

RETAIL FOR SALE

RESTAURANT WITH PATIO

7101 Bandera Road, Leon Valley, TX 78238



OFFERING SUMMARY

SALE PRICE:	\$300,000
NUMBER OF UNITS:	1
LOT SIZE:	0.33 Acres
YEAR BUILT:	1989
BUILDING SIZE:	1,104 SF
ZONING:	OCL
MARKET:	San Antonio
TRAFFIC COUNT:	57,000

PROPERTY OVERVIEW

Singh Commercial Group at KW Commercial is pleased to offer for sale a fully functioning 1200 SF restaurant located on Bandera Rd in Leon Valley. Perfect for restaurant owners currently leasing in the area or owning a food truck who are ready to take the next step. Stop paying rent and build equity!

Contact agent to discuss owner financing option.

PROPERTY HIGHLIGHTS

- FF&E To Be Included in the Sale
- Patio Ready for New Buyer
- Pylon Sign
- Drive Thru Potential
- Stand Alone Building
- Great visibility
- Owner Financing Possibility with 50% downpayment - FAST CLOSING

SAN ANTONIO, TX
210.696.9996
10999 IH-10 West,
Ste. 175
San Antonio, TX 78230

RAV SINGH, CCIM
Associate Broker
O: 210.696.9996
C: 210.849.2175
rav@kwcommercial.com
TX #0560351

SINGH COMMERCIAL GROUP
In association with KW Commercial

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated singhcommercialgroup.com/

RETAIL FOR SALE

RESTAURANT WITH PATIO

7101 Bandera Road , Leon Valley, TX 78238



SAN ANTONIO, TX
210.696.9996
10999 IH-10 West,
Ste. 175
San Antonio, TX 78230

RAV SINGH, CCIM
Associate Broker
O: 210.696.9996
C: 210.849.2175
rav@kwcommercial.com
TX #0560351

SINGH COMMERCIAL GROUP
In association with KW Commercial

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated singhcommercialgroup.com/

RETAIL FOR SALE

RESTAURANT WITH PATIO

7101 Bandera Road , Leon Valley, TX 78238



SAN ANTONIO, TX
210.696.9996
10999 IH-10 West,
Ste. 175
San Antonio, TX 78230

RAV SINGH, CCIM
Associate Broker
O: 210.696.9996
C: 210.849.2175
rav@kwcommercial.com
TX #0560351

SINGH COMMERCIAL GROUP
In association with KW Commercial

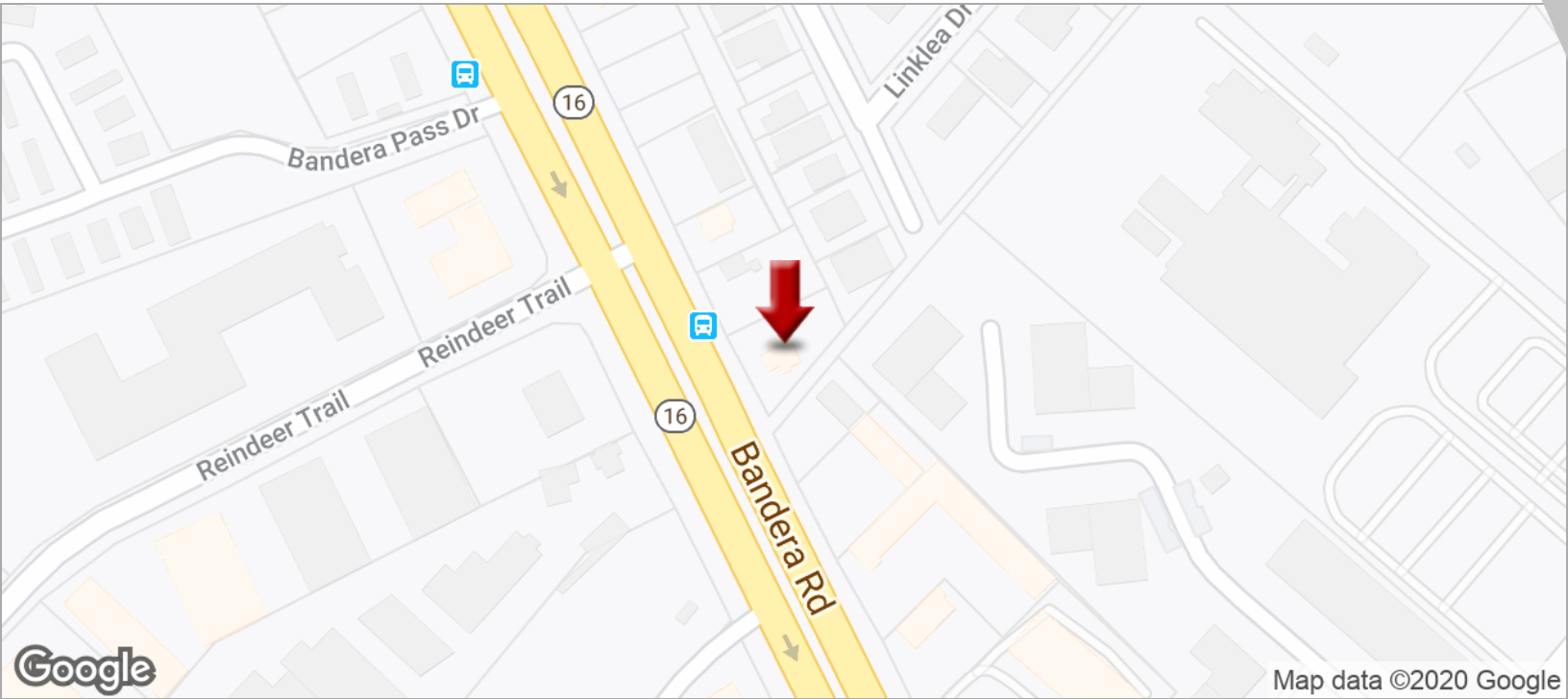
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated singhcommercialgroup.com/

