



11696 Hwy 16 S Pipe Creek, TX 78063

Property Highlights

- 1,681 SF - In-line Retail Space
- Adjacent to high traffic Chevron gas station & market
- Ideal for fast casual or take out food service
- Hwy 16 exposure in high traffic corridor
- Located at the gateway to Pipe Creek, in route to Medina Lake, Lake Hills and Bandera, Texas
- Ideal breakfast stop for morning trips, on the way home dinner pick ups, and in route stops to recreational outings



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PROPERTY SUMMARY

Hwy 16 Retail
11696 State Highway 16 South | Pipe Creek, TX 78063

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Property Summary

Available SF:	1,681 SF
Building Size:	4,188 SF
Annual Lease Rate:	\$12.00 SF
Annual NNN Expenses:	TBD
Electric:	Separately Metered
Signage:	Exterior Building
Type:	Retail / Restaurant
Year Built:	1980
Zoning:	None

Property Overview

Small retail center anchored by Chevron gas station and market. One of a few gas stops between San Antonio and Bandera, Texas. Gas station is known for clean restrooms, rebranded food and market services, and in-store walk-in traffic averaging 200 - 300 patrons per day.

Location Overview

Located in Pipe Creek, an unincorporated community in Bandera County, Texas situated at the gateway to Pipe Creek from San Antonio along a high traffic corridor.

Retail center is located on Hwy 16 S at Barrel House Lane adjacent to Barrell House Feed and Hardware Store on one side, and Winters Electric and Snowflake Donuts on the other.

Rapidly growing hill country area is in need of fast casual and take out food service.



ADJACENT BUSINESSES

Hwy 16 Retail
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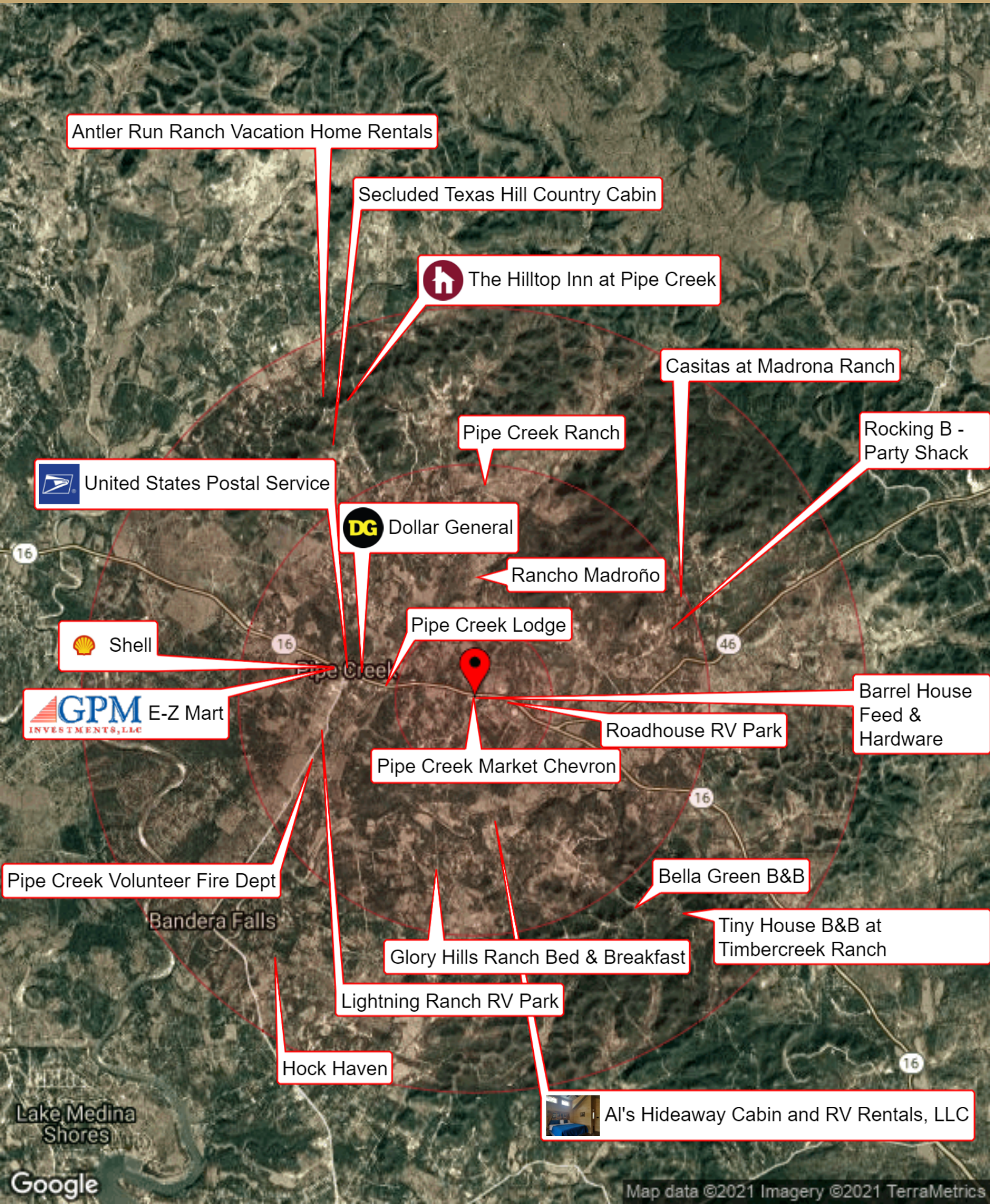
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BUSINESS MAP

