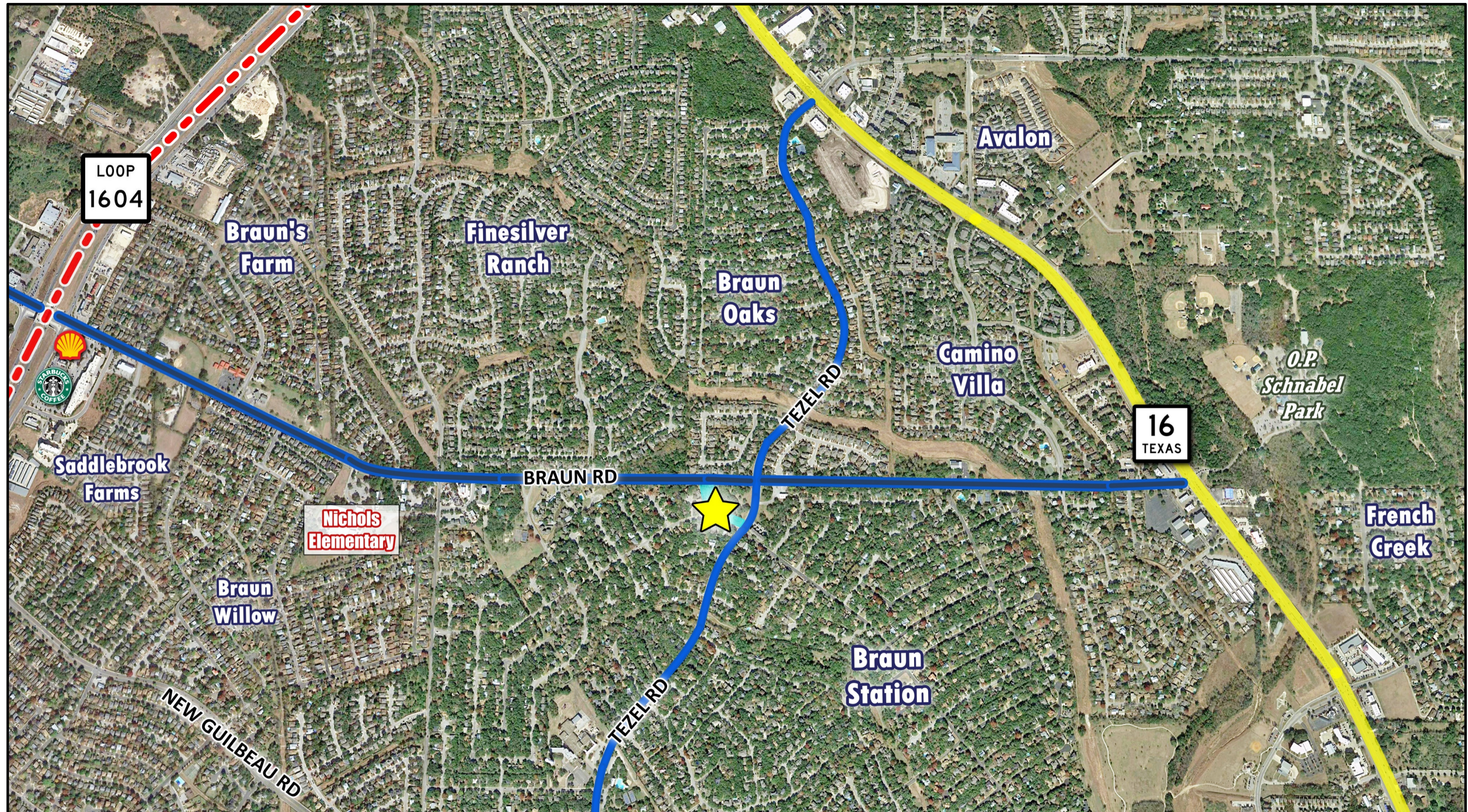




PRE-LEASING 7,500 SF RETAIL SPACE

BRAUN RD & TEZEL RD, SAN ANTONIO TX 78254



First American Commercial Property Group
18618 Tuscan Stone, Ste. 210, San Antonio, TX 78258
Ph: 210.496.7775 | Fx: 210.496.3256

Drew Bundrick: dbundrick@dirdealers.com
Peter Goff: pgoff@dirdealers.com

PROPERTY HIGHLIGHTS



Location: – Site is located at the southwest corner of Braud Rd & Tezel Rd in San Antonio, Texas.

