

FOR LEASE

# TERRAMONT SQUARE

CORNER OF BABCOCK ROAD AT HEUERMAN ROAD  
SAN ANTONIO, TEXAS 78256



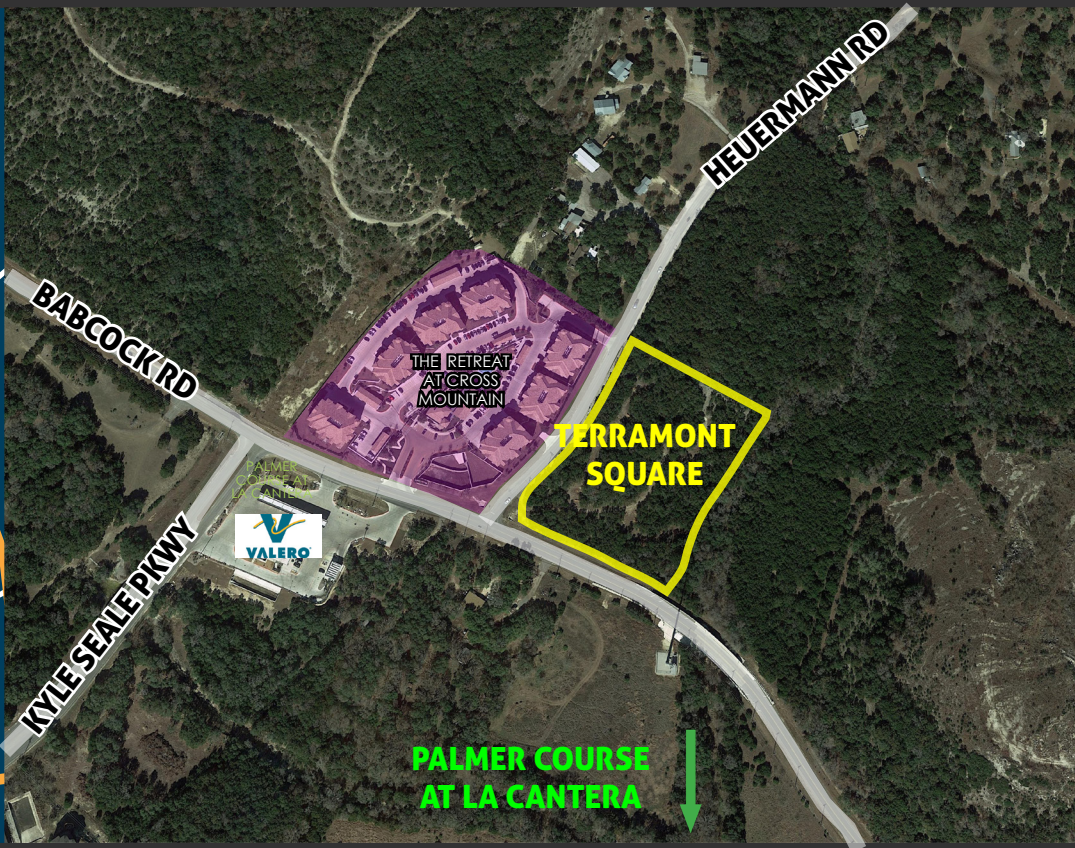
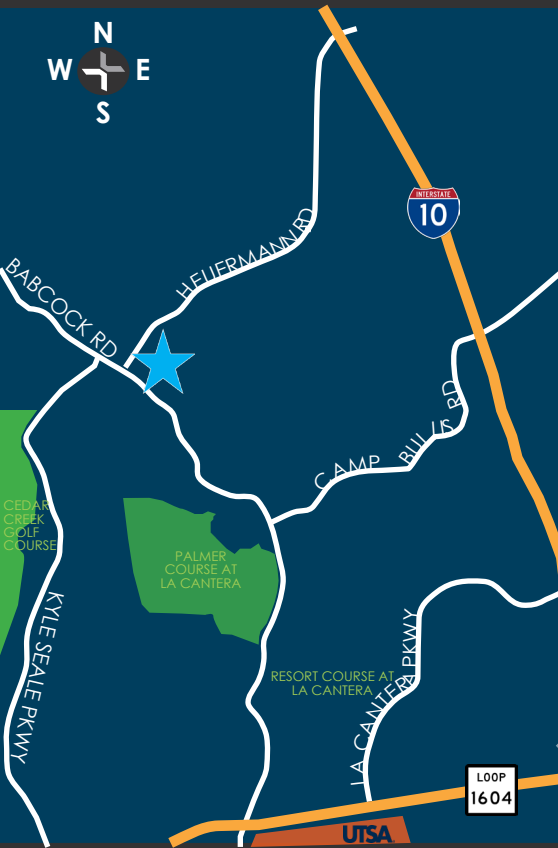
RENTAL RATE      NNN ESTIMATE  
\$24.00-\$26.00/SF      \$7.00/SF

FOR MORE INFORMATION CONTACT:

**JARED DAVIS**  
210-824-4242 x308  
jared@valcorcre.com

**CHRIS CUIEL**  
210-824-4242 x318  
chris.cuiel@valcorcre.com

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[www.valcorcre.com](http://www.valcorcre.com)



## PROPERTY OVERVIEW

**T**erraMont Square is a proposed mixed use development at the corner of Babcock and Heuermann, one block from Kyle Seale Parkway. The development sits across from the Retreat at Cross Mountain apartment complex. TerraMont Square will feature two retail buildings, a free-standing pad building, as well as multi-family boutique apartments. This development will fill the need for retail and restaurant opportunities in an established and underserved residential area of the northwest San Antonio market.

