
Nacogdoches Village Shopping Center

13909 Nacogdoches Road @ O'Conner Road
San Antonio, TX



For Leasing Information Contact:

Derek Quinn, Agent

100 E. Anderson Lane, Suite 200
Austin, Texas 78752
Tel: (512) 628-5354

Nacogdoches Village Shopping Center
13909 Nacogdoches Road @ O'Connor Road
San Antonio, TX

Property Description

LOCATION: The Property is located at the southwest corner of Nacogdoches Road and O'Connor in the northeast area of San Antonio, Texas.

PROPERTY DESCRIPTION: 70,000 square foot shopping center shadow-anchored by **HEB Grocery** (remodeled and expanded in 2011).

Other tenants include:



WingStop, Pizza Patron, Game Stop, Jersey Mike's, Sonrisa Dental, Sally Beauty, H&R Block, Fast Med Urgent Care, Advance America, State Farm Insurance, TMobile, Red Star Vapor, and Great Clips

SPACE AVAILABLE: **1,680 SF**

SIGNAGE: Tenant's sign may be placed above the premises. Premium pylon sign space is also available.

2022 POPULATION:

1 mile:	17,814
3 miles:	102,446
5 miles:	244,322

2022 AVERAGE HH INCOME:

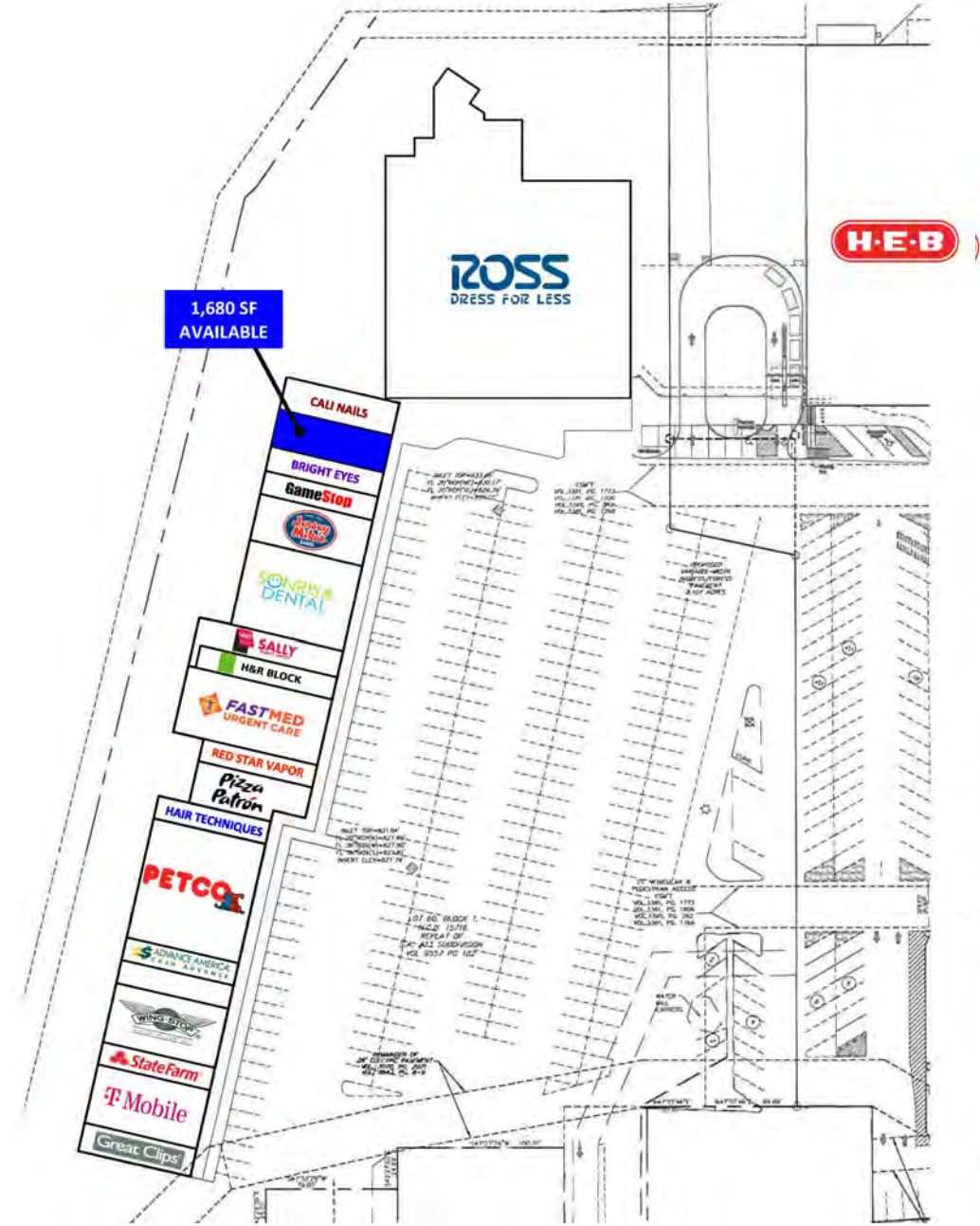
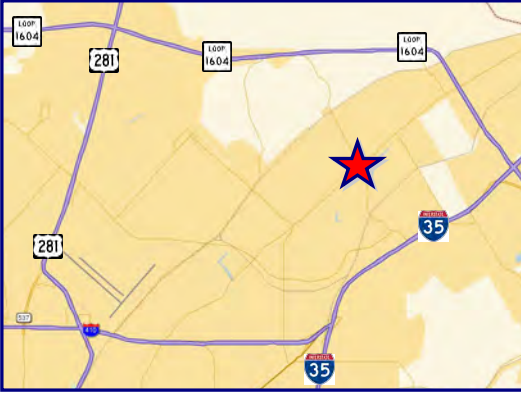
1 mile:	\$80,839
3 miles:	\$85,615
5 miles:	\$87,212