Size: 7,500 SF

School District: Northside ISD

Utilities: Water: SAWS

Sewer: SAWS

Electric: CPS

Prospective buyers should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

Terms: 60 months +

Area Overview: The intersection of Braun & Tezel sits in the middle of the Great Northwest community with 17,000 residents living within 1 mile and 120,000 within 3 miles of the site. Perfect for any neighborhood retail use such as: dry cleaning, daycare, restaurants, etc.

Price: \$22.00 - \$24.00 PSF*

*Drive-thru available on end cap



FOR MORE INFORMATION CONTACT:

Drew Bundrick

dbundrick@dirdealers.com

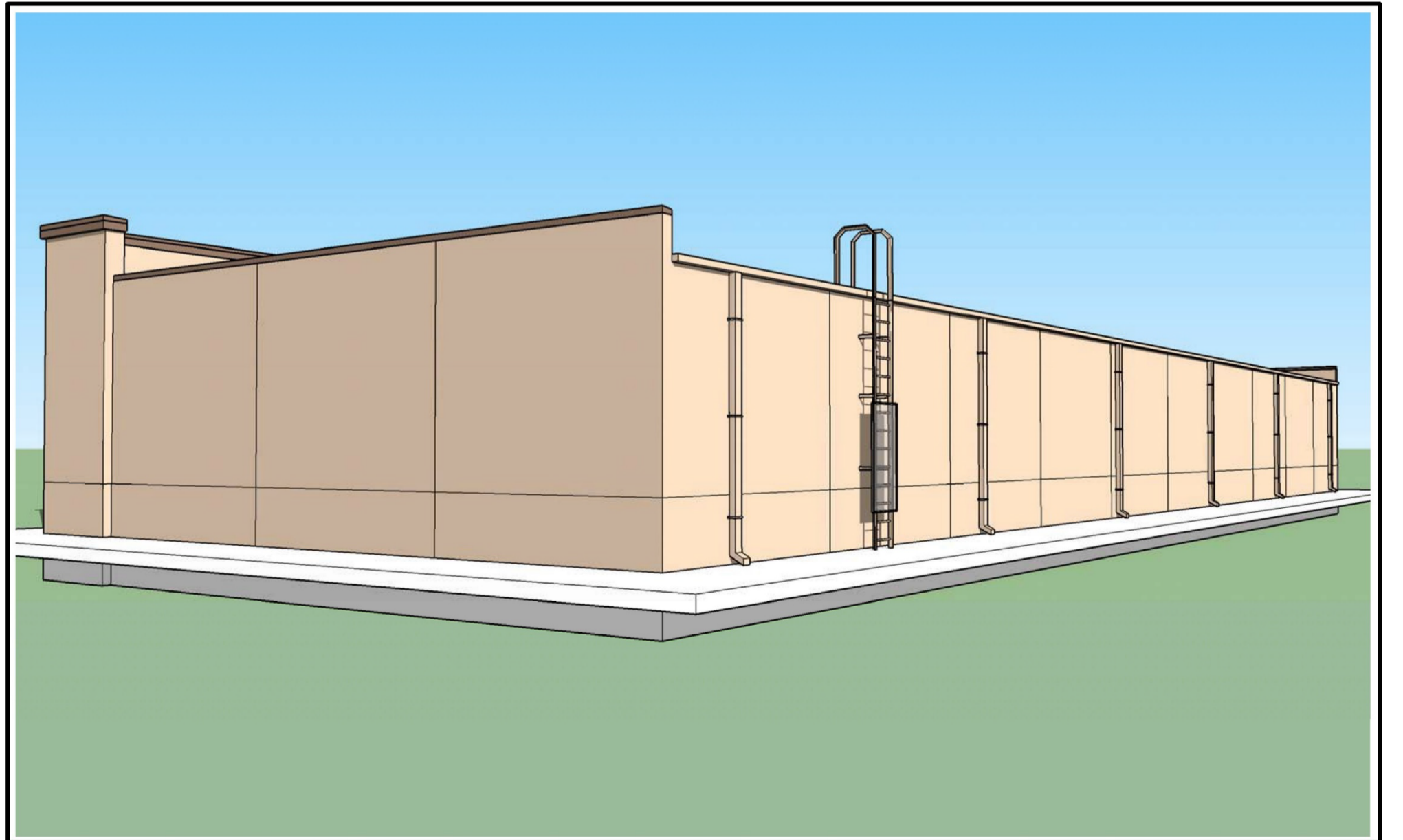
Peter Goff

pgoff@dirdealers.com

First American Commercial Property Group
18618 Tuscany Stone, Ste. 210, San Antonio, TX 78258

Ph: 210.496.7775 | Fx: 210.496.3256

PROJECT RENDERING





Demographic and Income Profile

9501-9559 Tezel Rd, San Antonio, Texas, 78254
 Ring Band: 0 - 1 mile radius

Prepared by Esri
 Latitude: 29.53104
 Longitude: -98.65958

Summary	Census 2010	2018	2023			
Population	15,362	16,443	17,054			
Households	5,479	5,880	6,102			
Families	4,217	4,477	4,631			
Average Household Size	2.79	2.78	2.78			
Owner Occupied Housing Units	4,240	4,373	4,577			
Renter Occupied Housing Units	1,239	1,507	1,525			
Median Age	36.4	37.6	38.7			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	0.73%	1.65%	0.83%			
Households	0.74%	1.62%	0.79%			
Families	0.68%	1.58%	0.71%			
Owner HHS	0.92%	2.09%	1.16%			
