

# FOR SALE

RETAIL: RESTAURANT

1123 N Zarzamora, San Antonio, TX 78207



**Maureen Moulton**

Let's Talk: 210.421.9144  
maureenm@ekpartners.us



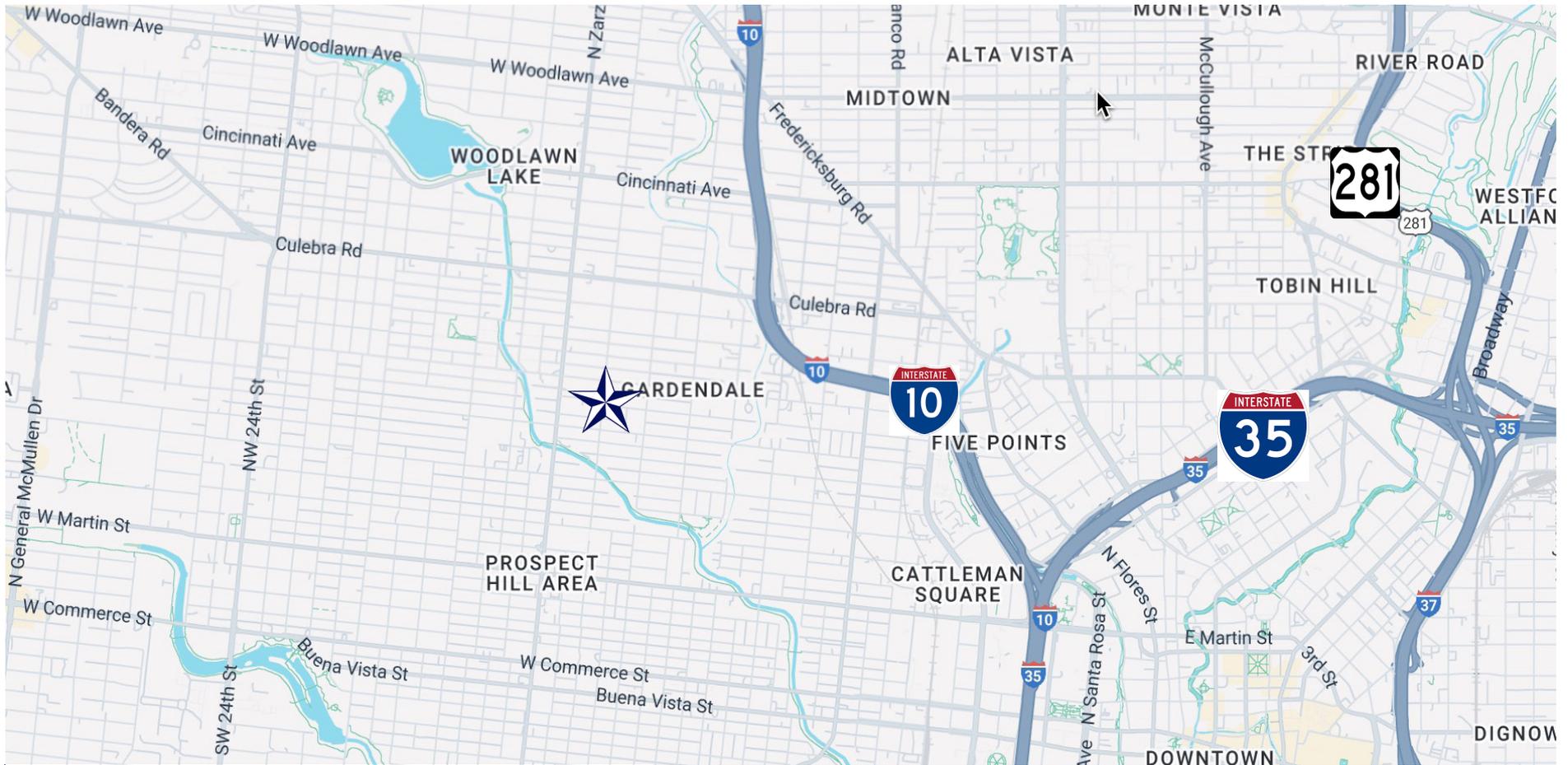
**Mark Kincaid**

Let's Talk: 702.303.0338  
markk@ekpartners.us

**Engel Kincaid Partners, LLC**

# The Offering

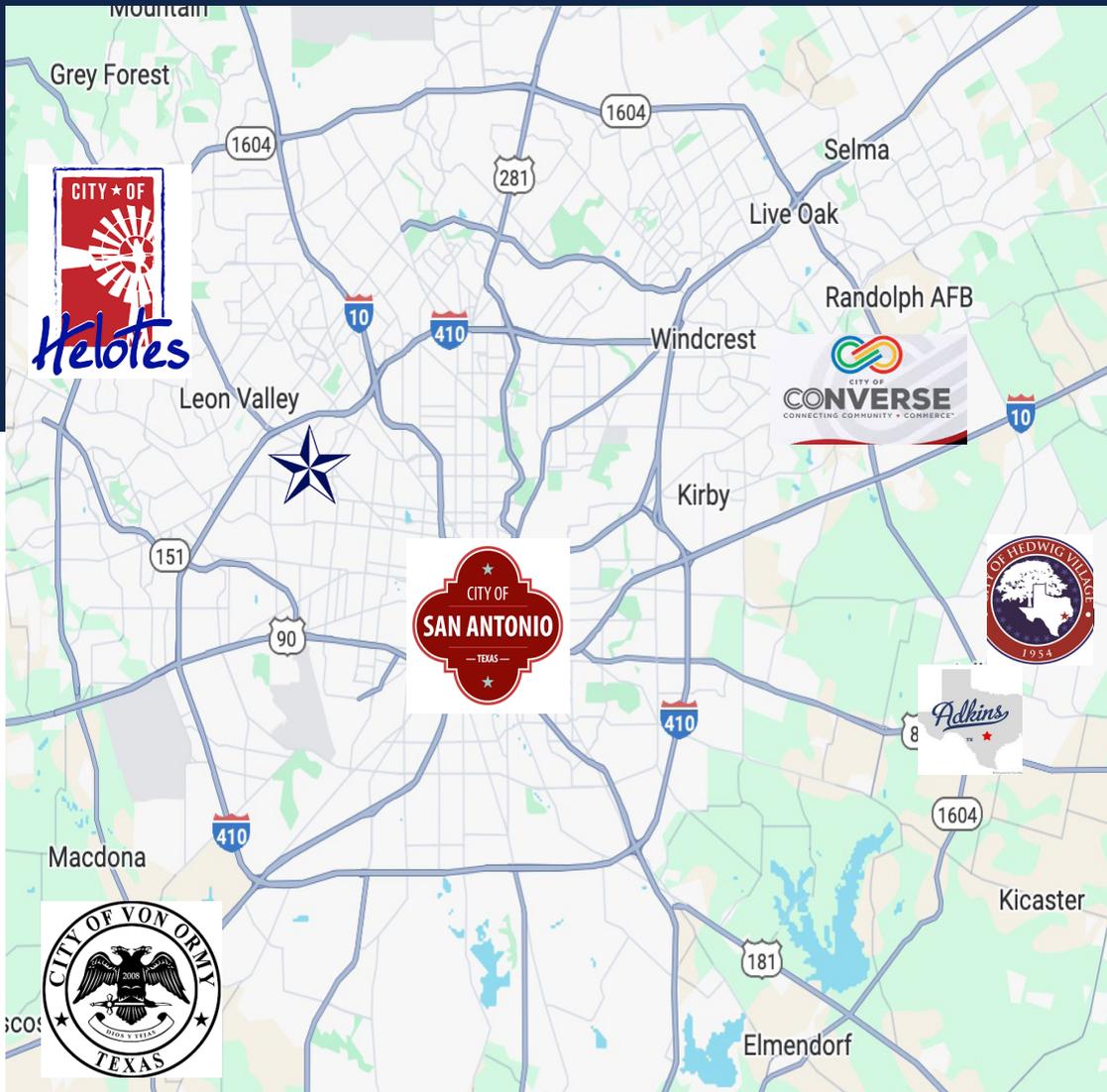
Engel Kincaid Partners has been retained to market 1123 N Zarzamora in San Antonio, TX. This high-visibility property is strategically positioned along a major traffic corridor, offering excellent exposure and accessibility. Surrounded by established neighborhoods, schools, and retail destinations, it benefits from strong demographics and consistent daily traffic. With convenient access to Loop 410, I-10, and downtown, the site is ideally suited for retail, medical, or professional office use, presenting an exceptional opportunity for owner-users or investors seeking a prominent, well-connected location in San Antonio's active westside market.