RETAIL FOR SALE

RESTAURANT WITH PATIO

7101 Bandera Road , Leon Valley, TX 78238



SAN ANTONIO, TX
210.696.9996
10999 IH-10 West,
Ste. 175
San Antonio, TX 78230

RAV SINGH, CCIM
Associate Broker
O: 210.696.9996
C: 210.849.2175
rav@kwcommercial.com
TX #0560351

SINGH COMMERCIAL GROUP
In association with KW Commercial

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated singhcommercialgroup.com/

RETAIL FOR SALE

RESTAURANT WITH PATIO

7101 Bandera Road , Leon Valley, TX 78238



SAN ANTONIO, TX
210.696.9996
10999 IH-10 West,
Ste. 175
San Antonio, TX 78230

RAV SINGH, CCIM
Associate Broker
O: 210.696.9996
C: 210.849.2175
rav@kwcommercial.com
TX #0560351

SINGH COMMERCIAL GROUP
In association with KW Commercial

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated singhcommercialgroup.com/

RETAIL FOR SALE

RESTAURANT WITH PATIO

7101 Bandera Road , Leon Valley, TX 78238



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	10,211	116,639	326,395
Median age	36.5	33.8	32.4
Median age (Male)	34.5	32.0	31.0
Median age (Female)	39.4	35.2	33.8
Total households	3,910	46,575	126,786
Total persons per HH	2.6	2.5	2.6
Average HH income	\$60,729	\$60,388	\$58,728
Average house value	\$156,456	\$149,522	\$134,511

Imagery ©2020 , CAPCOG, Maxar Technologies, USDA Farm Service Agency

SAN ANTONIO, TX
210.696.9996
10999 IH-10 West,
Ste. 175
San Antonio, TX 78230

RAV SINGH, CCIM
Associate Broker
O: 210.696.9996
C: 210.849.2175
rav@kwcommercial.com
TX #0560351

