



# FOR LEASE



## ALAMO RANCH SQUARE

6838 Alamo Ranch Parkway, San Antonio, Texas 78253

**6,534 SF RETAIL BUILDING**

### AVAILABILITY

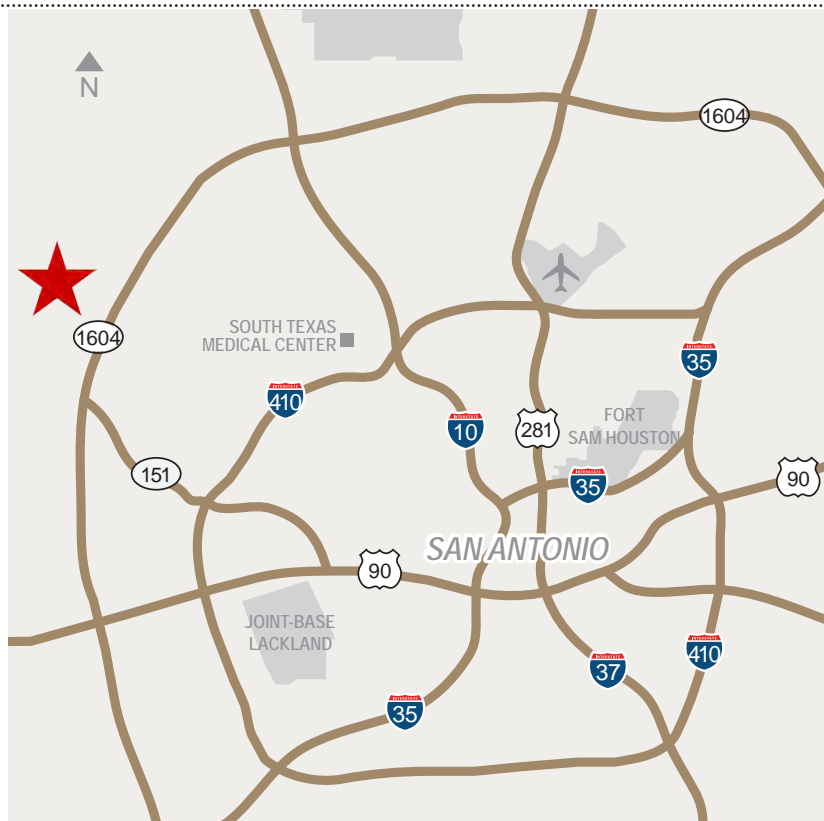
Space 1 - 1,513 SF

Space 2 - 1,513 SF

Space 3 - 1,513 SF

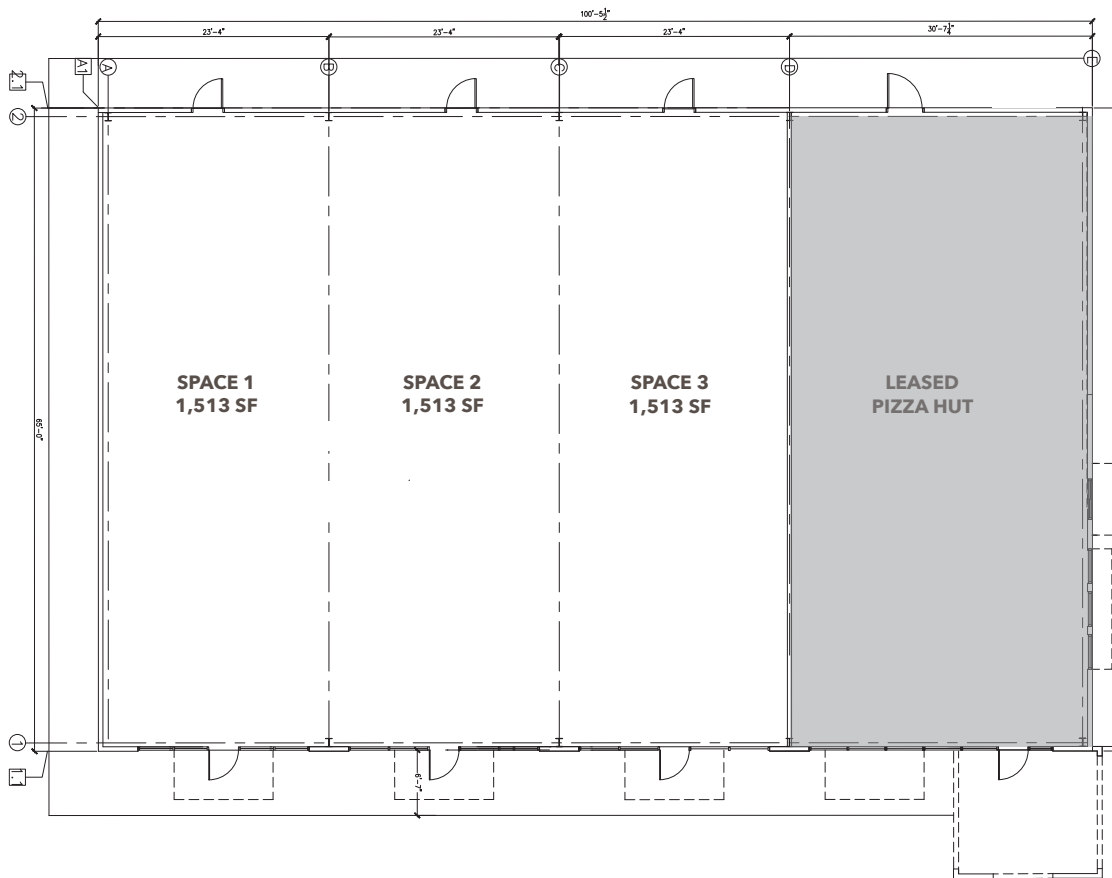
### HIGHLIGHTS

- T.I. allowance available
- Ample parking
- Rate: \$28.00 NNN
- Alamo Ranch Pkwy near Culebra Rd.





