SAN PEDRO SQUARE

SWC U.S. Hwy 281 N. (San Pedro Ave.) & Bitters Rd, San Antonio, TX

AAA Texas
- Automotive
- Insurance
- Travel

Party City

EZ's

San Pedro SQUARE

WHICH WICH?

SUBZERO

BARBER SHOP GNC

Bank of America

AVAILABLE

CBRE

PROPERTY HIGHLIGHTS

+ Availability: ±20,324 SF

+ Rental Rate & NNN Expenses: Please call for information.

+ Located at the hard corner of the busy intersection of Hwy 281 and Bitters Rd

+ Excellent visibility from Hwy 281 (nearly 200,000 vehicles per day)

+ Area retailers include: Target, Home Depot, PetsMart,
  Office Depot, Twin Liquors, Hobby Lobby, Party City and Burlington

+ Serving some of San Antonio's more affluent neighborhoods to the west of
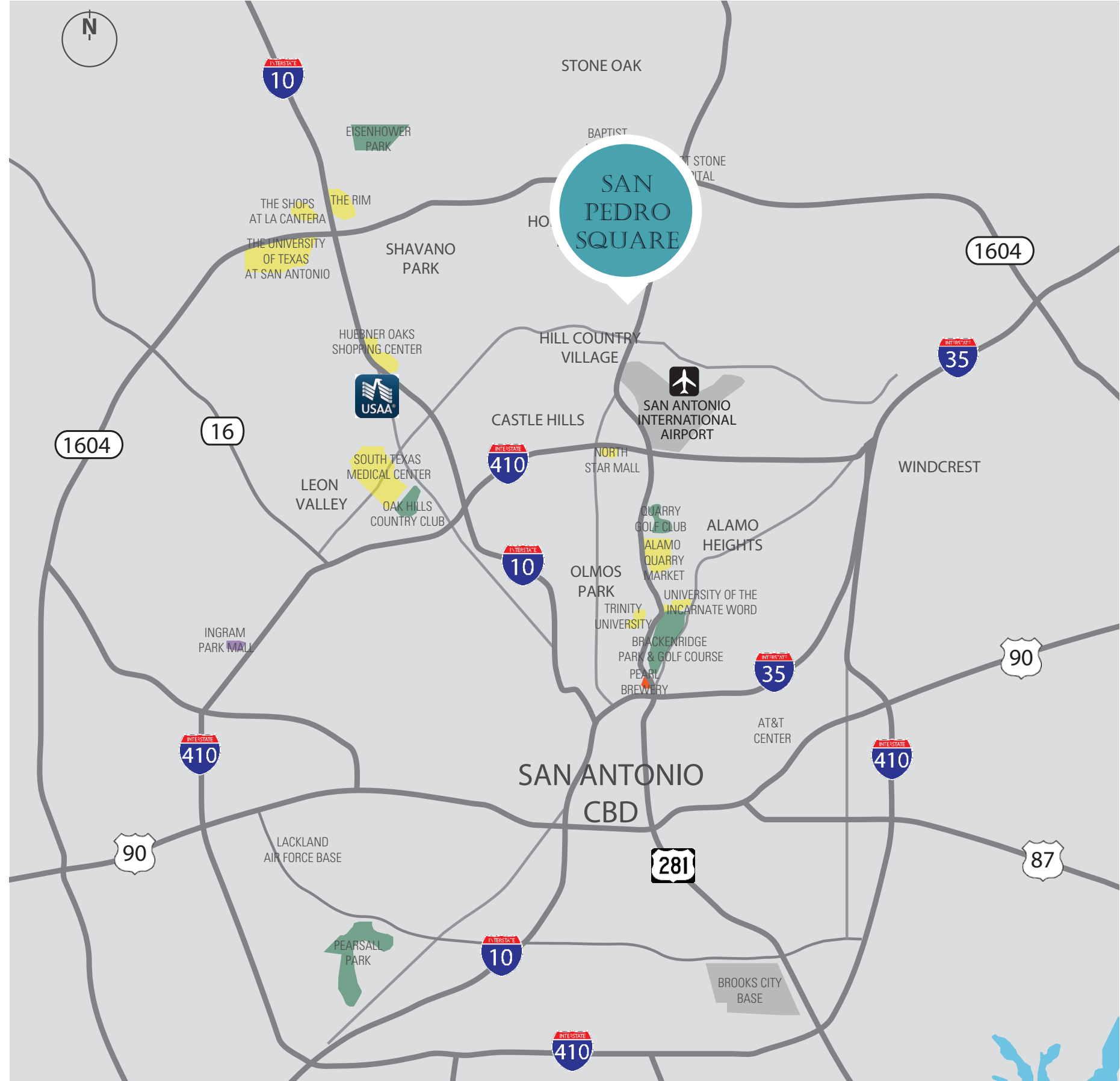 Hwy 281 in addition to offering regional highway exposure and access

2018 Demographics Summary

	1 Mile	3 Miles	5 Miles
Population	8,620	90,135	255,355
Daytime Population	18,030	119,365	327,895
Avg. HH Income	$100,922	$87,150	$97,540
Median Age	42.0	38.5	39.1

Traffic Count

Hwy 281	190,478 vpd
W Bitters Rd	42,040 vpd

Source: TxDot, 2017 & CoStar, 2017

Semi-Covered Outdoor Area

AVAILABLE

AAA

Party City

El Jarro

Which Wich

Orangetheory

HomeWerks

EZ's

GNC

Eddie's Barber Shop

Not a Part

BITTERS RD

SAN PEDRO AVE

281

N

Site Plan

HOBBY LOBBY

SANTIKOS ENTERTAINMENT

SAN PEDRO SQUARE

Starbucks

CHIPOTLE MEXICAN GRILL

Hill Country Village

Burlington MJM designer SHOES

PETSMART

Bowlero

El Pollo Loco

Denny's

42,040 vpd

TWIN LIQUORS Fine Wine & Spirits

Panera

HOOTERS

190,478 vpd

281

Luby's

TACO CABANA

ZOËS KITCHEN

Office DEPOT Taking Care of Business

TARGET

THE HOME DEPOT

Walgreens

Bitters Rd

281

South from Hwy 281 & Bitters

SAN ANTONIO AIRPORT SYSTEM

281

Wurzbach Pkwy

190,478 vpd

TWIN LIQUORS

Burlington

Panera BREAD

MJM designer SHOES

PETSMART

Luby's

Bowlero

Office Depot Taking Care of Business

Walgreens

TACO CABANA

SAN PEDRO SQUARE

SANTIKOS ENTERTAINMENT

TARGET

ZOES KITCHEN

HOBBY LOBBY

Denny's

Pollo Loco

CHIPOTLE MEXICAN GRILL

Starbucks

Bitters Rd

THE HOME DEPOT

42,040 vpd

281

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For more information, please contact

GRAHAM KETCHUM
First Vice President
+1 210 507 1132
graham.ketchum@cbre.com

CBRE

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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