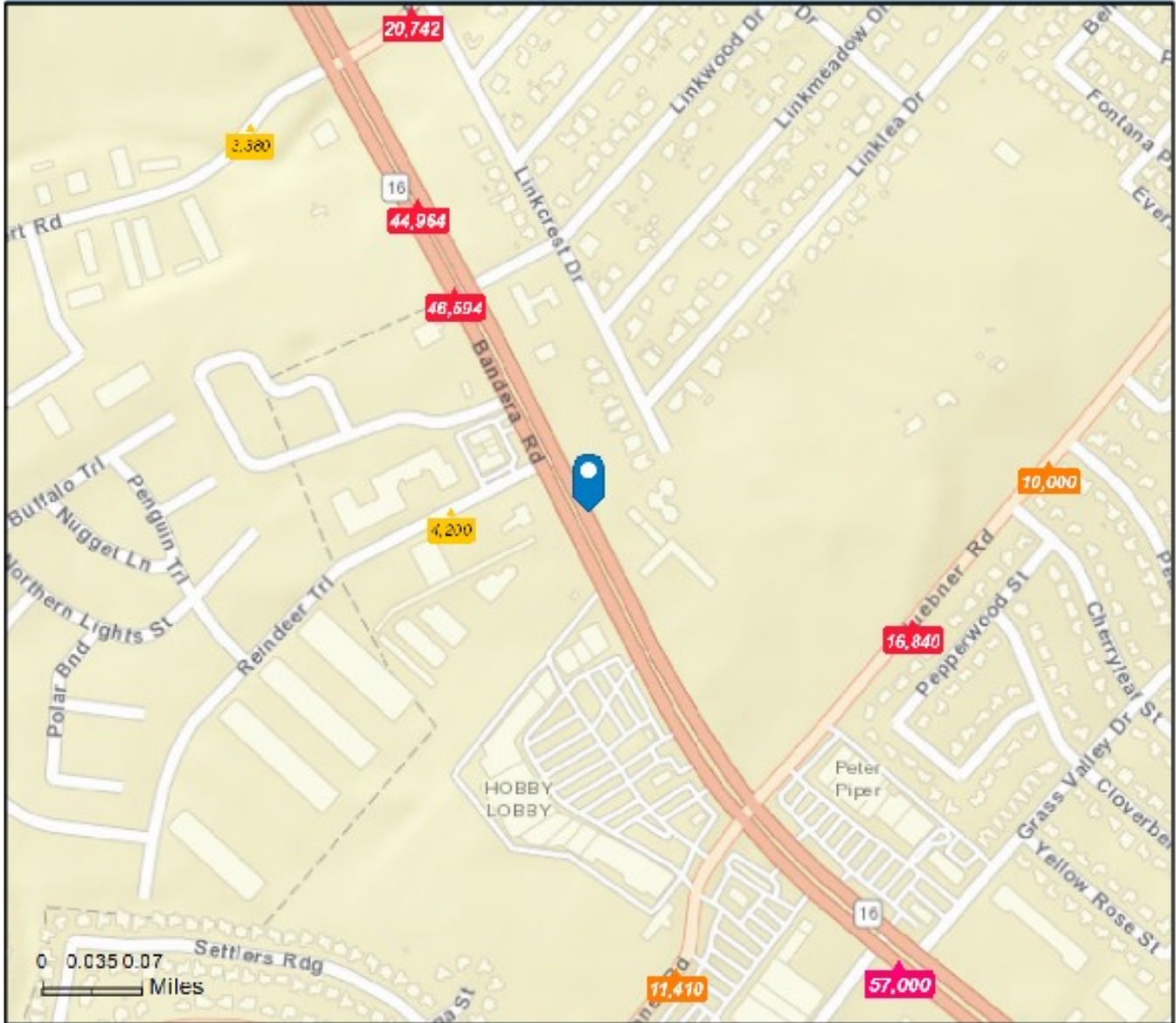
SINGH COMMERCIAL GROUP
In association with KW Commercial

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated singhcommercialgroup.com/

RESTAURANT WITH PATIO

7101 Bandera Road , Leon Valley, TX 78238



- Average Daily Traffic Volume**
- ▲ Up to 5,000 vehicles per day
 - ▲ 5,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



SAN ANTONIO, TX
 210.696.9996
 10999 IH-10 West,
 Ste. 175
 San Antonio, TX 78230

RAV SINGH, CCIM
 Associate Broker
 O: 210.696.9996
 C: 210.849.2175
 rav@kwcommercial.com
 TX #0560351

SINGH COMMERCIAL GROUP
 In association with KW Commercial

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated singhcommercialgroup.com/

RESTAURANT WITH PATIO

7101 Bandera Road , Leon Valley, TX 78238



SAN ANTONIO, TX
 210.696.9996
 10999 IH-10 West,
 Ste. 175
 San Antonio, TX 78230

RAV SINGH, CCIM
 Associate Broker
 O: 210.696.9996
 C: 210.849.2175
 rav@kwcommercial.com
 TX #0560351

SINGH COMMERCIAL GROUP
 In association with KW Commercial

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated singhcommercialgroup.com/

RESTAURANT WITH PATIO

7101 Bandera Road , Leon Valley, TX 78238



KEY POPULATION FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (24.4)
 The smallest group: \$150,000 - \$199,999 (3.1)