# FLOOR PLAN



4.27.18



9311 San Pedro Ave., Ste 850  
San Antonio, TX 78216  
210 366-2222  
www.endurasa.com

**JOSH RENEAU**

210 918-6389 p

210 254-6565 c

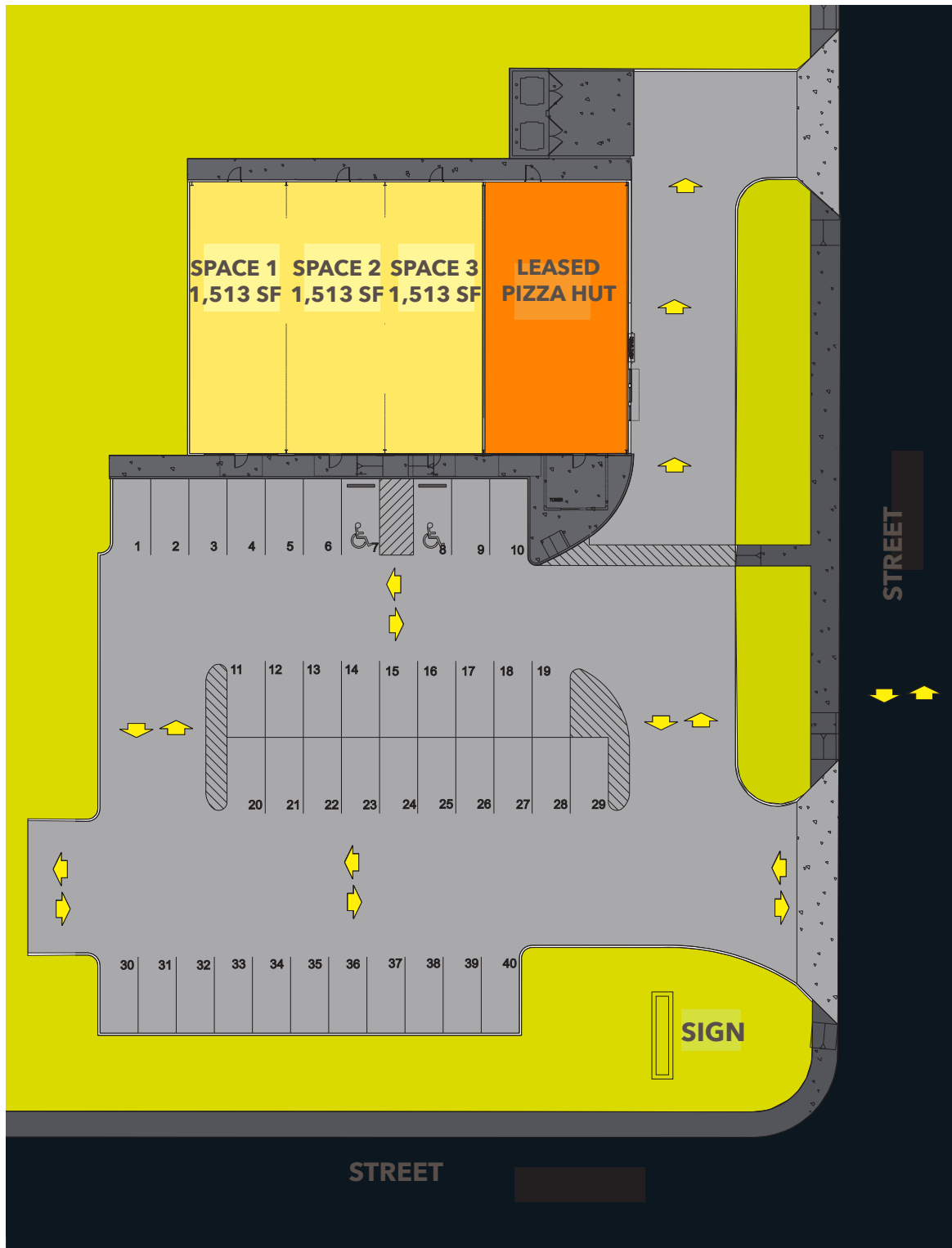