TRAFFIC COUNTS (2020 Est.):

Nacogdoches	31,681 cpd
O'Connor	24,001 cpd

Nacogdoches Village
 Nacogdoches Rd. @ O'Connor Rd.
 San Antonio NE

FOR LEASE



AVAILABLE:
1,680 SF
\$28.50 PSF + NNN



ROSS
 DRESS FOR LESS
petco

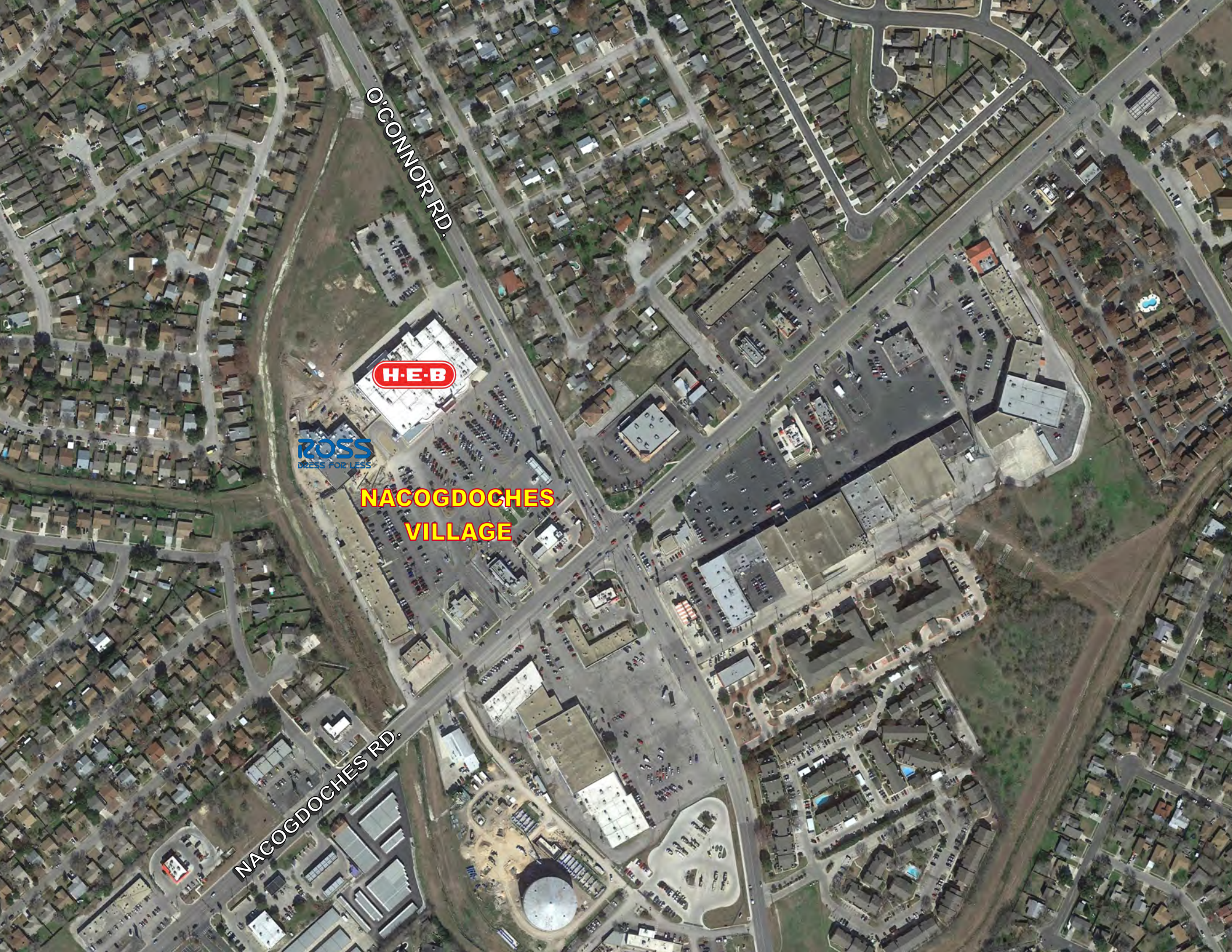
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Demographics:	1 Mile	3 Miles
2023 Population	17,388	102,577
Average HH Income	\$81,653	\$86,481

Derek@dbrealty.net



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



O'CONNOR RD.

H-E-B

ROSS
DRESS FOR LESS

NACOGDOCHES
VILLAGE

NACOGDOCHES RD.



ROSS
DRESS FOR LESS

**1,680 SF
AVAILABLE**

CALI NAILS

BRIGHT EYES

GameStop



**SONRISA
DENTAL**

**SALLY
BEAUTY SUPPLY**

H&R BLOCK

**FASTMED
URGENT CARE**

RED STAR VAPOR

