FOR LEASE



LOCATED ON THE SOUTHWEST CORNER OF HORIZON HILL AND CALLAGHAN ROAD

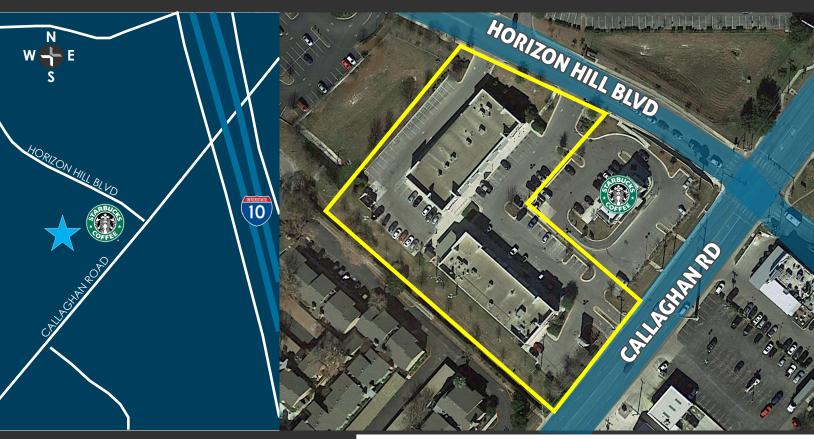
THE PLAZAS AT CALLAGHAN

L RENTAL RATE

CALL FOR PRICING



FOR LEASE



PROPERTY OVERVIEW

he Plazas at Callaghan consists of two retail buildings totaling 19,474 square feet featuring stone/brick storefronts and tree-lined sidewalks. Located just west of IH-10 along Callaghan the center offers close proximity to the Medical Center and easy access to convenient mobility along IH-10. Current tenants include State Farm, Wing Zone, Lenny's Subs, Rio's Golden Cuts and more.

ADDRESS

7863 Callaghan Road, San Antonio, Texas, 78229

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population:	20,929	163,948	405,254
Avg HH Income:	\$80,934	\$80,090	\$87,158
Households:	9,980	70,908	164,596
Employees:	16,116	127,457	316,582

<u> AVAILABLE SPACE</u>

1,800 - 3,677 SF

L AMENITIES

- Proximity to the Medical Center
- Adjacent to Starbucks Drive-Thru
- Across the street from Lowe's
- Pylon Signage
- Signalized Intersection

FOR MORE INFORMATION CONTACT:

CHRIS EWALD 210-824-4242 x303 chris.ewald@valcorcre.com CHRIS CURIEL 210-824-4242 x318 chris.curiel@valcorcre.com





SUITE	AVAILABLE SPACE
101	3,385 SF
206	1,800 - 3,667 SF



Callaghan Road

Tenant Still Operating - Please Do Not Disturb

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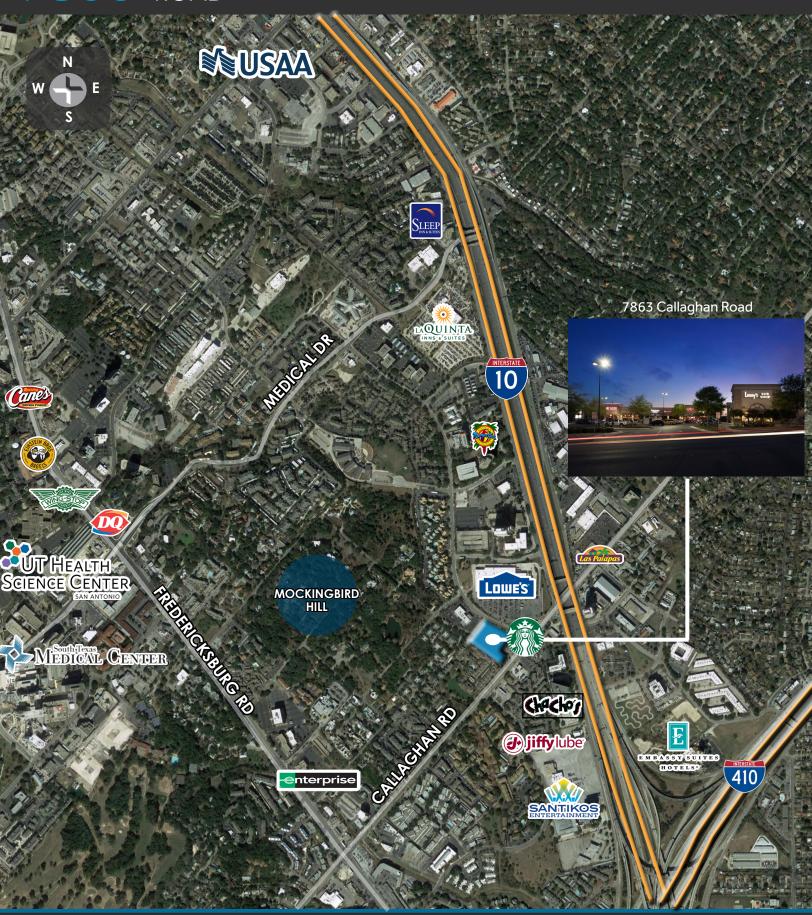


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Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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Filliary Assumed Business Name		Phone
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