



VALLEY HI RETAIL CENTER

📍 207 Valley Hi Dr.

San Antonio, Texas 78252



Wes Kimball

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 www.birnbaumproperty.com

PROPERTY HIGHLIGHTS

- Hard corner location with tremendous exposure
- Premiere visibility and exposure to the abundance of traffic entering and exiting Lackland Airforce Base
- Directly across the street from HEB, creating significant retail traffic from Lackland and surrounding neighborhoods

BUILDING SIZE: 4,873 SF

AVAILABLE: 1,235 SF

PRICE: Contact Broker for Pricing



POPULATION

2023

3 mile	11,799
5 mile	81,004
7 mile	211,421



HOUSEHOLD INCOME

2023

3 mile	\$62,643
5 mile	\$59,600
7 mile	\$65,937



TRAFFIC COUNTS

2022

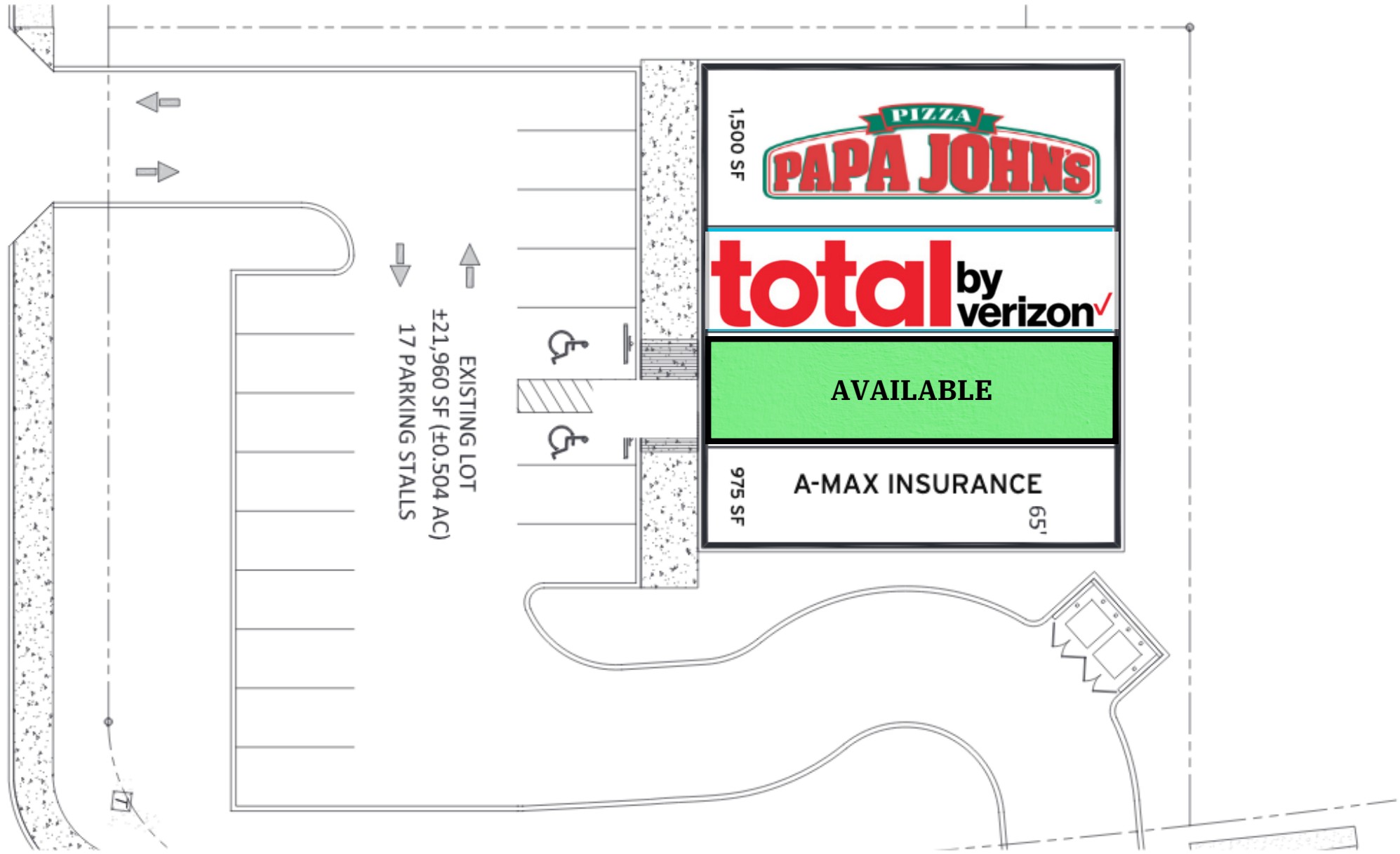
Valley Hi Dr.	17,268 VPD
Springvale Dr.	2,306 VPD