**Pizza
Patron**

HAIR TECHNIQUES

PETCO

**ADVANCE AMERICA
CASH ADVANCE**

WING STOP

State Farm

T Mobile

Great Clips

INLET TOP=833.84
FL 2070(N)=830.17
FL 2070(S)=828.19
INVERT ELEV=828.19

ESDPT
VOL. 1301, PG. 1772
VOL. 1301, PG. 1800
VOL. 1301, PG. 2804
VOL. 1301, PG. 1796

PROPOSED
UNPAVED-ASPH
PARKING/DRIVE
PARKMENT
8.107 ACRES

INLET TOP=831.84
FL 2070(N)=827.89
FL 2070(S)=827.90
FL 2070(W)=827.90
FL 2070(E)=827.91
INVERT ELEV=827.79

LOT 60, BLOCK 1,
N.C. 15716
REPLAT OF
S.C. 431 SUBDIVISION
VOL. 9557 PG. 102

27' VEHICULAR &
PEDESTRIAN ACCESS
ESDPT
VOL. 1301, PG. 1773
VOL. 1301, PG. 1800
VOL. 1301, PG. 2802
VOL. 1301, PG. 1766

REMAINDER OF
28' ELECTRIC BASEMENT
VOL. 1507 PG. 20-1
VOL. 1507 PG. 2-9

N47°37'46"E

N47°32'40"E 89.69'

