

Property Highlights

- Center sits directly in front of one of San Antonio's strongest Walmart locations
- Bandera Road is a major corridor through Northwest San Antonio
- Bandera Road boasts some of the highest traffic counts in the city
- Center will sit up on the road with excellent visibility and access to Bandera Road

Bryan / College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Houston

5050 Westheimer Road, Suite 300
Houston, Texas 77056
O: 281.256.2300

San Antonio / South Texas

200 East Grayson Street, Suite 102
San Antonio, Texas 78215
O: 210.404.4600

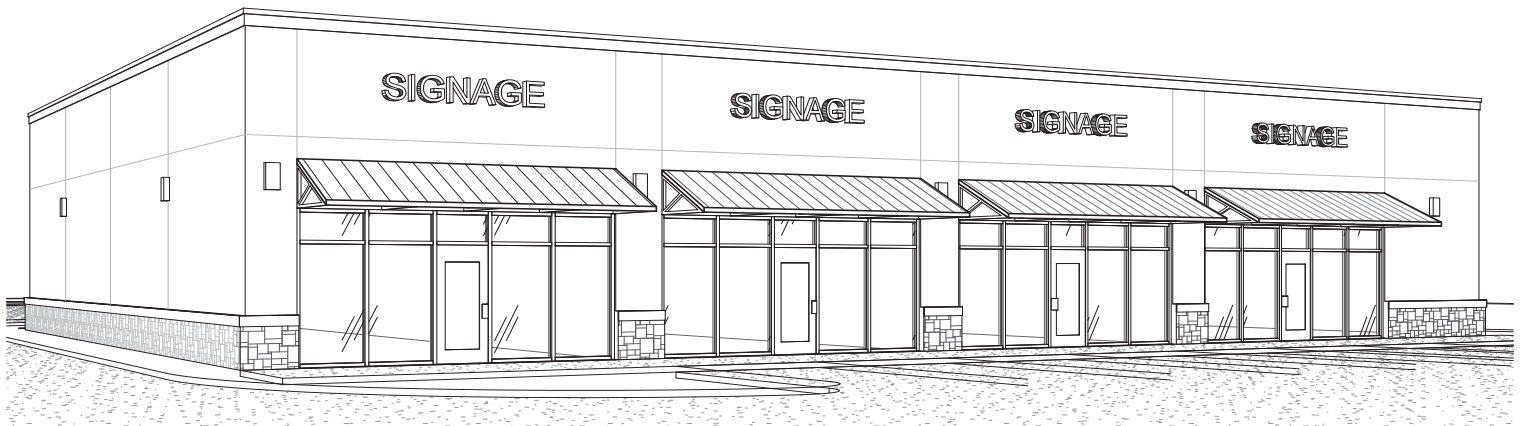
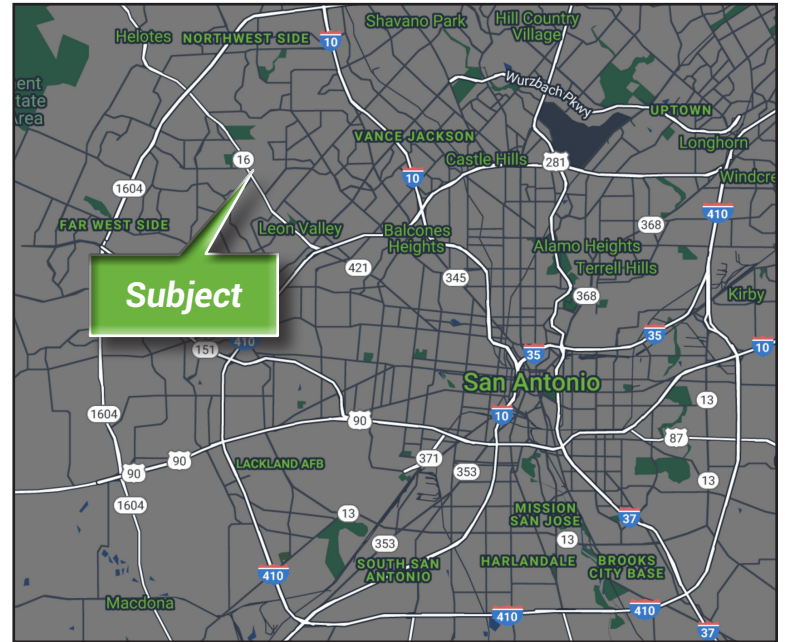
PROPERTY SUMMARY • DEMOGRAPHICS • IABS • CONTACT

PROPERTY ATTRIBUTES

Gross Leasable Area	8,817 SF
Site Size	0.7810 AC
Year Built	2019
Zoning	Commercial
Parking	31 spaces