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# Property Overview



Lot Size:	0.1157 +/- acres
Building:	1,749 +/- SF
Parking:	10
Occupancy:	Tenant Occupied
For Sale:	Contact Broker



## VISIBILITY

The property offers exceptional visibility with prime frontage along North Zarzamora Street.



## ZONING

NC (Neighborhood Commercial)  
Verify with City of San Antonio



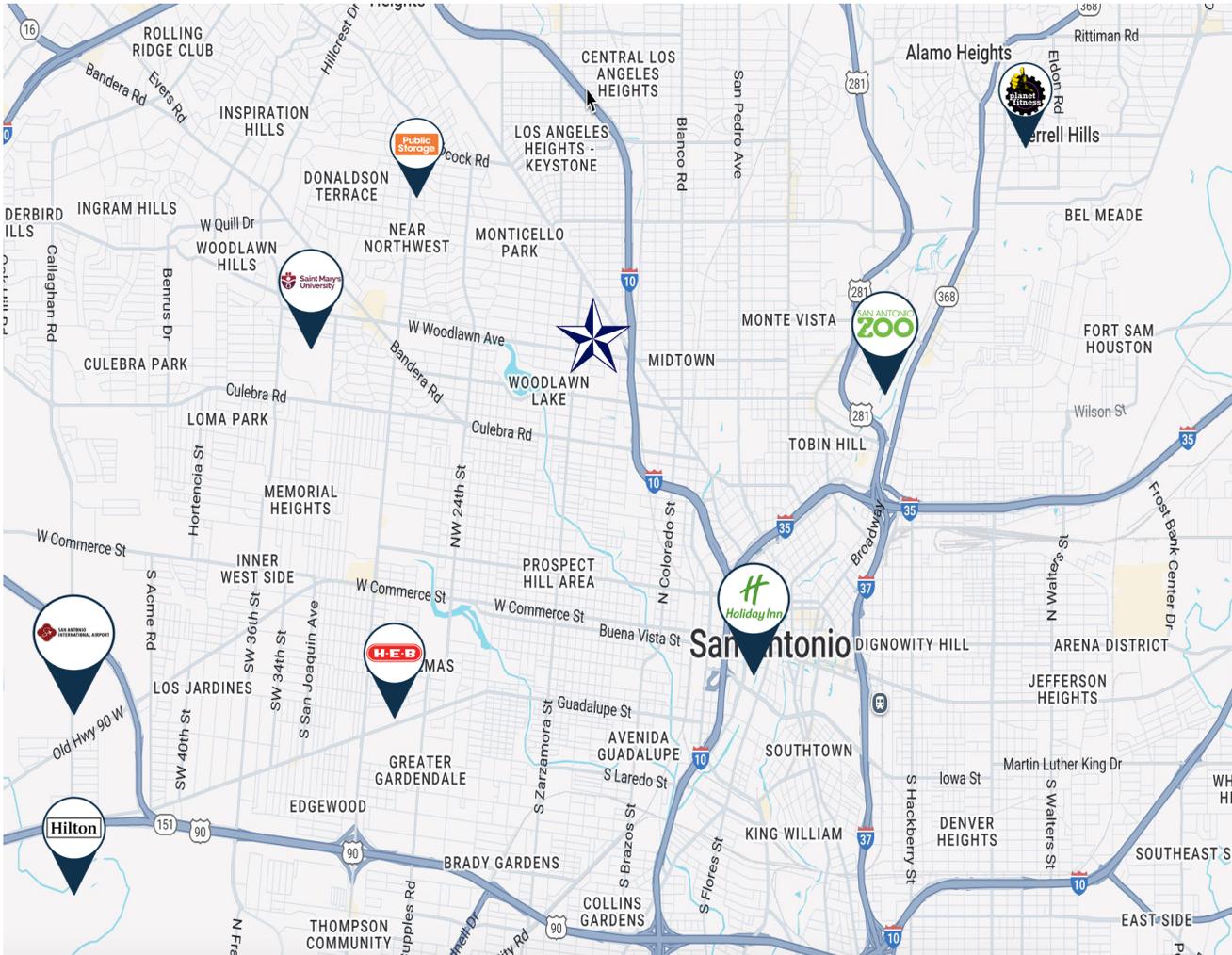
## DOWNTOWN LOCATION

N Zarzamora	Location
Culebra	3 minutes
IH 10	5 minutes
San Antonio Airport	20 minutes
Downtown SA	10 minutes

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# Drive Time



	 10 mins
	 15 mins
	 12 mins
	 3 mins
	 5 mins
	 3 min
	 14 mins
	 10 mins

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# SAN ANTONIO, TX

CENSUS PLACE

ADD COMPARISON

2023 POPULATION

1.46M

0.919% 1-YEAR GROWTH

US SENATOR



John  
Cornyn

REPUBLICAN PARTY

US SENATOR



Ted  
Cruz

REPUBLICAN PARTY

2023 MEDIAN AGE

34.6

1.47% 1-YEAR INCREASE

2023 POVERTY RATE

17.1%

3.42% 1-YEAR DECREASE

2023 MEDIAN HOUSEHOLD INCOME

\$62,917

5.58% 1-YEAR GROWTH

2023 MEDIAN PROPERTY VALUE

\$219,700

11% 1-YEAR GROWTH

2023 EMPLOYED POPULATION

701,332

1.02% 1-YEAR GROWTH



POPULATION  
& DIVERSITY



ECONOMY



CIVICS



EDUCATION



HOUSING &  
LIVING



HEALTH

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# San Antonio, Texas

A Growing Market for Retail Investment



## Retail Demand



**37,000+**  
new residents  
in 2023 in dr 2024



Retail vacancy  
**below 4.5%**  
outperforming  
U.S. average

## Development Activity



Cap rates  
averaging  
**6.25%–7.25%**  
for single-tenant NNN

**\$250–\$400/SF**  
pricing for well-located  
retail assets

## Development Activity



Expanding corridors  
**Loop 1604,**  
**Northwest I-10,**  
**and I-35 North**



Infill redevelopment  
in Midtown, Broadway,  
and Southtown areas

