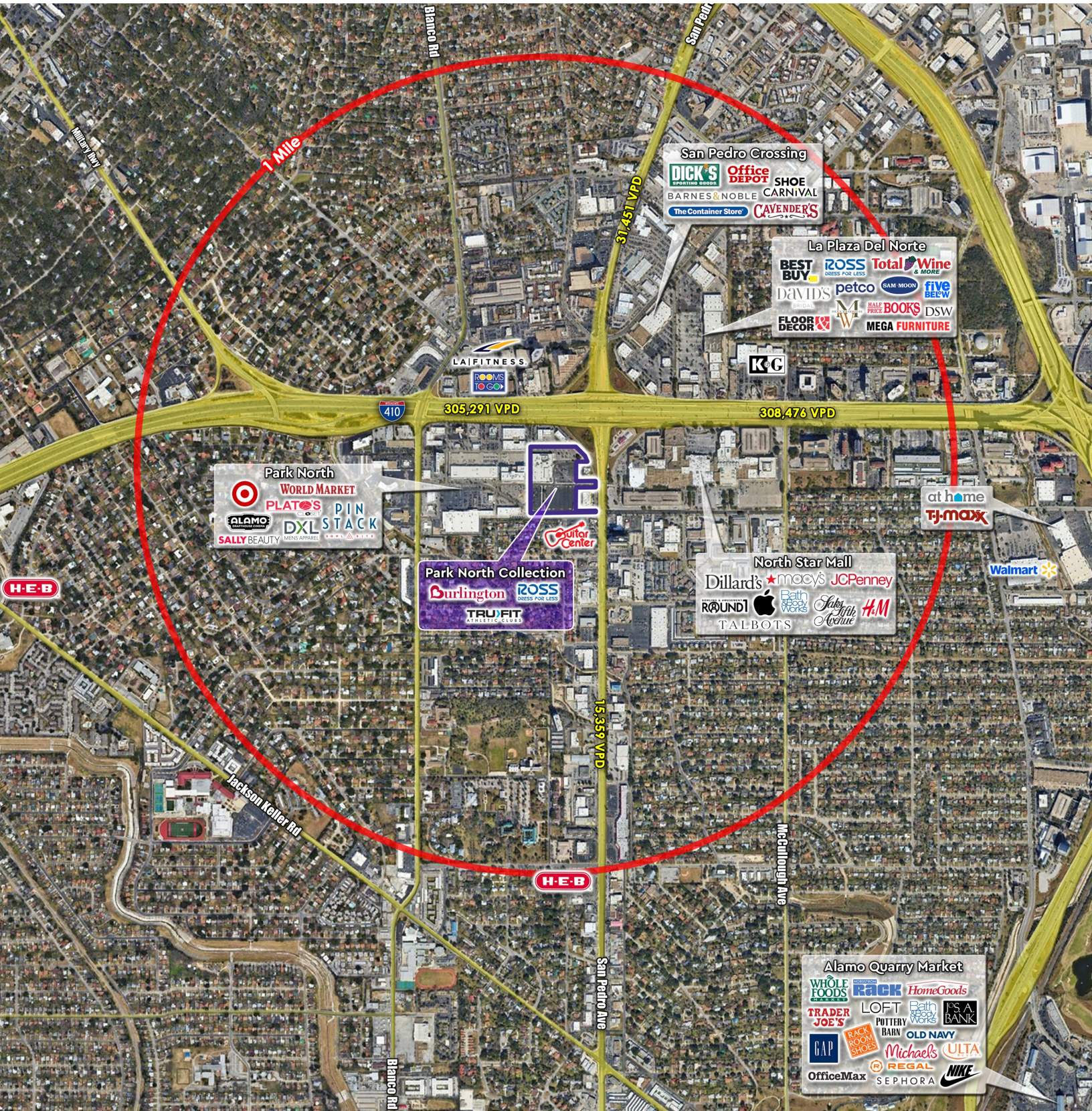
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SUPER REGIONAL CENTER AT A HIGH-TRAFFIC INTERSECTION