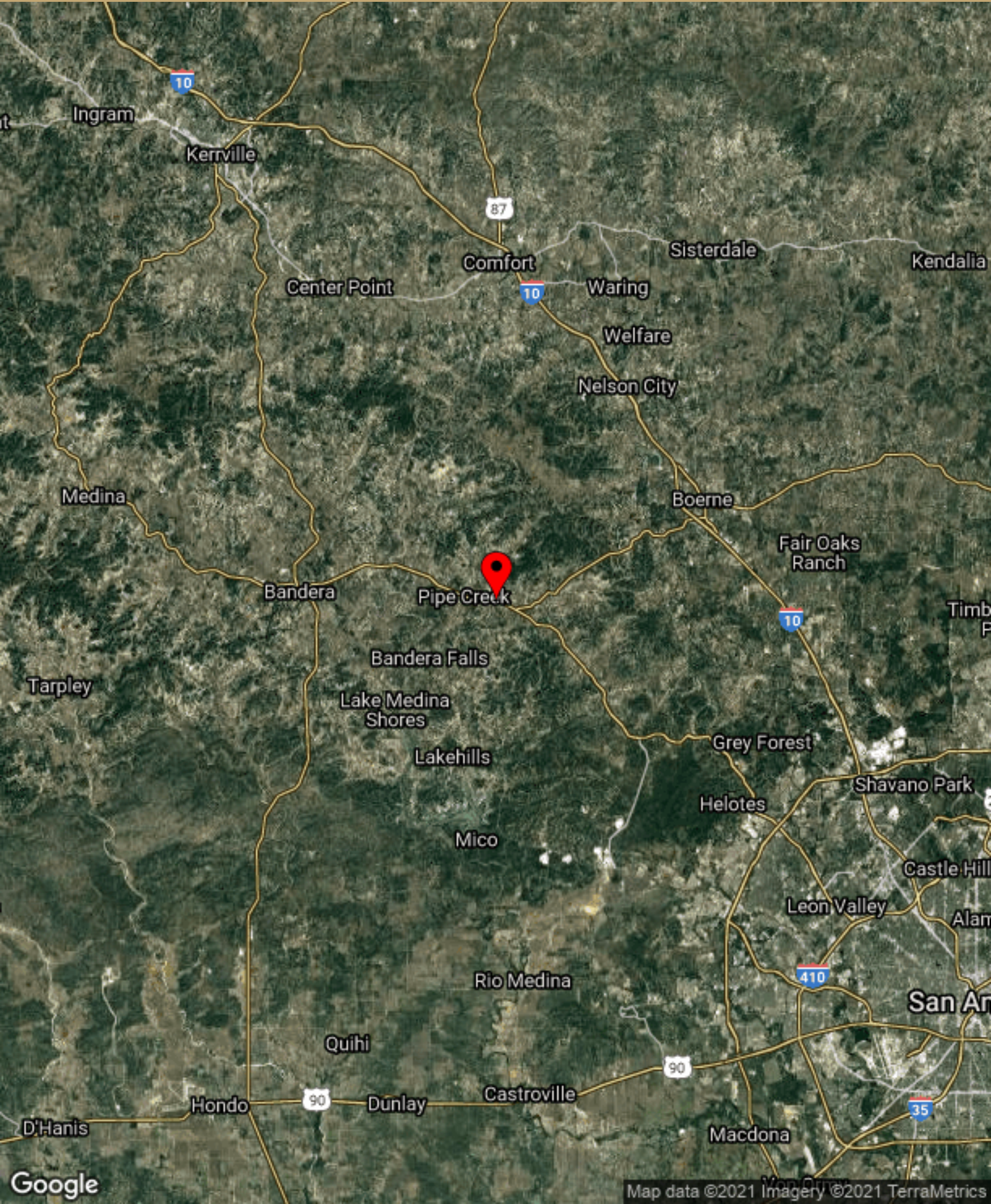
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REGIONAL MAP