Median Household Income	1.56%	2.23%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	401	6.8%	346	5.7%		
\$15,000 - \$24,999	238	4.0%	211	3.5%		
\$25,000 - \$34,999	346	5.9%	319	5.2%		
\$35,000 - \$49,999	500	8.5%	476	7.8%		
\$50,000 - \$74,999	1,102	18.7%	1,078	17.7%		
\$75,000 - \$99,999	936	15.9%	964	15.8%		
\$100,000 - \$149,999	1,524	25.9%	1,733	28.4%		
\$150,000 - \$199,999	499	8.5%	566	9.3%		
\$200,000+	335	5.7%	408	6.7%		
Median Household Income	\$82,697		\$89,331			
Average Household Income	\$96,327		\$106,231			
Per Capita Income	\$34,690		\$38,248			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	891	5.8%	903	5.5%	929	5.4%
5 - 9	1,127	7.3%	940	5.7%	940	5.5%
10 - 14	1,181	7.7%	1,042	6.3%	999	5.9%
15 - 19	1,214	7.9%	1,043	6.3%	981	5.8%
20 - 24	1,094	7.1%	1,007	6.1%	886	5.2%
25 - 34	1,871	12.2%	2,736	16.6%	2,731	16.0%
35 - 44	2,266	14.8%	2,061	12.5%	2,524	14.8%
45 - 54	2,387	15.5%	2,247	13.7%	2,047	12.0%
55 - 64	1,919	12.5%	2,176	13.2%	2,178	12.8%
65 - 74	889	5.8%	1,516	9.2%	1,774	10.4%
75 - 84	373	2.4%	579	3.5%	832	4.9%
85+	150	1.0%	193	1.2%	234	1.4%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,474	81.2%	12,918	78.6%	13,197	77.4%
Black Alone	633	4.1%	746	4.5%	817	4.8%
American Indian Alone	98	0.6%	108	0.7%	115	0.7%
Asian Alone	406	2.6%	533	3.2%	632	3.7%
Pacific Islander Alone	22	0.1%	27	0.2%	31	0.2%
Some Other Race Alone	1,203	7.8%	1,468	8.9%	1,551	9.1%
Two or More Races	528	3.4%	643	3.9%	711	4.2%
Hispanic Origin (Any Race)	6,863	44.7%	8,149	49.6%	8,922	52.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Profile