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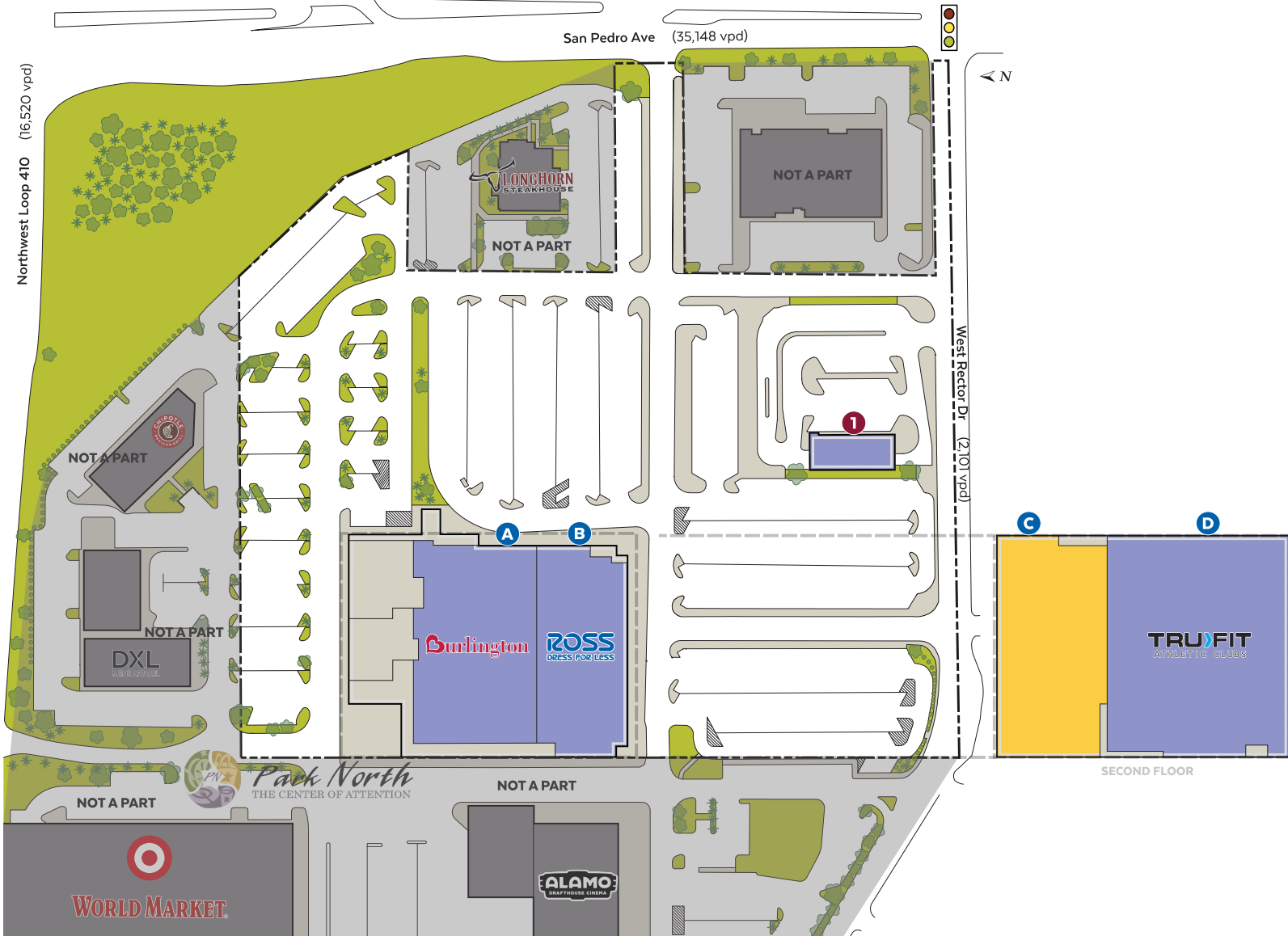
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37,035 SF



Tenant List

Tenant	Address	SF/Acres
A Burlington	522 NW Loop 410 #103	
B Ross Dress for Less	522 NW Loop 410 #108	
C AVAILABLE	522 NW Loop 410 #211	37,035
D TruFit Athletic Clubs	522 NW Loop 410 #120	
1 The Car Wash Express	522 NW Loop 410	