jreneau@endurasa.com

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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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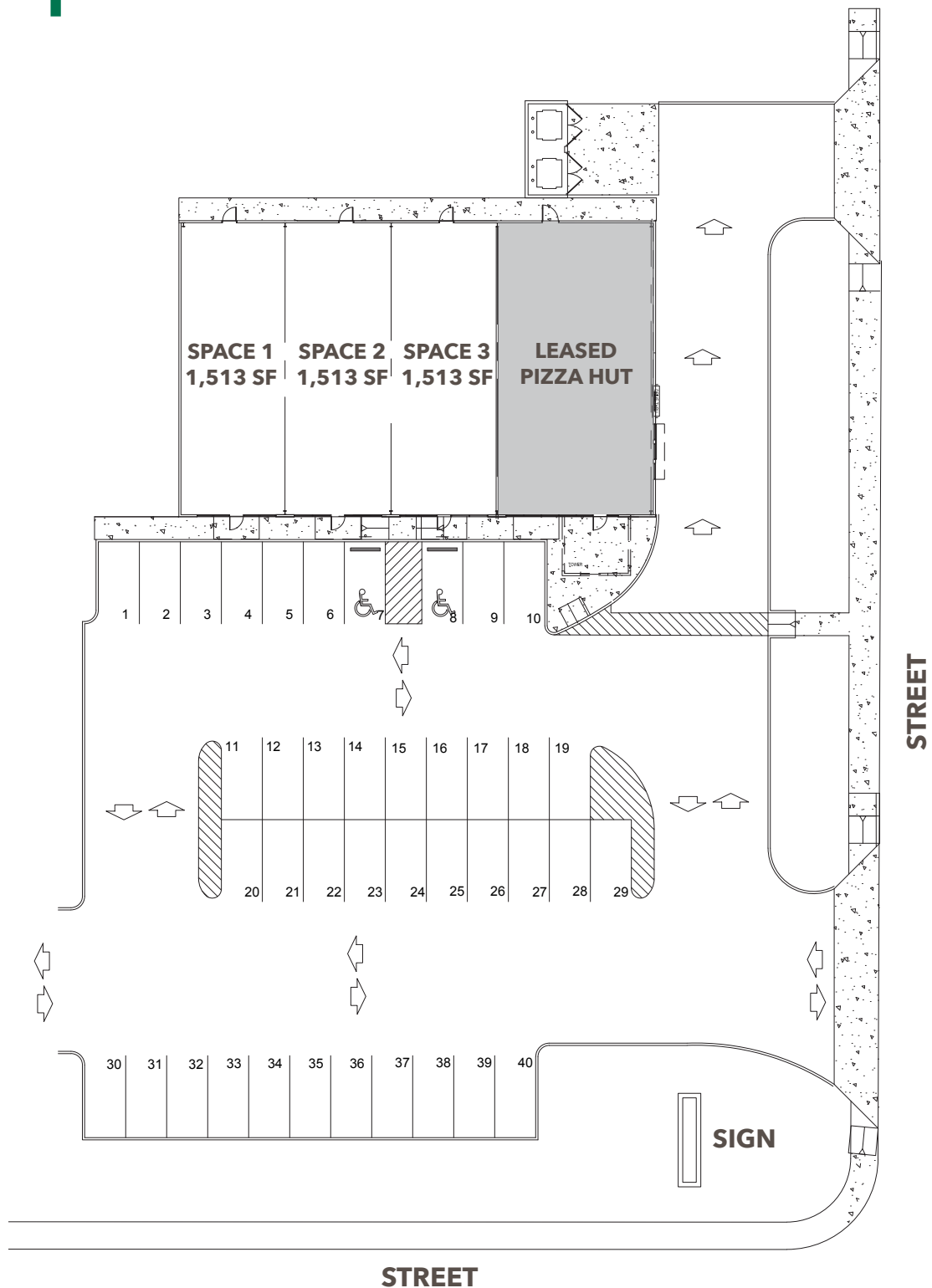
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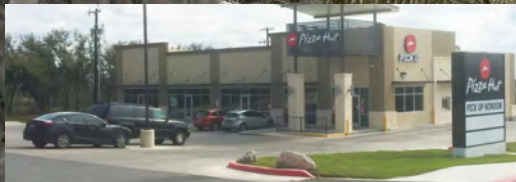
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