## AMENITIES

- 117 parking spaces
- Close proximity to a number of high profile area golf courses

## DEMOGRAPHICS

	3 mile	5 mile	10 mile
<b>Population:</b>	24,172	91,319	507,367
<b>Avg HH Income:</b>	\$145,091	\$117,719	\$97,911
<b>Households:</b>	8,487	33,273	195,773
<b>Employees:</b>	11,594	45,612	261,677

## ADDRESS

Corner of Babcock Rd at Heuermann Rd,  
San Antonio, Texas 78256

## AVAILABLE SPACE

# 626 - 7,425 SF

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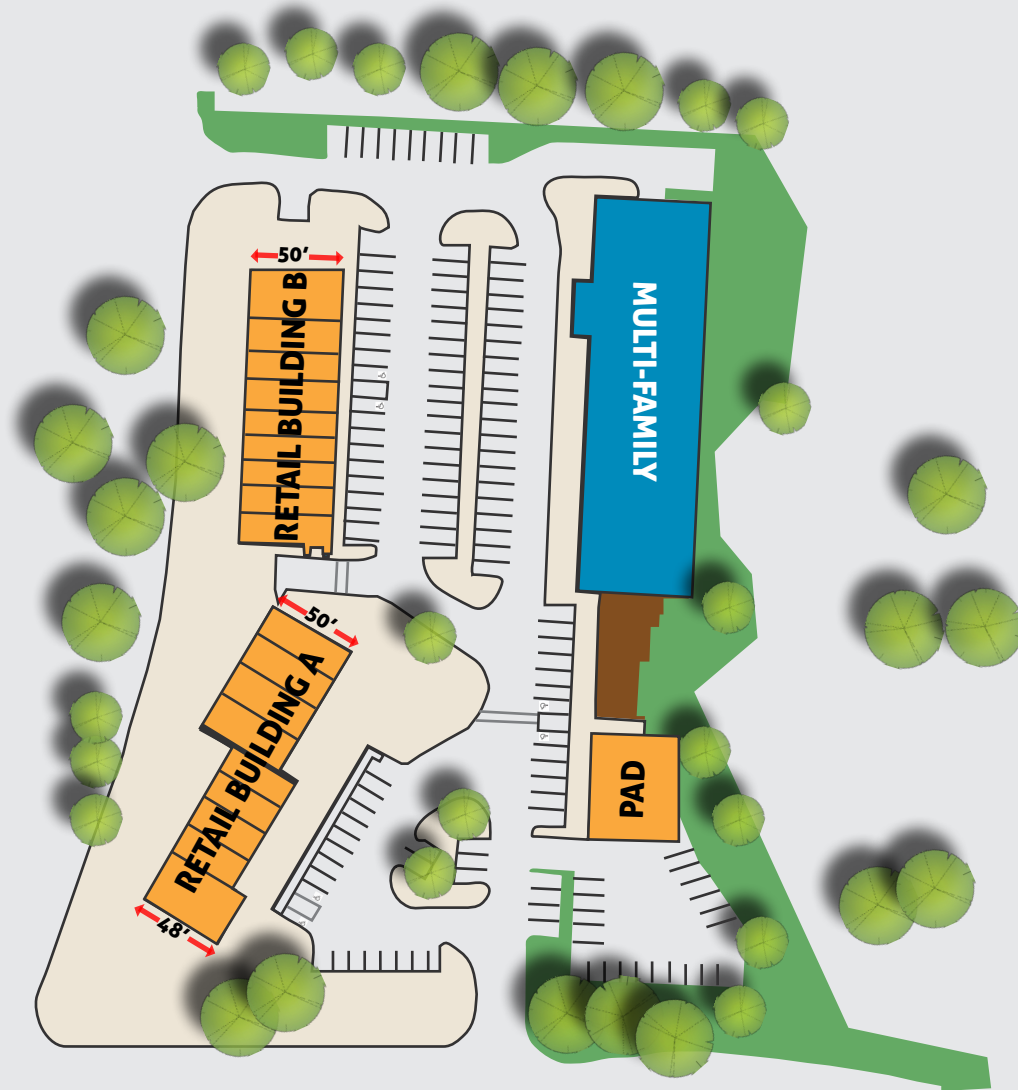
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SUITE	AVAILABLE SPACE
RETAIL A	626 SF - 4,215 SF
RETAIL B	786 SF - 7,425 SF
BUILD TO SUIT	3,909 SF

