



Now Accepting Offers
Offers due 11/14/2025

For Sale

Former Bank Branch

Free-Standing Building • Multiple Drive-Thru Lanes with Canopy

1515 Southwest Loop 410
San Antonio, TX 78227

Property Details

- 100% Vacant
- 3,469 RSF building with attached drive-thru lanes
- 0.92 Acres
- Located at the NWQ of Loop 410 & Marbach Rd.
- Anchored by H-E-B Plus!

Andrew Cornwell

Vice President

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 **JLL** SEE A BRIGHTER WAY

Property Survey



BASIS OF BEARINGS

BEARING BASIS FOR THIS SURVEY IS THE SOUTH LINE OF LOT 4, BLOCK 1, NEW CITY BLOCK 17172 OF MARBACH SQUARE, UNIT 3, THEREOF RECORDED IN VOLUME 9300, PAGE 125, OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS

CONTROLLING MONUMENTS:

A 1/2-INCH ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, NEW CITY BLOCK 17172 OF MARBACH SQUARE, UNIT 3, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN VOLUME 9300, PAGE 125, OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS, AND 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 1, NEW CITY BLOCK 17172 MARBACH SQUARE, UNIT 3 ARE THE CONTROLLING MONUMENTS FOR THIS SURVEY.

PARKING INFORMATION

26 STANDARD PARKING SPACES
3 HANDICAP PARKING SPACES
29 TOTAL PARKING SPACES

LAND AREA

40,000 (M)(R1) SQUARE FEET
0.92 (M)(R1) ACRES

BUILDING AREA

3,469 SQUARE FEET
(SEE SURVEYOR'S NOTE 9 IN BOX 11)

BUILDING HEIGHT

18.5 FEET ±
(SEE SURVEYOR'S NOTE 8 IN BOX 11)

LINE TABLE		
LINE	BEARING	DISTANCE
(M) L1	N 00°21'00"E	40.00'
(R2) L1	40°	

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(M) C1	47.12'	30.00'	90°00'00"	S 45°21'00" W	42.43'
(R1) C1	47.12'	30.00'	90°00'00"		30.00'

RECORDS TABLE	
M	= MEASURED
R1	= RECORDED PLAT, VOL. 9300, PG. 125, D.P.R.B.C.T.
R2	= ADJOINER PLAT, VOL. 9400, PG. 149, D.P.R.B.C.T.
D.P.R.B.C.T.	= DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS
O.P.R.R.B.C.T.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEKAR COUNTY, TEXAS

