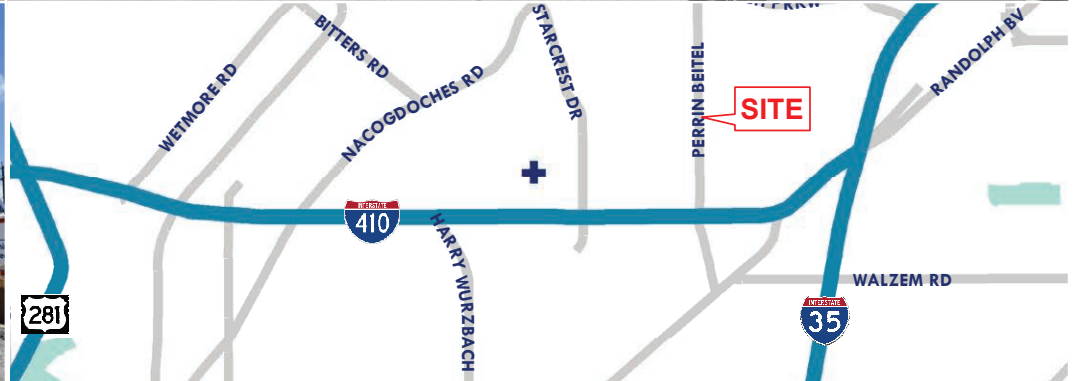


# Sun Gate Center

9302 Perrin Beitel, San Antonio, TX 78216

Perrin Beitel & Swans Landing

## Retail For Sale



### Sale Price

\$665,000.00 or \$98.70/PSF

### Square Feet

6,738 SF

### Frontage

272' directly on Perrin Beitel

### Traffic Counts

Perrin Beitel north of NE Loop 410 36,035 vpd (2017)

Source: TxDOT Statewide Planning Map

### Comments

- Excellent visibility
- Quick access to Loop 410 & Wurzbach Pkwy
- Easy ingress & egress to Perrin Beitel
- Two (2) curb cuts
- New pylon sign
- Two (2) grade-level doors
- Building signage available

Demographics	1 Mile	3 Mile	5 Mile
Population	13,410	96,691	282,108
Households	6,156	40,301	107,595
Median HH Income	\$38,763	\$49,649	\$57,561

Source: Site To Do Business. Esri Forecasts for 2019



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# Sun Gate Center

9302 Perrin Beitel, San Antonio, TX 78216

**Perrin Beitel & Swans Landing**

## Retail For Sale

Sales Price	\$665,000 (\$98.70 PSF)
Address	9302 Perrin Beitel Rd, San Antonio, TX 78217
Location	Perrin Beitel and Swans Landing
Property Details	.9383 acres 6,738 total building SF
Legal Description	NCB 14009 BLK 14 LOT 8
Zoning	C
Road Frontage	272.5 ft on Perrin Beitel

### Comments

- Excellent Visibility
- Quick access to Loop 410 and Wurzbach Pkwy
- Conveniently located near Loop 410 and San Antonio's main post office
- Easy ingress & egress to Perrin Beitel
- 2 curb cuts
- New pylon sign
- Building sign available
- Masonry construction
- Two grade level doors
- Primarily commercial area
- 272' frontage on Perrin Beitel

### Traffic Counts

Perrin Beitel at NE Loop 410 36,035 vpd (2017)



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# Information About Brokerage Services

11-2-2015

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:
  - 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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Cynthia Ellison</u>	<u>314059</u>	<u>cellison@reocsanantonio.com</u>	<u>(210) 524-4000</u>
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](http://www.trec.texas.gov)

TAR 2501

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