TRAFFIC COUNTS

Bandera Road	~53,340 VPD
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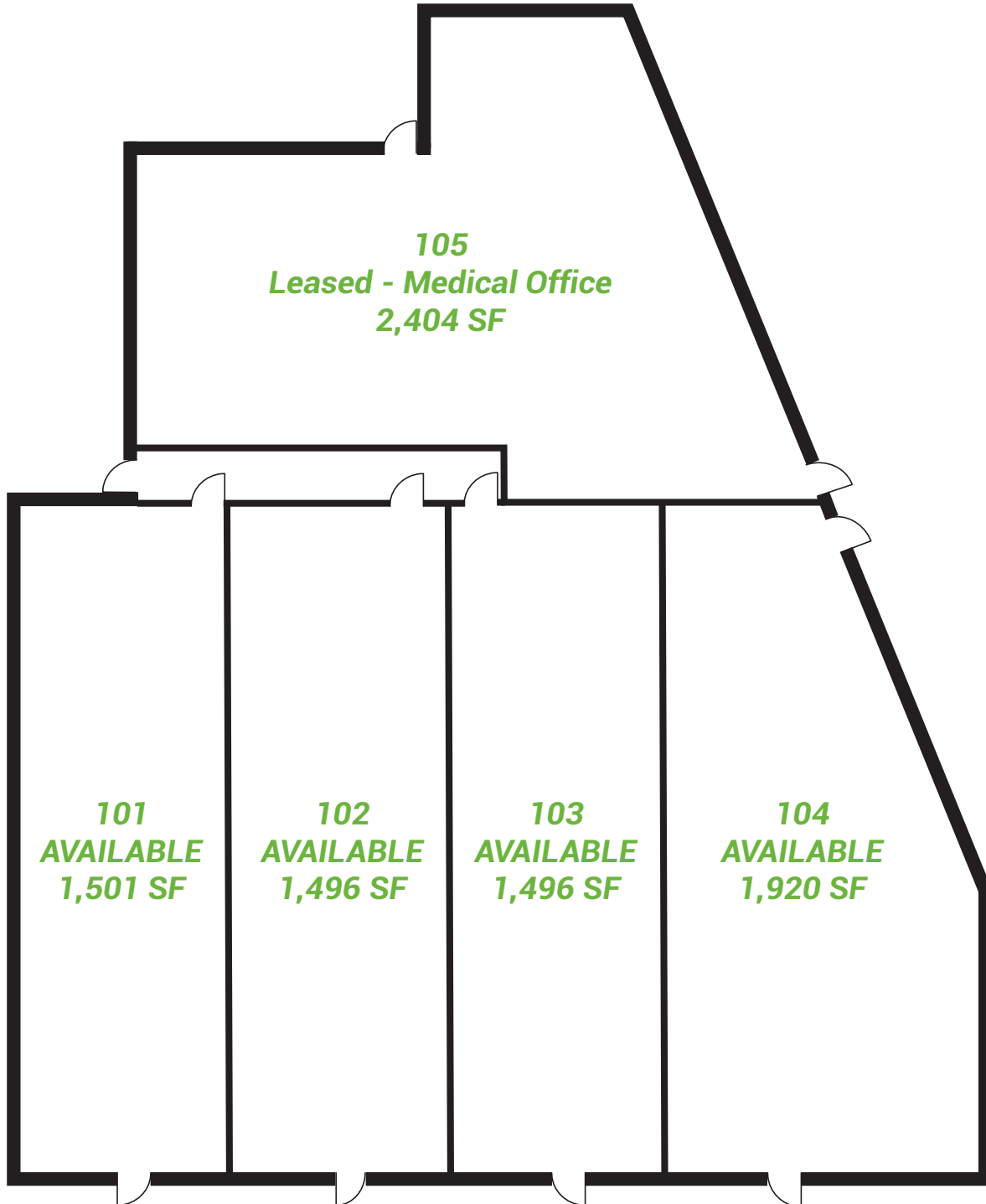
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Space Plan