9501-9559 Tezel Rd, San Antonio, Texas, 78254
 Ring Band: 1 - 3 mile radius

Prepared by Esri
 Latitude: 29.53104
 Longitude: -98.65958

Summary	Census 2010	2018	2023			
Population	108,117	118,452	126,049			
Households	37,835	41,144	43,632			
Families	28,114	30,390	32,162			
Average Household Size	2.85	2.87	2.88			
Owner Occupied Housing Units	28,583	29,890	32,306			
Renter Occupied Housing Units	9,252	11,254	11,327			
Median Age	32.7	34.5	35.5			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	1.25%	1.65%	0.83%			
Households	1.18%	1.62%	0.79%			
Families	1.14%	1.58%	0.71%			
Owner HHs	1.57%	2.09%	1.16%			
Median Household Income	1.54%	2.23%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	2,183	5.3%	1,964	4.5%		
\$15,000 - \$24,999	2,091	5.1%	1,905	4.4%		
\$25,000 - \$34,999	2,688	6.5%	2,518	5.8%		
\$35,000 - \$49,999	5,225	12.7%	5,108	11.7%		
\$50,000 - \$74,999	9,218	22.4%	9,288	21.3%		
\$75,000 - \$99,999	7,132	17.3%	7,615	17.5%		
\$100,000 - \$149,999	8,439	20.5%	10,063	23.1%		
\$150,000 - \$199,999	2,583	6.3%	3,080	7.1%		
\$200,000+	1,584	3.8%	2,092	4.8%		
Median Household Income	\$71,789		\$77,505			
Average Household Income	\$85,456		\$94,788			
Per Capita Income	\$29,682		\$32,790			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,688	7.1%	7,858	6.6%	8,401	6.7%
5 - 9	8,483	7.8%	8,069	6.8%	8,422	6.7%
10 - 14	8,739	8.1%	8,252	7.0%	8,622	6.8%
15 - 19	8,303	7.7%	7,753	6.5%	7,896	6.3%
20 - 24	7,734	7.2%	7,710	6.5%	7,041	5.6%
25 - 34	17,071	15.8%	20,516	17.3%	21,460	17.0%
35 - 44	16,594	15.3%	17,851	15.1%	20,860	16.5%
45 - 54	15,588	14.4%	15,485	13.1%	15,402	12.2%
55 - 64	10,541	9.7%	13,368	11.3%	13,496	10.7%
65 - 74	4,584	4.2%	7,895	6.7%	9,502	7.5%
75 - 84	2,117	2.0%	2,819	2.4%	3,927	3.1%
85+	674	0.6%	875	0.7%	1,020	0.8%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	81,852	75.7%	86,819	73.3%	91,105	72.3%
Black Alone	5,918	5.5%	6,941	5.9%	7,665	6.1%
American Indian Alone	727	0.7%	799	0.7%	849	0.7%
Asian Alone	4,234	3.9%	5,354	4.5%	6,413	5.1%
Pacific Islander Alone	132	0.1%	162	0.1%	187	0.1%
Some Other Race Alone	10,909	10.1%	13,117	11.1%	13,966	11.1%
Two or More Races	4,344	4.0%	5,260	4.4%	5,863	4.7%
Hispanic Origin (Any Race)	57,641	53.3%	67,925	57.3%	74,963	59.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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.

First American Commercial Property Group	562388	cscott@dirdealers.com	(210) 496-7775
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Benton Scott	501123	cscott@dirdealers.com	(210) 496-7775
Designated Broker of Firm	License No.	Email	Phone
Craig Benton Scott	501123	cscott@dirdealers.com	(210) 496-7775
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Drew Bundrick & Peter Goff	601224	dbundrick@dirdealers.com & pgoff@dirdealers.com	210-496-7775
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____