Hwy 16 Retail
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TRAFFIC COUNT PROFILE FOR AREA

Hwy 16 Retail
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Traffic Count Profile

11696 State Highway 16 S, Pipe Creek, Texas, 78063

Prepared by Esri

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.72	State Highway 16 South	Deer Forest Dr (0.75 miles NW)	2019	7,832
1.11	Bump Gate Rd	Hwy 46 (0.52999997 miles NE)	2010	760
1.27	State Highway 46	Bump Gate Rd (0.25999999 miles SW)	2019	7,358
1.39	State Highway 16 South	Deer Forest Dr (1.11000001 miles NW)	2019	6,378
1.68	FM 1283	Hwy 16 (0.08 miles N)	2019	4,752
1.71	State Highway 16 South	FM 1283 (0.06 miles E)	2019	11,720
4.42	English Crossing Rd	Red Bud Ln (0.09 miles SE)	2010	970
4.44	FM 1283	Red Bluff Ranch Rd (0.11 miles SE)	2019	4,047
5.26	State Highway 46 West	Deep Hollow Dr (0.94 miles NE)	2019	7,310
5.70	State Highway 16 South	Privilege Creek Rd (0.19 miles E)	2019	10,435
6.11	State Hwy 16	River Ranch Dr (0.11 miles W)	2013	7,660
6.34	Deep Hollow Dr	Hwy 46 (0.25 miles SW)	2010	380
6.41	Oak Valley Dr	FM 1283 (0.1 miles NE)	2010	270
6.95	Lakewood Dr	Lakeridge Loop (0.05 miles NW)	2010	920
6.96	Kings Ranch Rd	Old Orchard Ln (0.17 miles S)	2010	1,000
7.55	State Highway 16 South	Co Rd 183 (0.04 miles N)	2019	6,865
7.58	Purple Sage Rd	Hwy 16 (0.15000001 miles SE)	2010	290
7.59	Whartons Dock Rd	Flying A Gate 5 (0.86000001 miles SE)	2010	1,630
7.62	FM 1283	Center St (0.05 miles NW)	2013	3,998
7.79	Park Road 37	FM 1283 (0.31 miles SW)	2019	1,638
7.86	FM 1283	Hwy PkRd 37 (0.09 miles S)	2019	4,045
7.92	Skyview Dr	Canyon Loop (0.11 miles SW)	2010	430
8.05	Park Road 37	Hwy 16 (0.17 miles E)	2019	2,308
8.06	Park Road 37	Center St (0.1 miles E)	2019	3,866
8.12	FM 1283	Hwy PkRd 37 (0.15000001 miles N)	2019	2,858
8.25	Bottle Springs Rd	Airport Rd (0.09 miles NW)	2010	690
8.44	Upland Dr	Scenic Harbour Rd (0.12 miles N)	2010	870
8.51	Bandera Road	Co Rd 188 (0.18000001 miles NW)	2019	8,937
8.95	Whartons Dock Rd	Flying L Dr (0.11 miles N)	2010	3,170
8.95	8th St W	Oregon Ave (0.03 miles W)	2010	1,110

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2021 Kalibrate Technologies (Q1 2021).