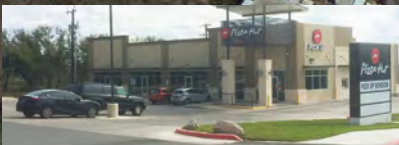
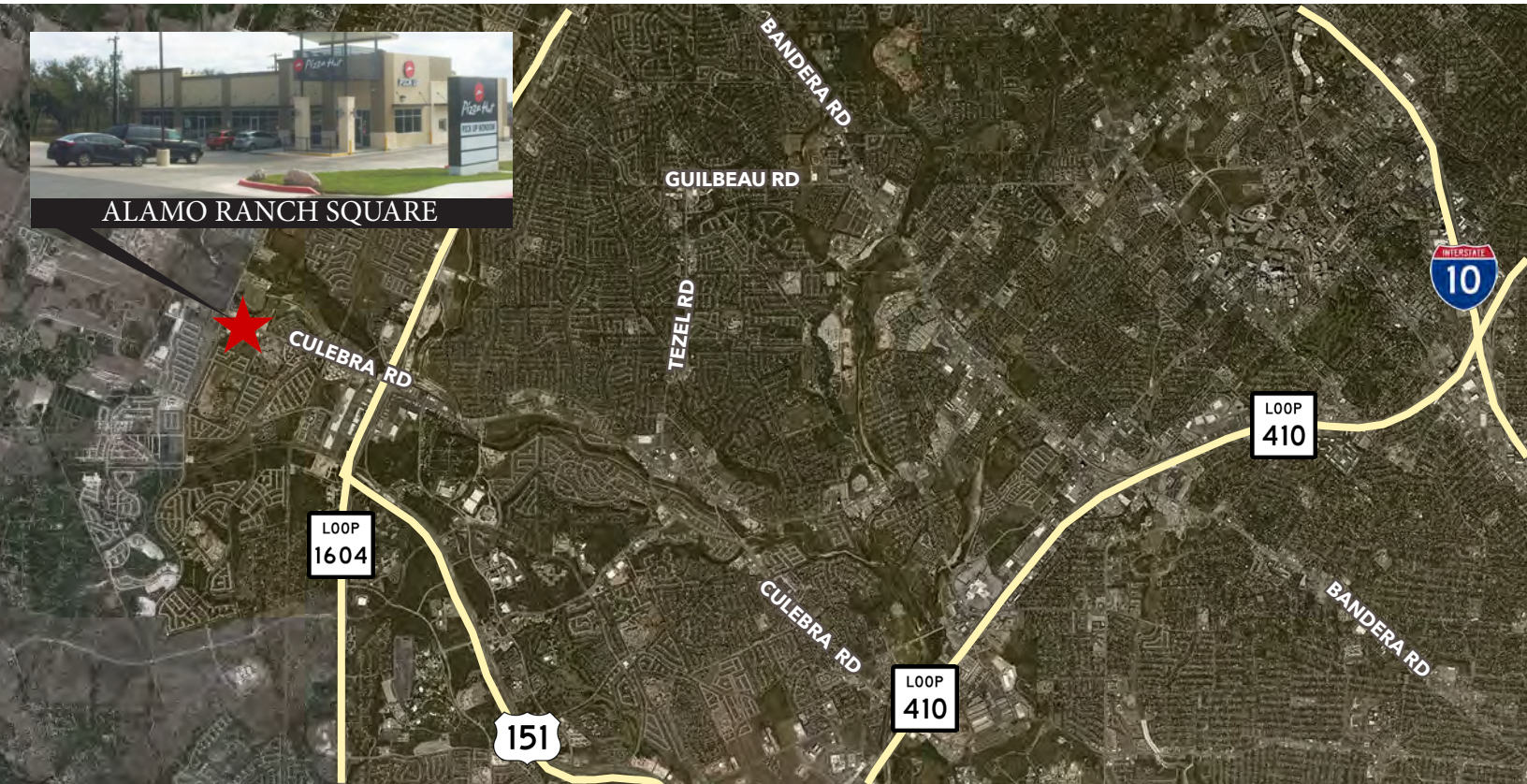
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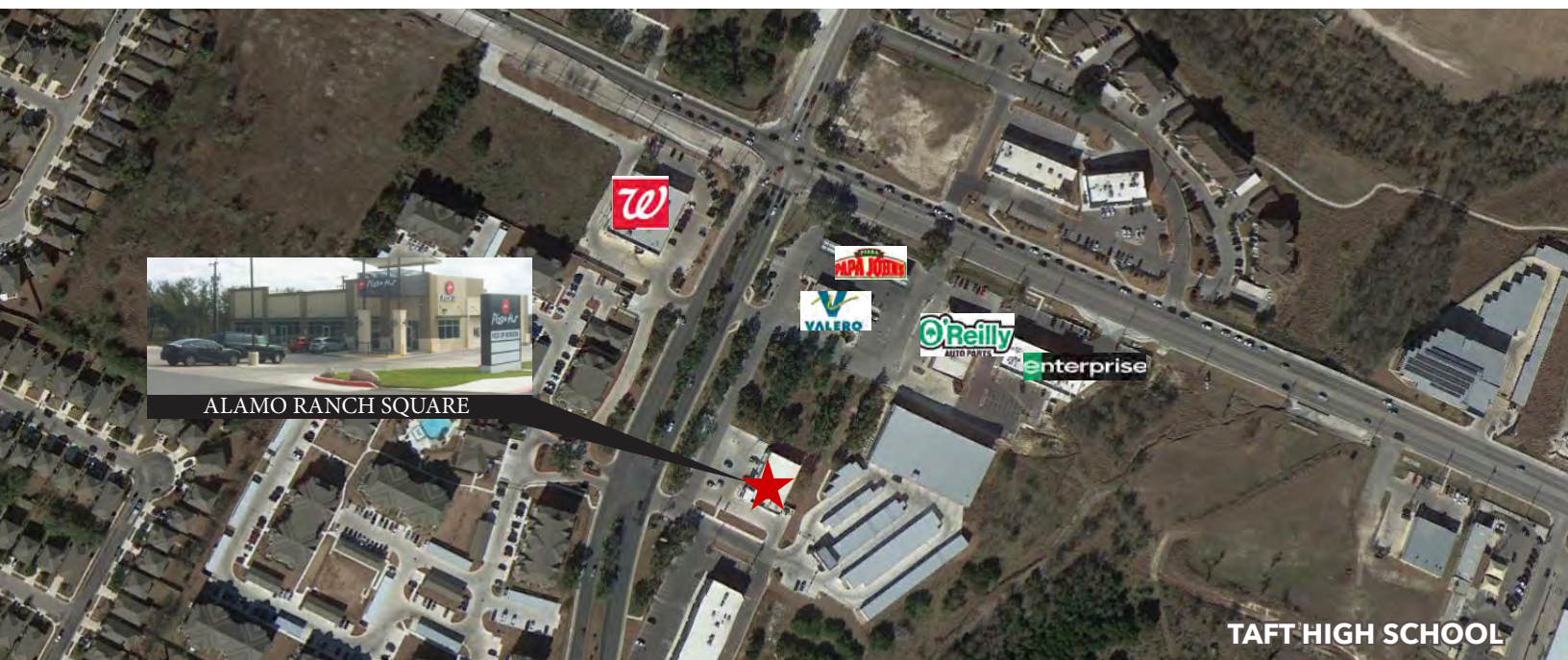
# AERIAL VIEW