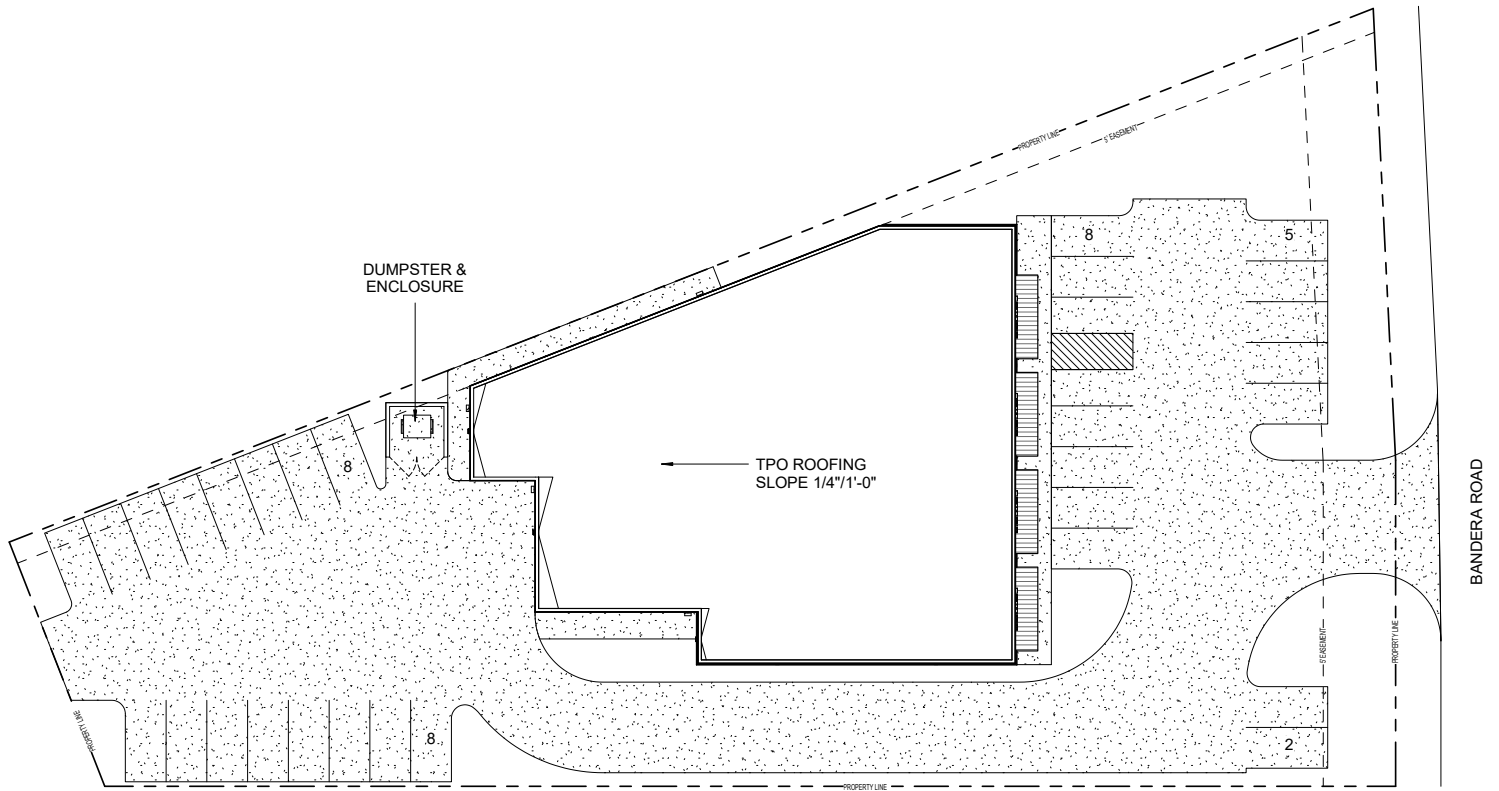
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Site Plan



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Demographic Profile



BANDERA ROAD
OVER 53,300
VEHICLES PER DAY
(ESRI 2019)



TOTAL POPULATION OF
OVER 357,500
WITHIN FIVE MILE RADIUS
(ESRI 2019)



TOTAL HOUSEHOLDS
OVER 136,900
WITHIN FIVE MILE RADIUS
(ESRI 2019)



AVERAGE HH INCOME
OVER \$96,000
WITHIN ONE MILE RADIUS
(ESRI 2019)



TOTAL EMPLOYEES
OVER 357,500
WITHIN FIVE MILE RADIUS
(ESRI 2019)



AVERAGE HOME VALUE
OVER \$171,000
WITHIN ONE MILE RADIUS
(ESRI 2019)

	1 Mile	3 Mile	5 Mile
2018 Total Population	12,074	137,665	357,519
2023 Total Population	12,074	145,030	385,542
2018-2023 Annual Growth Rate	0.98%	1.05%	1.52%
2018 Households	4,484	52,407	136,931
2023 Households	4,722	55,365	147,842
2018 Average Home Value	\$171,300	\$160,592	\$166,441
2023 Average Home Value	\$194,263	\$175,687	\$182,313
2018 Average HH Income	\$87,651	\$78,709	\$72,907
2023 Average HH Income	\$96,431	\$87,386	\$81,981

Sources: Infogroup, Inc & ESRI

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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:
 - » 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.

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Assumed Business Name

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Associate

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Sales Agent/Associate's Name

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Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
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