LEGEND

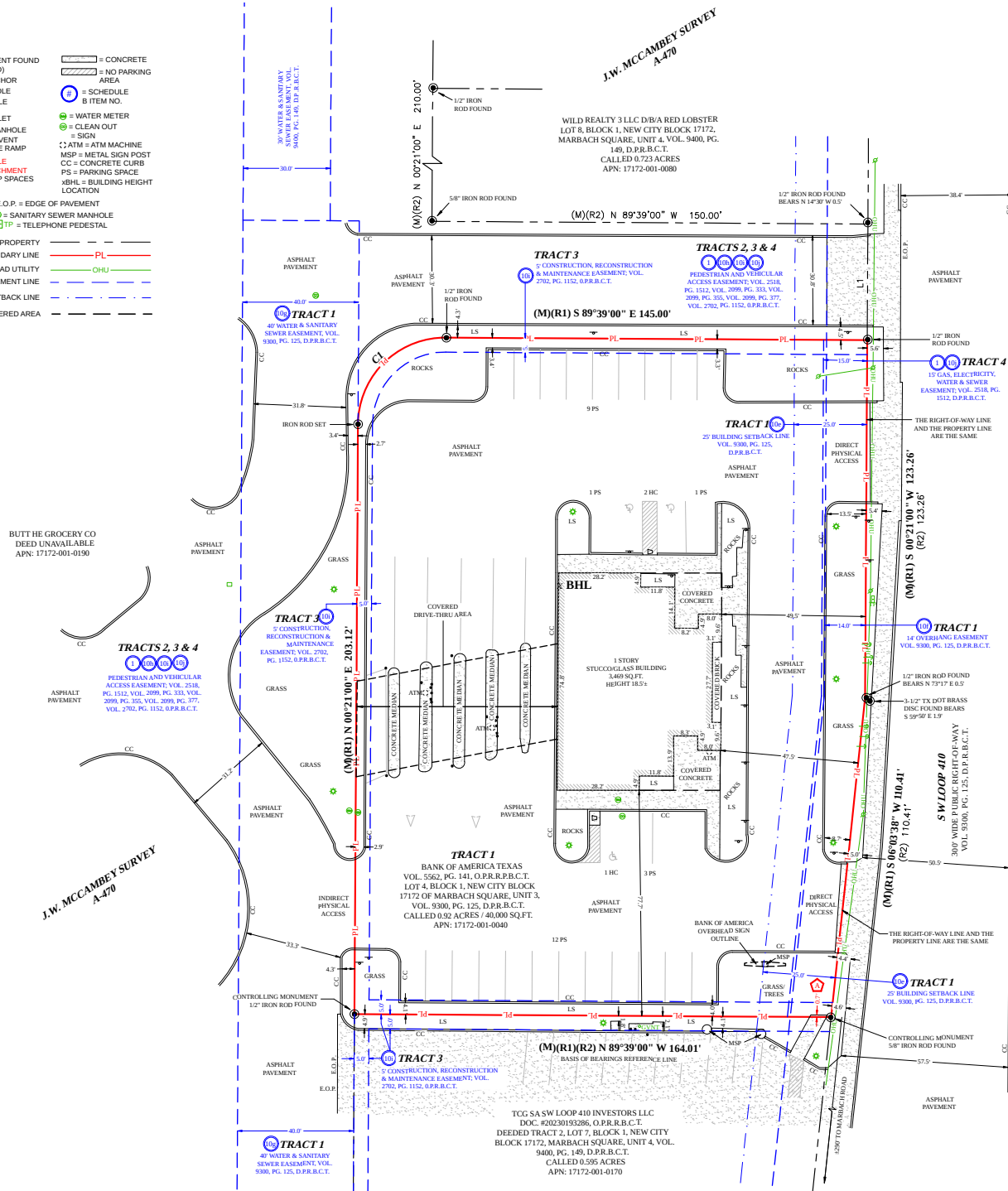
- = MONUMENT FOUND (AS NOTED)
- = GUY ANCHOR
- ⊕ = UTILITY POLE
- ⊕ = LIGHT POLE
- = BOLLARD
- ⊕ = STORM INLET
- ⊕ = STORM MANHOLE
- ⊕ = GAS VENT
- ⊕ = CONCRETE RAMP
- ⊕ = POSSIBLE ENCROACHMENT
- HC = HANDICAP SPACES
- E.O.P. = EDGE OF PAVEMENT
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = TELEPHONE PEDESTAL
- ADJOINING PROPERTY
- BOUNDARY LINE
- OVERHEAD UTILITY
- EASEMENT LINE
- BUILDING SETBACK LINE
- COVERED AREA
- CONCRETE
- NO PARKING AREA
- SCHEDULE B ITEM NO.
- WATER METER
- CLEAN OUT
- SIGN
- ATM = ATM MACHINE
- MSP = METAL SIGN POST
- CC = CONCRETE CURB
- PS = PARKING SPACE
- BHL = BUILDING HEIGHT LOCATION