S47°13'29"W 79.05'

S47°13'29"W 100.04'



ROSS DRESS FOR LESS

Now OPEN

Walmart
GREEN HILLS

ROSS



HOME DEPOT

SALLY BEAUTY SUPPLY

CONRISS DENTAL

GameStop

bright eyes

COMPANY

CALL US

HEB REMODEL - NACOGDOCHES VILLAGE

Completed May 2011





Executive Summary

13909 Nacogdoches Rd, San Antonio, Texas, 78217
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.56763
 Longitude: -98.38578

	1 mile	3 miles	5 miles
Population			
2010 Population	16,789	93,561	214,869
2020 Population	17,356	99,614	239,439
2023 Population	17,338	102,577	243,230
2028 Population	17,352	106,981	248,998
2010-2020 Annual Rate	0.33%	0.63%	1.09%
2020-2023 Annual Rate	-0.03%	0.91%	0.48%
2023-2028 Annual Rate	0.02%	0.84%	0.47%
2020 Male Population	48.0%	48.4%	48.3%
2020 Female Population	52.0%	51.6%	51.7%
2020 Median Age	36.7	37.0	37.2
2023 Male Population	47.3%	48.5%	48.4%
2023 Female Population	52.7%	51.5%	51.6%
2023 Median Age	37.3	37.2	37.8

In the identified area, the current year population is 243,230. In 2020, the Census count in the area was 239,439. The rate of change since 2020 was 0.48% annually. The five-year projection for the population in the area is 248,998 representing a change of 0.47% annually from 2023 to 2028. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 37.8, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	46.6%	47.9%	48.1%
2023 Black Alone	9.0%	9.2%	11.0%
2023 American Indian/Alaska Native Alone	1.0%	1.2%	1.1%
2023 Asian Alone	2.4%	3.1%	3.7%
2023 Pacific Islander Alone	0.2%	0.2%	0.3%
2023 Other Race	14.7%	13.3%	12.5%
2023 Two or More Races	26.0%	25.1%	23.4%
2023 Hispanic Origin (Any Race)	53.1%	50.5%	47.2%

Persons of Hispanic origin represent 47.2% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	62	67	73
2010 Households	6,178	34,476	82,544
2020 Households	6,485	37,535	92,837
2023 Households	6,550	39,092	95,057
2028 Households	6,659	41,343	98,739
2010-2020 Annual Rate	0.49%	0.85%	1.18%
2020-2023 Annual Rate	0.31%	1.26%	0.73%
2023-2028 Annual Rate	0.33%	1.13%	0.76%
2023 Average Household Size	2.64	2.62	2.54

The household count in this area has changed from 92,837 in 2020 to 95,057 in the current year, a change of 0.73% annually. The five-year projection of households is 98,739, a change of 0.76% annually from the current year total. Average household size is currently 2.54, compared to 2.56 in the year 2020. The number of families in the current year is 62,053 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	17.6%	18.6%	20.3%
Median Household Income			
2023 Median Household Income	\$62,668	\$66,700	\$65,752
2028 Median Household Income	\$68,587	\$74,603	\$74,274
2023-2028 Annual Rate	1.82%	2.26%	2.47%
Average Household Income			
2023 Average Household Income	\$81,653	\$86,481	\$88,478
2028 Average Household Income	\$90,846	\$97,659	\$100,127
2023-2028 Annual Rate	2.16%	2.46%	2.50%
Per Capita Income			
2023 Per Capita Income	\$30,728	\$32,914	\$34,613
2028 Per Capita Income	\$34,730	\$37,696	\$39,722
2023-2028 Annual Rate	2.48%	2.75%	2.79%
GINI Index			
2023 Gini Index	38.6	37.0	38.2

