



AVAILABLE

Grove Hill Center

📍 355 E. Basse Rd., San Antonio, TX 78209

RETAIL AVAILABLE

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BIRNBAUM PROPERTY COMPANY

🌐 www.birnbaumproperty.com

1,496 SF AVAILABLE



TRAFFIC COUNTS 2022

E. Basse	20,367 VPD
Jones Maltzberger	18,635 VPD



HOUSEHOLD INCOME 2024

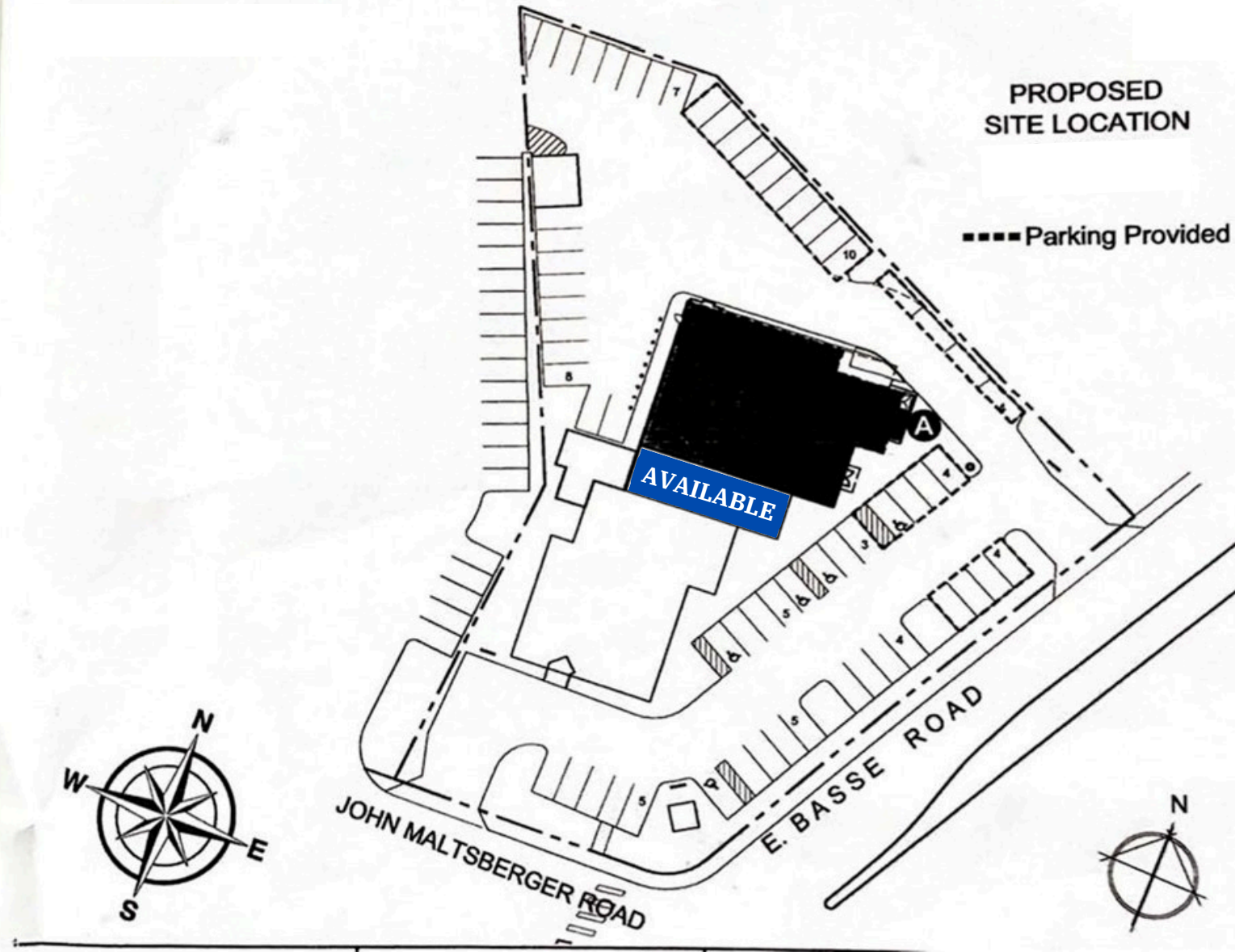
1 mile	\$130,631
3 mile	\$106,706
5 mile	\$82,948



POPULATION 2024

1 mile	10,495
3 mile	107,034
5 mile	292,046

SITE PLAN



BIRNBAUM PROPERTY COMPANY

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DEMOGRAPHICS

Pop-Facts® Demographics | Household Quick Facts



Trade Area: 355 E Basse Rd - 1 mi., 355 E Basse Rd - 3 mi., 355 E Basse Rd - 5 mi.