BUT THE GROCERY CO
DEED UNAVAILABLE
APN: 17172-001-0190

J.W. MCCAMBEY SURVEY
A-470

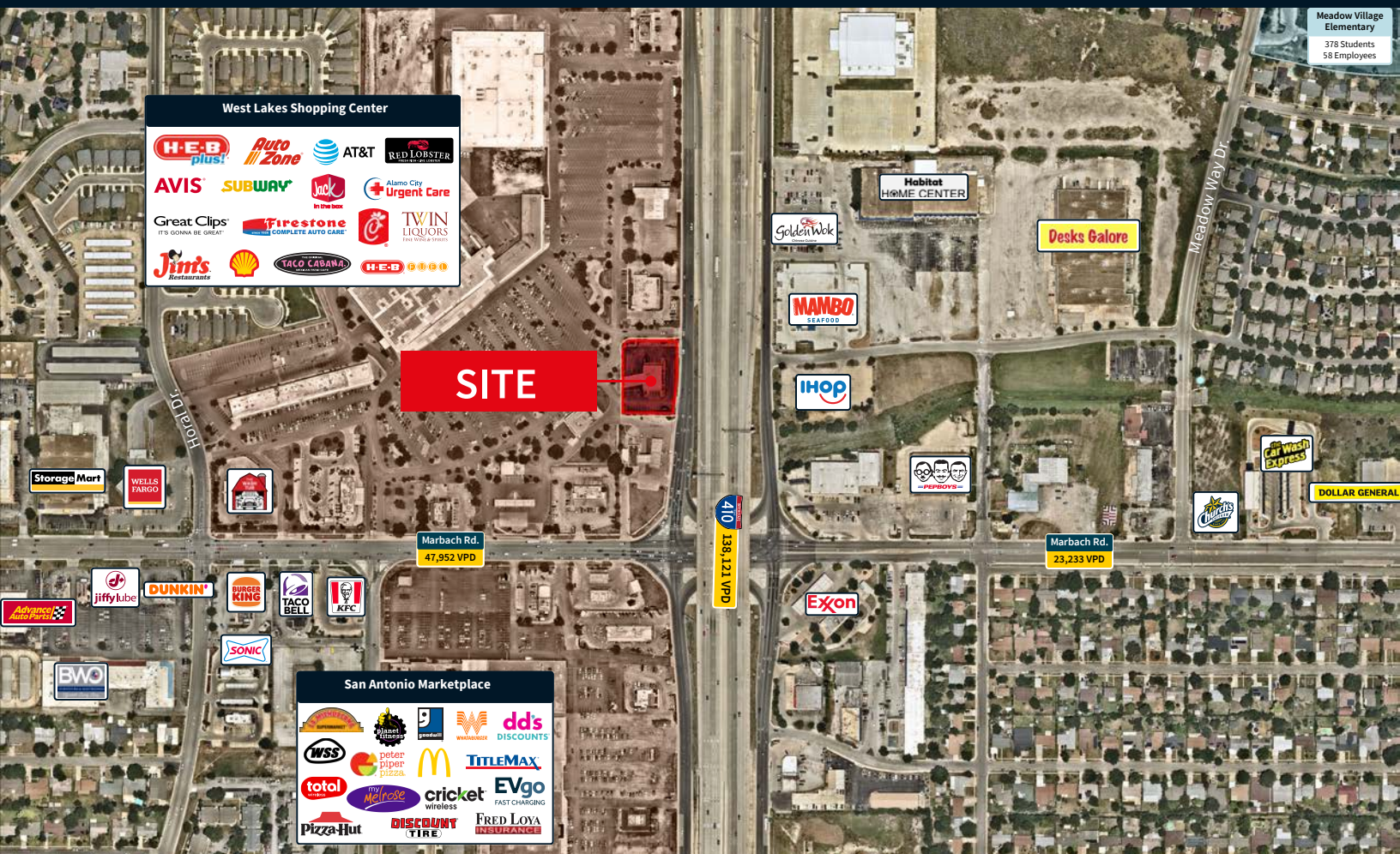
J.W. MCCAMBEY SURVEY
A-470

WILD REALTY 3 LLC D/B/A RED LOBSTER
LOT 8, BLOCK 1, NEW CITY BLOCK 17172,
MARBACH SQUARE, UNIT 4, VOL. 9400, PG.
149, D.P.R.B.C.T.
CALLED 0.723 ACRES
APN: 17172-001-0080



TCG SA SW LOOP 410 INVESTORS LLC
DOC. #20230193286, O.P.R.B.C.T.
DEEDED TRACT 2, LOT 7, BLOCK 1, NEW CITY
BLOCK 17172, MARBACH SQUARE, UNIT 4, VOL.
9400, PG. 149, D.P.R.B.C.T.
CALLED 0.595 ACRES
APN: 17172-001-0170

Trade Area



Demographics

	1 mi.	3 mi.	5 mi.
Est. Total Population	17,941	118,853	288,495
Est. Total Households	6,568	40,735	97,804
Avg. Household Income	\$74,512	\$82,006	\$84,302
Daytime Population	14,565	91,627	251,525



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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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Cornwell	NA	Andrew.Cornwell@jll.com	512-368-7122
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

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