Households by Income

Current median household income is \$65,752 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$74,274 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$88,478 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$100,127 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$34,613 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$39,722 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	117	112	103
2010 Total Housing Units	6,503	36,301	88,364
2010 Owner Occupied Housing Units	4,106	24,064	53,599
2010 Renter Occupied Housing Units	2,072	10,404	28,945
2010 Vacant Housing Units	325	1,825	5,820
2020 Total Housing Units	6,815	39,402	98,768
2020 Owner Occupied Housing Units	4,135	24,700	56,588
2020 Renter Occupied Housing Units	2,350	12,835	36,249
2020 Vacant Housing Units	347	1,833	5,877
2023 Total Housing Units	6,896	41,205	101,368
2023 Owner Occupied Housing Units	3,968	25,118	58,088
2023 Renter Occupied Housing Units	2,582	13,974	36,969
2023 Vacant Housing Units	346	2,113	6,311
2028 Total Housing Units	6,988	43,625	105,797
2028 Owner Occupied Housing Units	4,070	26,338	60,532
2028 Renter Occupied Housing Units	2,590	15,004	38,207
2028 Vacant Housing Units	329	2,282	7,058

Socioeconomic Status Index

2023 Socioeconomic Status Index	46.9	49.0	48.7
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Currently, 57.3% of the 101,368 housing units in the area are owner occupied; 36.5%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 98,768 housing units in the area and 6.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.80%. Median home value in the area is \$221,742, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.59% annually to \$264,497.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

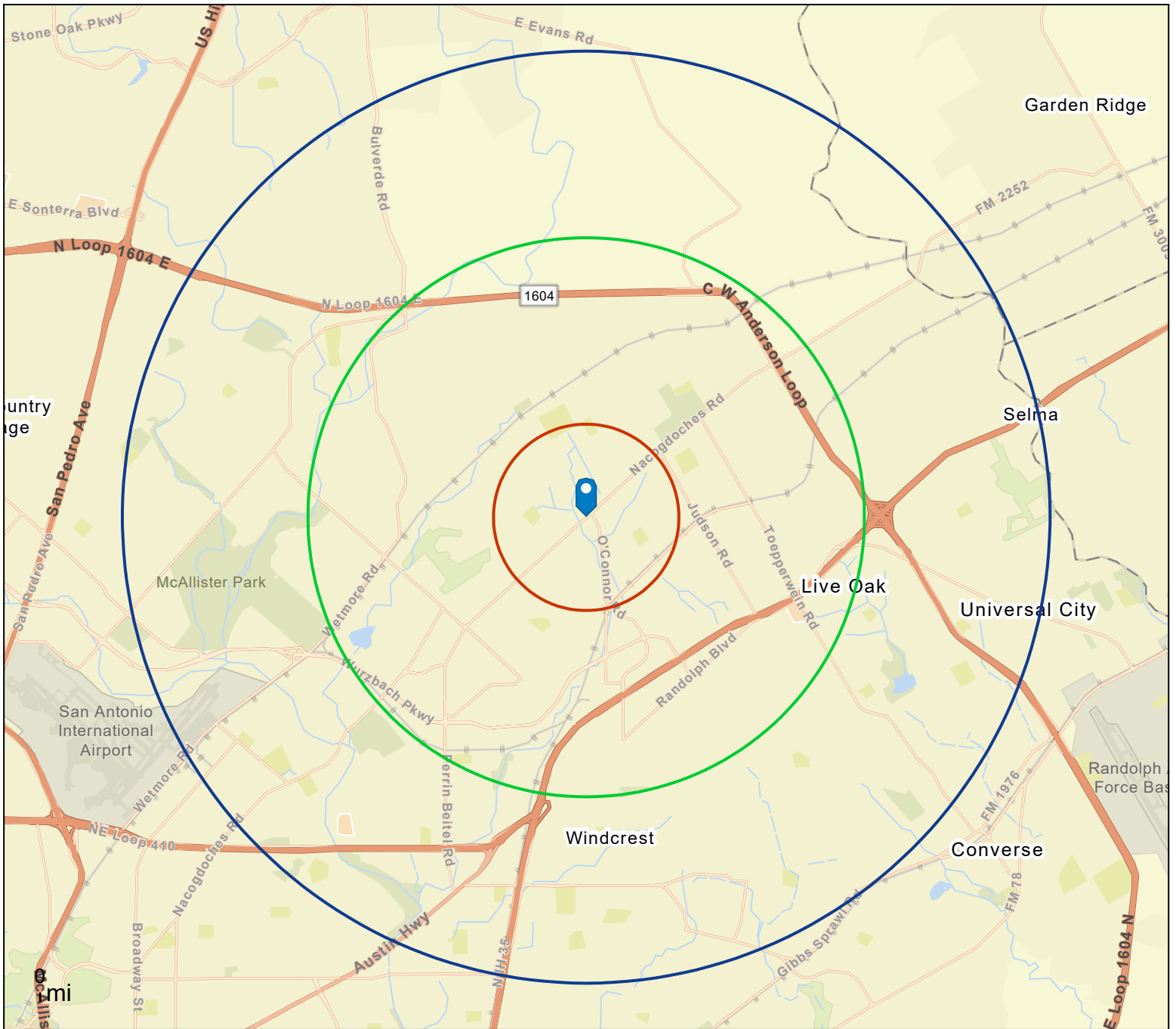
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Site Details Map