## Consumer Behavior



**33** nationally for  
Millennial migration



**48%** renter population  
supports neighborhood  
retail density



Strong momentum  
for grocery, QSR,  
medical retail, and  
neighborhood centers

## Top Growth Highlights

- ★ 1 Fastest-Growing City (2023)
- ★ 7 Metro for New Retail Construction
- ★ 88 Best Cities for Small Business Expansion



Sources: Greater SATX, Partners Real Estate Q4 2023 Report, CoStar Analytics, U.S.

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# Information About Brokerage Services



## 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.

2-10-2025



### 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. **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:
  - 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.

<u>Engel Kincaid Partners LLC</u>	<u>9014434</u>	<u>maureenm@ekpartners.us</u>	<u>(210)421-9144</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Engel Kincaid Partners LLC</u>	<u>9014434</u>	<u>maureenm@ekpartners.us</u>	<u>(210)421-9144</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Maureen Moulton</u>	<u>536514</u>	<u>maureenm@ekpartners.us</u>	<u>(210)421-9144</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Engel Interests LLC, 17583 La Cantera Pkwy, Ste. 104-418 San Antonio TX 78257  
Maureen Moulton

Phone: 4214888200 Fax: [www.twolf.com](http://www.twolf.com)

IABS 1-1  
Maureen



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<u>Mark Kincaid</u>	<u>716378</u>	<u>markk@ekpartners.us</u>	<u>(702)303-0338</u>
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# Additional Information

## HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary, and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

## ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

## FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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