Available Lease Pending Executed



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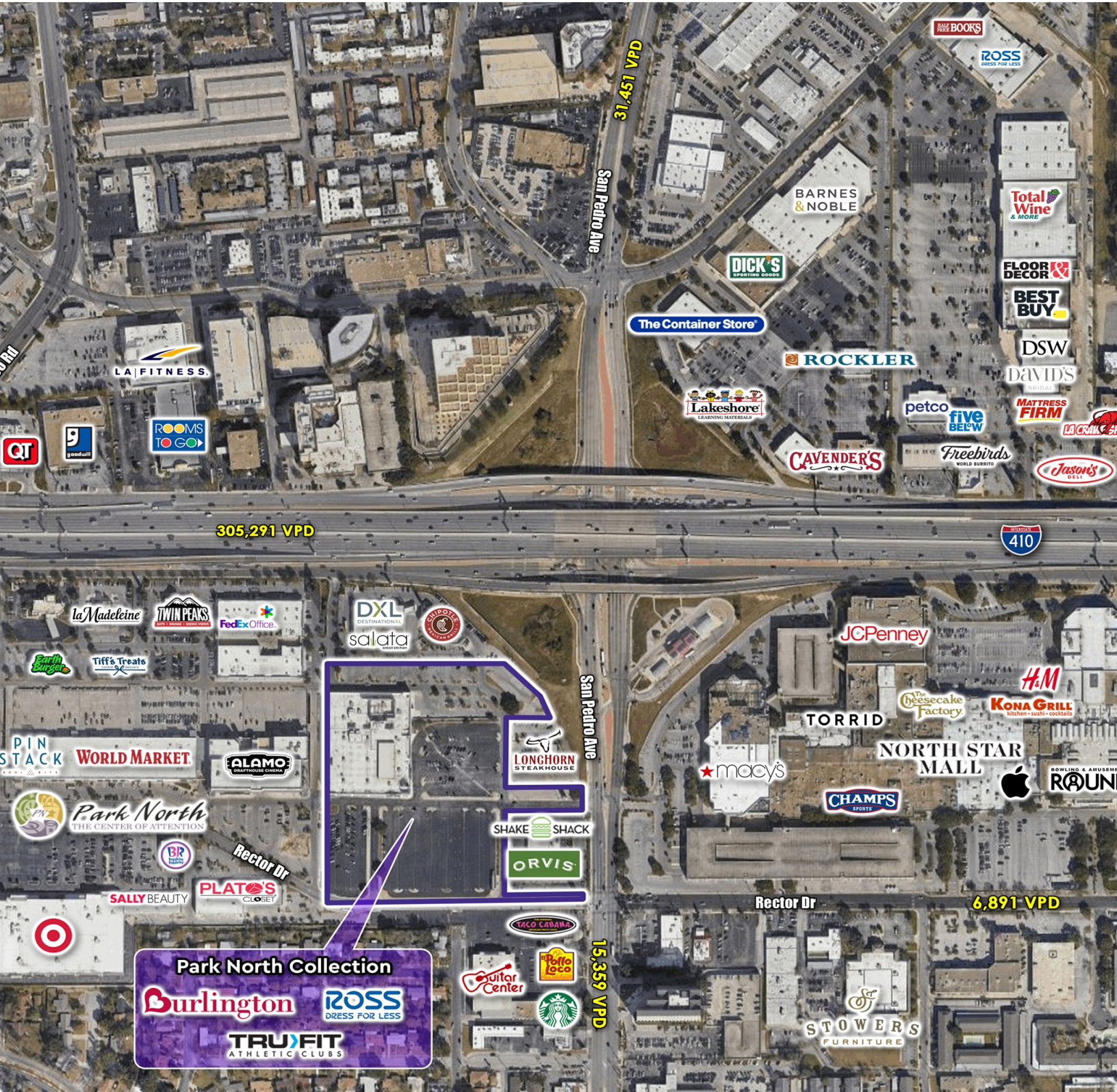
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FOR MORE INFORMATION VISIT FRPLTD.COM

ZOOMED IN AERIAL



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/park-north-collection

Lat/Lon: 29.5184/-98.5017

Park North Collection San Antonio, TX 78216	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,669	107,138	315,742
2030 Projected Population	11,654	104,665	310,077
2020 Census Population	11,052	103,252	303,553
2010 Census Population	11,652	105,804	306,297
Projected Annual Growth 2025 to 2030	-	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	-	-	0.2%
2025 Median Age	36.3	36.6	37.1
Households			
2025 Estimated Households	4,920	44,773	138,317
2030 Projected Households	5,014	44,818	139,294
2020 Census Households	4,742	43,570	133,669
2010 Census Households	5,019	43,383	130,787
Projected Annual Growth 2025 to 2030	0.4%	-	0.1%
Historical Annual Growth 2010 to 2025	-0.1%	0.2%	0.4%
Race and Ethnicity			
2025 Estimated White	45.0%	46.7%	49.7%
2025 Estimated Black or African American	7.5%	6.0%	6.9%
2025 Estimated Asian or Pacific Islander	2.5%	2.4%	4.0%
2025 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.1%
2025 Estimated Other Races	43.9%	43.7%	38.3%
2025 Estimated Hispanic	61.9%	63.3%	56.1%
Income			
2025 Estimated Average Household Income	\$94,358	\$100,986	\$110,429
2025 Estimated Median Household Income	\$72,026	\$71,721	\$77,731
2025 Estimated Per Capita Income	\$39,940	\$42,263	\$48,533
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	6.1%	5.3%
2025 Estimated Some High School (Grade Level 9 to 11)	8.4%	7.6%	6.2%
2025 Estimated High School Graduate	23.8%	23.1%	20.8%
2025 Estimated Some College	26.4%	21.3%	20.5%
2025 Estimated Associates Degree Only	8.0%	8.4%	7.6%
2025 Estimated Bachelors Degree Only	15.3%	18.9%	22.2%
2025 Estimated Graduate Degree	16.0%	14.6%	17.5%
Business			
2025 Estimated Total Businesses	1,900	10,425	23,621
2025 Estimated Total Employees	17,513	98,111	202,034
2025 Estimated Employee Population per Business	9.2	9.4	8.6
2025 Estimated Residential Population per Business	6.1	10.3	13.4



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INFORMATION ABOUT BROKERAGE SERVICES

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:
 - 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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Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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