13909 Nacogdoches Rd, San Antonio, Texas, 78217
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Latitude: 29.56763
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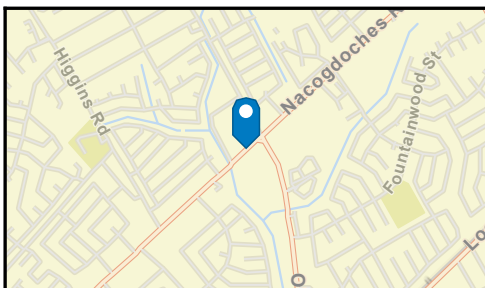
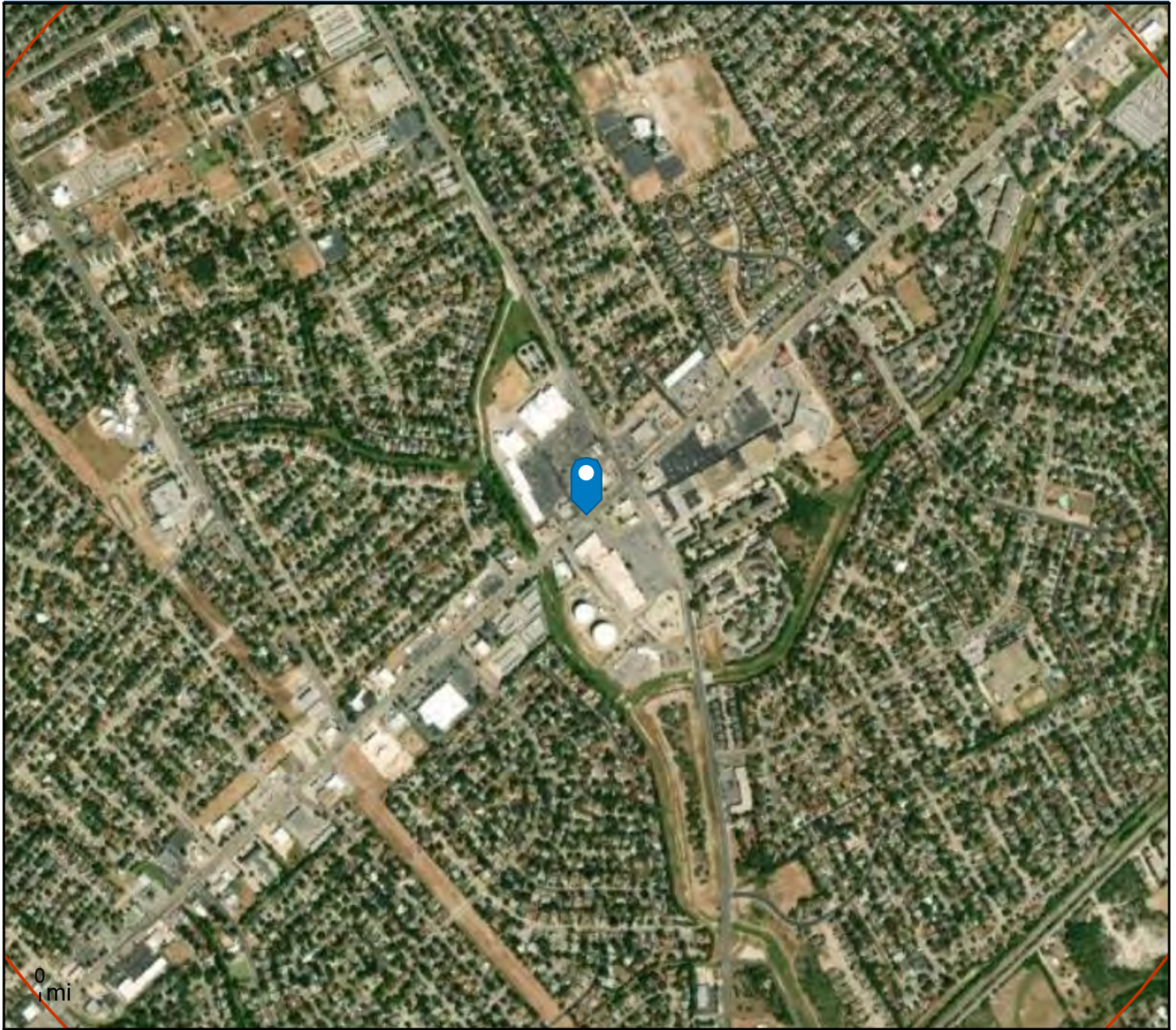
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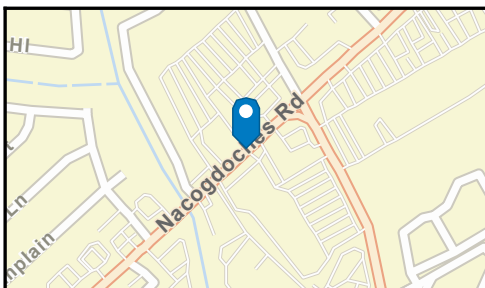
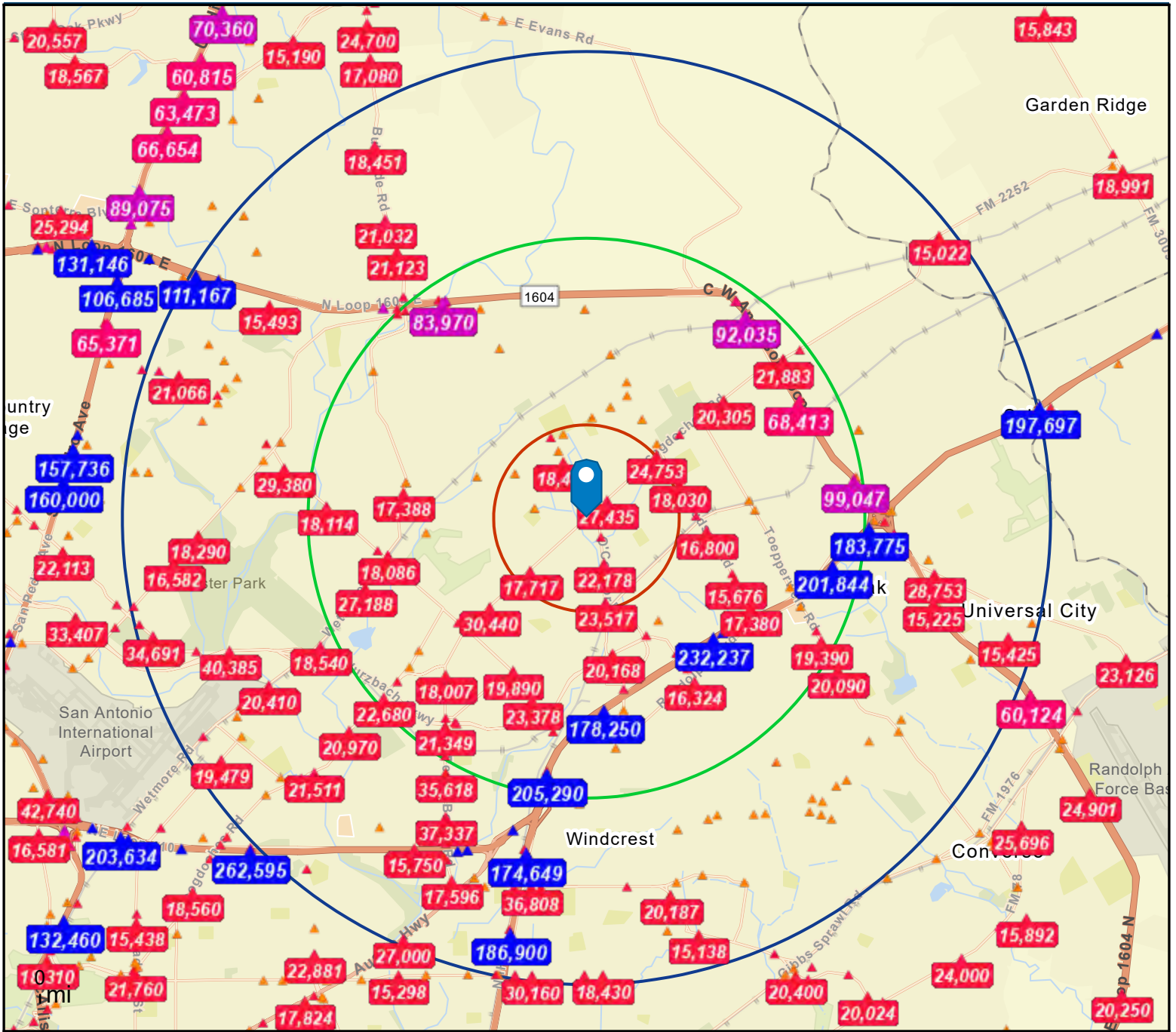
City: San Antonio
County: Bexar County
State: Texas
ZIP Code: 78247
Census Tract: 48029121111
Census Block Group: 48029121113
CBSA: San Antonio-New Braunfels, TX Metropolitan Statistical Area

February 16, 2024

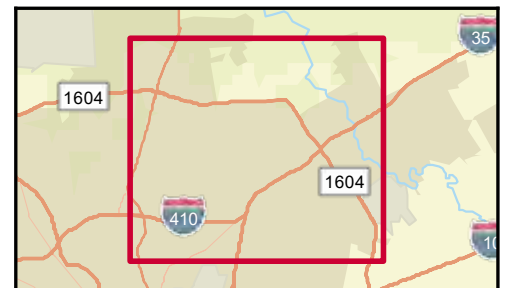
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

AGENCY DISCLOSURE RULES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.