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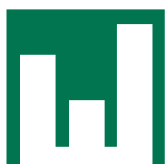
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# DEMOGRAPHICS

<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population:</b>			
2021 Projection	10,031	67,276	185,142
2016 Estimate	8,885	61,064	170,421
2010 Census	5,969	49,717	152,378
Growth 2016-2021	12.90%	10.17%	8.64%
Growth 2010-2016	48.85%	22.82%	11.84%
2016 Population Hispanic Origin	4,720	34,573	92,295
<b>2016 Population by Race:</b>			
White	7,148	51,411	143,806
Black	904	4,985	13,664
Am. Indian & Alaskan	67	626	1,686
Asian	399	2,019	5,862
Hawaiian & Pacific Island	28	159	414
Other	338	1,864	4,989
<b>U.S. Armed Forces:</b>	<b>175</b>	<b>881</b>	<b>2,180</b>
<b>Households:</b>			
2021 Projection	3,488	22,427	61,927
2016 Estimate	3,079	20,313	56,943
2010 Census	2,007	16,299	50,589
Growth 2016 - 2021	13.28%	10.41%	8.75%
Growth 2010 - 2016	53.41%	24.63%	12.56%
Owner Occupied	2,209	15,949	44,591
Renter Occupied	870	4,364	12,352
<b>2016 Avg Household Income</b>	<b>\$81,965</b>	<b>\$85,416</b>	<b>\$90,050</b>
<b>2016 Med Household Income</b>	<b>\$74,625</b>	<b>\$72,683</b>	<b>\$78,171</b>
<b>2016 Households by Household Inc:</b>			
<\$25,000	222	1,724	5,065
\$25,000 - \$50,000	563	4,204	10,140
\$50,000 - \$75,000	767	4,633	11,929
\$75,000 - \$100,000	668	3,803	10,546
\$100,000 - \$125,000	472	2,540	7,852
\$125,000 - \$150,000	210	1,314	4,557
\$150,000 - \$200,000	111	1,389	4,696
\$200,000+	65	706	2,158



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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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Josh Reneau Sales Agent/Associate's Name	581341 License No.	jreneau@endurasa.com Email	(210) 366-2222 Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date