	355 E Basse Rd - 1 mi.		355 E Basse Rd - 3 mi.		355 E Basse Rd - 5 mi.	
	Total	%	Total	%	Total	%
2024 Est. Households by Household Income						
Income < \$15,000	439	8.69	4,489	10.23	15,772	12.93
Income \$15,000 - \$24,999	258	5.11	3,407	7.76	11,946	9.80
Income \$25,000 - \$34,999	271	5.37	4,030	9.18	12,900	10.58
Income \$35,000 - \$49,999	471	9.33	5,476	12.48	16,260	13.34
Income \$50,000 - \$74,999	1,070	21.19	7,728	17.61	22,426	18.39
Income \$75,000 - \$99,999	720	14.26	4,885	11.13	13,287	10.90
Income \$100,000 - \$124,999	354	7.01	3,300	7.52	8,658	7.10
Income \$125,000 - \$149,999	180	3.56	2,184	4.98	5,505	4.51
Income \$150,000 - \$199,999	337	6.67	2,660	6.06	5,857	4.80
Income \$200,000 - \$249,999	243	4.81	1,519	3.46	3,070	2.52
Income \$250,000 - \$499,999	381	7.54	2,390	5.45	3,837	3.15
Income \$500,000+	327	6.47	1,814	4.13	2,420	1.99
2024 Est. Average Household Income	—	130,631.00	—	106,776.00	—	82,948.00
2024 Est. Median Household Income	—	75,461.28	—	63,727.74	—	54,035.90
2024 Median HH Income by Single-Classification Race						
White Alone	—	81,891.61	—	72,362.30	—	60,511.15
Black/African American Alone	—	11,352.89	—	50,064.46	—	35,362.90
American Indian/Alaskan Native Alone	—	57,120.40	—	50,391.17	—	50,235.64
Asian Alone	—	78,806.53	—	67,702.57	—	60,402.77
Native Hawaiian/Pacific Islander Alone	—	75,000.00	—	80,945.80	—	63,674.08
Some Other Race Alone	—	78,037.93	—	56,471.02	—	50,708.00
Two or More Races	—	65,958.71	—	57,470.03	—	50,657.75
2024 Est. Population by Ethnicity (Hispanic or Latino)						
Hispanic/Latino	—	68,008.13	—	52,701.41	—	48,687.69
Not Hispanic/Latino	—	82,960.01	—	79,026.26	—	62,087.58
2024 Est. Households by Household Type						
Total Households	5,050	100.00	43,882	100.00	121,937	100.00
Family Households	2,522	49.94	25,137	57.28	68,327	56.03
Other Households	2,528	—	18,745	—	53,610	—
2024 Est. Group Quarters Population						
2024 Est. Group Quarters Population	229	2.18	4,091	3.82	12,022	4.12
2024 Est. Households by Household Size						
1-Person Household	2,207	43.70	15,306	34.88	45,371	37.21
2-Person Household	1,519	30.08	13,277	30.26	35,882	29.43
3-Person Household	616	12.20	6,324	14.41	17,038	13.97
4-Person Household	443	8.77	4,908	11.19	12,427	10.19
5-Person Household	161	3.19	2,433	5.54	6,550	5.37
6-Person Household	70	1.39	1,011	2.30	2,891	2.37
7+ Person Household	34	0.67	623	1.42	1,779	1.46
2024 Est. Average Household Size	—	2.04	—	2.35	—	2.30
2024 Est. HHs by Type by Presence of Own Children						
Married Couple, With Own Children	747	14.79	6,730	15.34	16,572	13.59
Married Couple, Without Own Children	1,290	25.55	9,979	22.74	25,320	20.77
Female Householder, With Own Children	145	2.87	2,520	5.74	8,156	6.69
Female Householder, Without Own Children	281	5.56	2,603	5.93	8,556	7.02
Male Householder, With Own Children	73	1.45	485	1.10	1,421	1.17
Male Householder, Without Own Children	98	1.94	1,687	3.84	3,769	3.09

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.

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