Indicator	Value	Difference	
<\$15,000	7.7	-4.3	
\$15,000 - \$24,999	10.2	+0.2	
\$25,000 - \$34,999	7.2	-2.2	
\$35,000 - \$49,999	14.8	+1.4	
\$50,000 - \$74,999	24.4	+5.8	
\$75,000 - \$99,999	16.1	+3.7	
\$100,000 - \$149,999	12.6	-1.5	
\$150,000 - \$199,999	3.1	-2.1	
\$200,000+	3.7	-1.2	

Bars show deviation from Bexar County

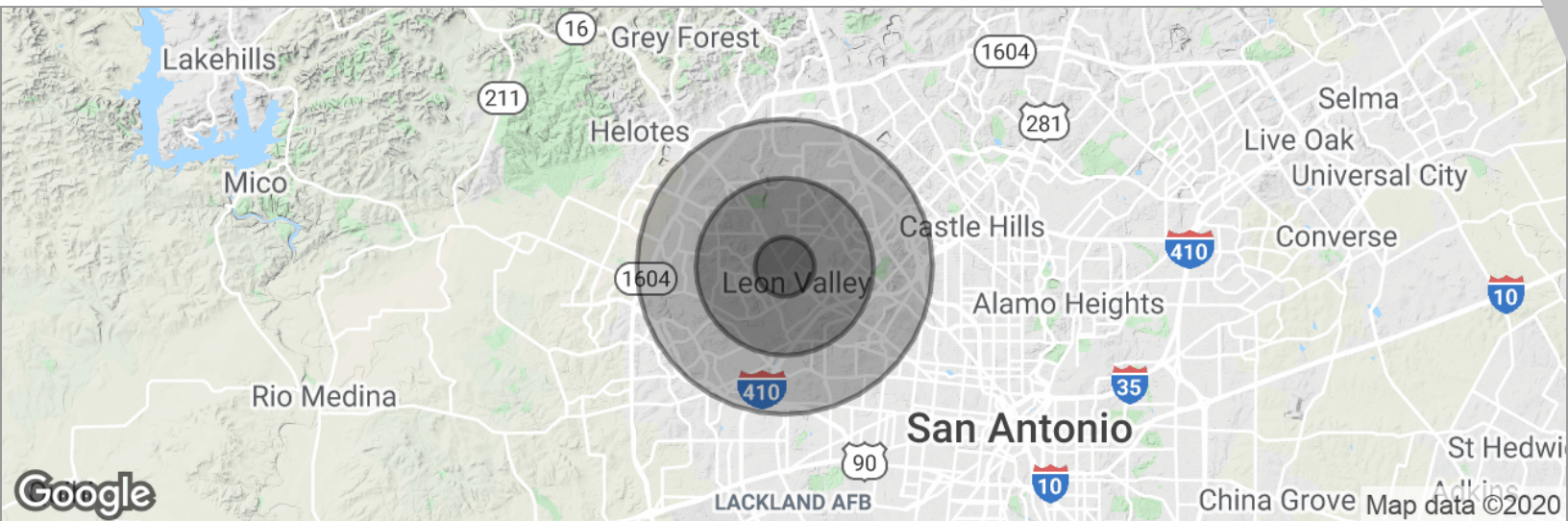
SAN ANTONIO, TX
 210.696.9996
 10999 IH-10 West,
 Ste. 175
 San Antonio, TX 78230

RAV SINGH, CCIM
 Associate Broker
 O: 210.696.9996
 C: 210.849.2175
 rav@kwcommercial.com
 TX #0560351

RETAIL FOR SALE

RESTAURANT WITH PATIO

7101 Bandera Road , Leon Valley, TX 78238



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,211	116,639	326,395
Median age	36.5	33.8	32.4
Median age (male)	34.5	32.0	31.0
Median age (Female)	39.4	35.2	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,910	46,575	126,786
# of persons per HH	2.6	2.5	2.6
Average HH income	\$60,729	\$60,388	\$58,728
Average house value	\$156,456	\$149,522	\$134,511

* Demographic data derived from 2010 US Census

SAN ANTONIO, TX
210.696.9996
10999 IH-10 West,
Ste. 175
San Antonio, TX 78230

RAV SINGH, CCIM
Associate Broker
O: 210.696.9996
C: 210.849.2175
rav@kwcommercial.com
TX #0560351

SINGH COMMERCIAL GROUP
In association with KW Commercial

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated singhcommercialgroup.com/



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:
 - 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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ravpreet Singh	560351	Rav@KWCommercial.com	210-849-2175
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date