

Nacodogches Crossing

6826 N. Loop 1604 E., San Antonio, TX 78247

Leasing
Opportunity



3,565 SF 1st Gen Shell Space Available!

KRES Advisors



RASHID KHALIFE
BROKER

office: 210.685.1110
mobile: 210.391.3249
rkhalife@KRESadvisors.com

Nacogdoches Crossing

6826 N. Loop 1604 E., San Antonio, TX 78247

Property Highlights

Dominion Advisory Group, Inc. is pleased to present Nacogdoches Crossing Shopping Center, a growing retail, service, and medical development located near Loop 1604 and Nacogdoches Road in San Antonio, TX. The project features two completed retail buildings totaling 22,434 SF, with a future Phase II expansion planned to bring the center to approximately 42,434 SF at full buildout. Current availability includes a 3,600 SF first-generation retail space, offering flexible layouts and excellent frontage. In addition, a prime Build-to-Suit drive-thru pad is available for QSR or service use, benefiting from exceptional visibility along Loop 1604 and convenient site access. Designed with ample parking and a mix of national and regional tenants, Nacogdoches Crossing provides a valuable opportunity for businesses looking to establish a presence in one of the city's most active northeast corridors. Contact us today for more leasing information.

Nacogdoches Crossing

6826 N. Loop 1604 E., San Antonio, TX 78247



Demographics

	1 Mile	3 Mile	5 Mile
Population	7,028	66,211	188,985
Avg. Household Size	3.0	2.7	2.6
Household Income	\$86,098	\$77,174	\$80,461
Median-Age	37.8	36.3	38.0

Desired Uses

Retail Service Medical

Nacogdoches Crossing

6826 N. Loop 1604 E., San Antonio, TX 78247



Nacogdoches Crossing

6826 N. Loop 1604 E., San Antonio, TX 78247

3-Mile Demographics

Business



1,800

Total Businesses



20,794

Total Employees



Avg. Household
Size

Key Facts

66,211

Population

36.3

Median Age

Education



24.1%

HS Graduate

36.1%

Some College
& Associates

33.9%

Bachelors+

Employment



69.0%

White Collar



16.9%

Blue Collar



14.1%

Services

4.7%

Unemployment
Rate

Income



\$180,101

Median Net Worth



\$77,174

Median Household
Income



\$34,431

Per Capita Income



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.



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.

KRES Advisors	9008585	info@KRESadvisors.com	210-685-1110
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Rashid Khalife	583691	rkhalf@KRESadvisors.com	210-391-3249
Designated Broker of Firm	License Number	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License Number	Email	Phone
Sales Agent / Associate's Name	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		