June 05, 2021

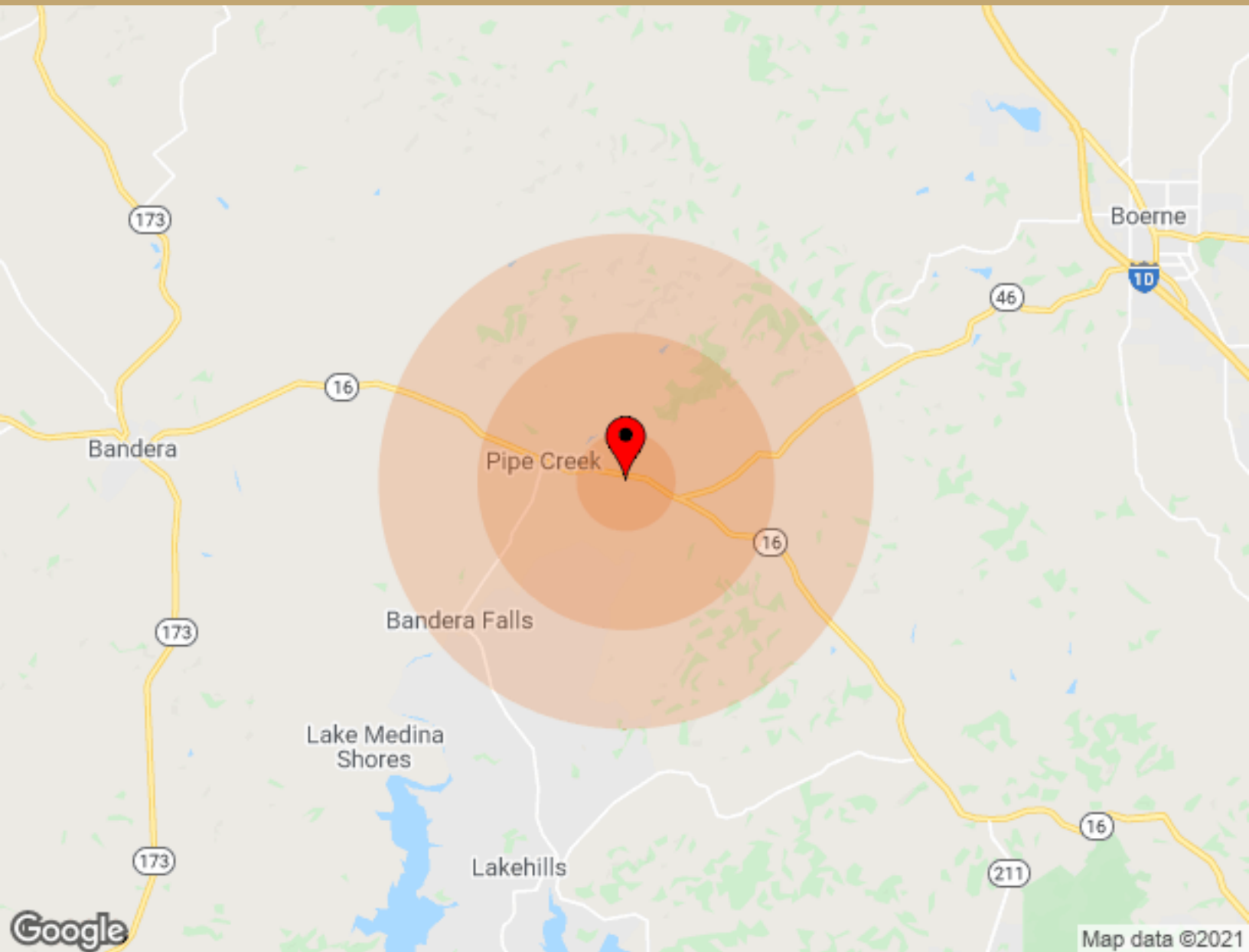
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DEMOGRAPHICS

Hwy 16 Retail
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Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	2,104
Female	N/A	N/A	2,073
Total Population	N/A	N/A	4,177
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	606
Ages 15-24	N/A	N/A	517
Ages 55-64	N/A	N/A	652
Ages 65+	N/A	N/A	872
Race	1 Mile	3 Miles	5 Miles
White	N/A	N/A	3,980
Black	N/A	N/A	10
Am In/AK Nat	N/A	N/A	23
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	491
Multi-Racial	N/A	N/A	328

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	\$50,084
< \$15,000	N/A	N/A	112
\$15,000-\$24,999	N/A	N/A	234
\$25,000-\$34,999	N/A	N/A	93
\$35,000-\$49,999	N/A	N/A	246
\$50,000-\$74,999	N/A	N/A	354
\$75,000-\$99,999	N/A	N/A	254
\$10,000-\$149,999	N/A	N/A	266
\$150,000-\$199,999	N/A	N/A	51
> \$200,000	N/A	N/A	44
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	1,998
Occupied	N/A	N/A	1,666
Owner Occupied	N/A	N/A	1,456
Renter Occupied	N/A	N/A	210
Vacant	N/A	N/A	332



Information About Brokerage Services

Texas law requires all real estate licensees 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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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elize Pruske	0367619	epruske@epcommercialrealestate.com	(210)416-3491
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

TXR-2501

IABS 1-0 Date

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