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SITE PLAN



GROWTH MAP



DEMOGRAPHICS

Pop-Facts® Demographics | Household Quick Facts



Trade Area: 207 Valley Hi - 1 mi., 207 Valley Hi - 3 mi., 207 Valley Hi - 5 mi.

	207 Valley Hi - 1 mi.		207 Valley Hi - 3 mi.		207 Valley Hi - 5 mi.	
	Total	%	Total	%	Total	%
2023 Est. Households by Household Income						
Income < \$15,000	274	10.26	3,140	13.46	6,949	10.76
Income \$15,000 - \$24,999	309	11.56	2,579	11.06	6,551	10.14
Income \$25,000 - \$34,999	405	15.16	2,837	12.16	7,146	11.06
Income \$35,000 - \$49,999	370	13.85	3,844	16.48	10,743	16.63
Income \$50,000 - \$74,999	424	15.87	4,667	20.01	11,979	18.54
Income \$75,000 - \$99,999	389	14.56	2,694	11.55	8,580	13.28
Income \$100,000 - \$124,999	239	8.95	1,615	6.92	5,663	8.77
Income \$125,000 - \$149,999	148	5.54	966	4.14	3,325	5.15
Income \$150,000 - \$199,999	77	2.88	586	2.51	2,265	3.51
Income \$200,000 - \$249,999	24	0.90	220	0.94	807	1.25
Income \$250,000 - \$499,999	10	0.37	122	0.52	458	0.71
Income \$500,000+	2	0.07	55	0.24	137	0.21
2023 Est. Average Household Income	—	62,643.60	—	59,600.00	—	65,937.20
2023 Est. Median Household Income	—	48,908.11	—	46,898.68	—	51,537.81
2023 Median HH Income by Single-Classification Race						
White Alone	—	38,383.38	—	46,248.57	—	52,188.42
Black/African American Alone	—	92,048.81	—	50,868.72	—	55,131.00
American Indian/Alaskan Native Alone	—	26,571.38	—	26,967.21	—	45,170.07
Asian Alone	—	29,564.08	—	51,223.95	—	57,017.51
Native Hawaiian/Pacific Islander Alone	—	50,000.00	—	45,376.81	—	68,283.49
Some Other Race Alone	—	55,556.39	—	47,284.21	—	47,820.75
Two or More Races	—	62,085.49	—	47,128.98	—	52,936.00
Hispanic/Latino	—	44,565.06	—	45,414.83	—	49,553.67
Not Hispanic/Latino	—	72,524.23	—	51,769.35	—	57,755.70
2023 Est. Households by Household Type						
Family Households	2,046	76.57	17,874	76.63	49,891	77.23
NonFamily Households	626	23.43	5,451	23.37	14,712	22.77
2023 Est. Group Quarters Population	2,742	23.24	8,068	9.96	9,401	4.45
2023 Est. Households by Household Size						
1-Person Household	459	17.18	4,596	19.70	12,308	19.05
2-Person Household	740	27.70	6,221	26.67	16,403	25.39
3-Person Household	433	16.20	4,030	17.28	12,093	18.72
4-Person Household	380	14.22	3,535	15.16	9,716	15.04
5-Person Household	251	9.39	2,715	11.64	8,218	12.72
6-Person Household	311	11.64	1,320	5.66	3,286	5.09
7+ Person Household	98	3.67	906	3.88	2,579	3.99
2023 Est. Average Household Size	—	3.20	—	3.10	—	3.10
2023 Est. HHs by Type by Presence of Own Children						
Married Couple Family, with own children	652	31.87	5,778	32.33	17,141	34.36
Married Couple Family, without own children	621	30.35	5,122	28.66	13,992	28.05
Male Householder, with own children	109	5.33	903	5.05	2,483	4.98
Male Householder, without own children	92	4.50	812	4.54	2,122	4.25
Female Householder, with own children	327	15.98	3,132	17.52	8,618	17.27
Female Householder, without own children	246	12.02	2,127	11.90	5,535	11.09

Benchmark: USA

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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:
 - 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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