HEUERMANN RD



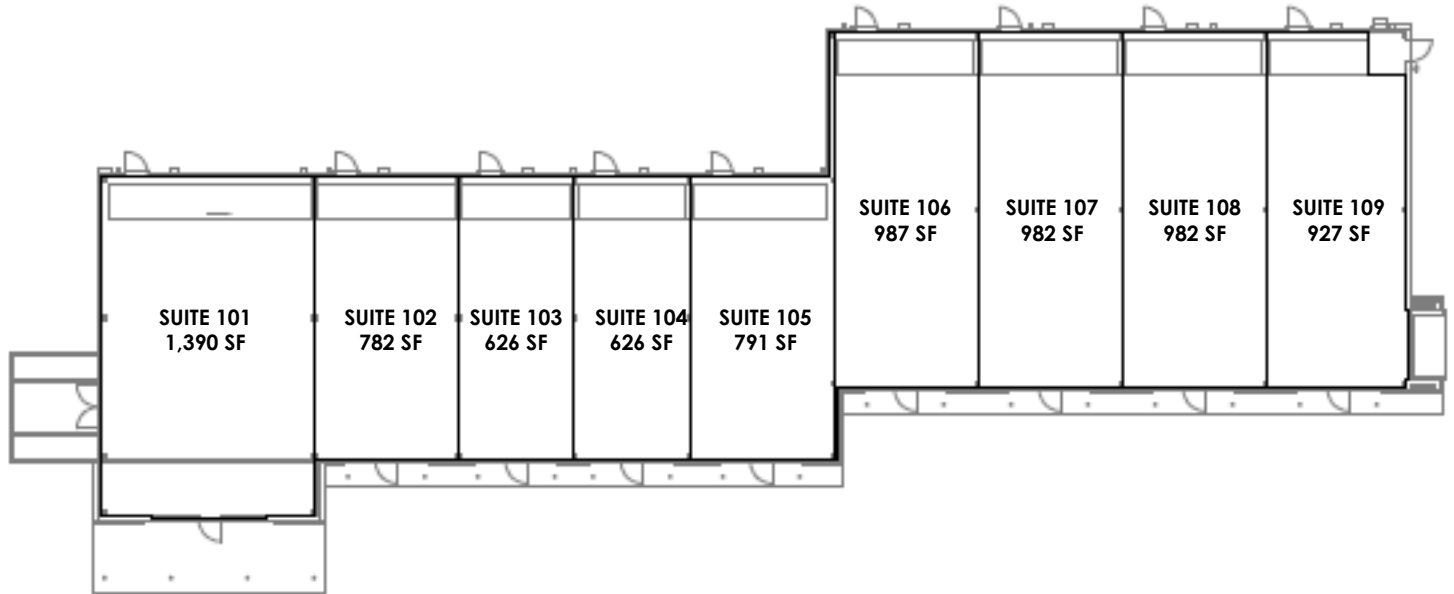
BABCOCK RD

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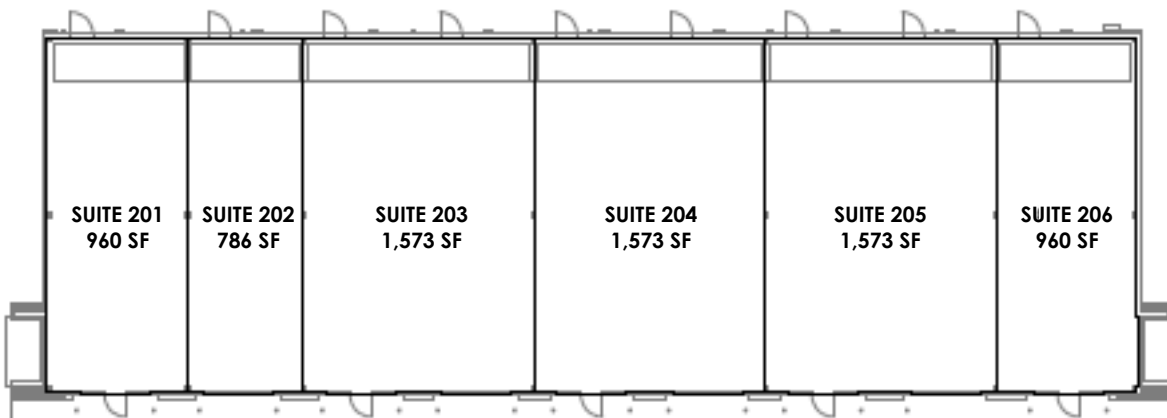
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**RETAIL BUILDING A**  
626 SF - 4,215 SF



**RETAIL BUILDING B**  
786 SF - 7,425 SF



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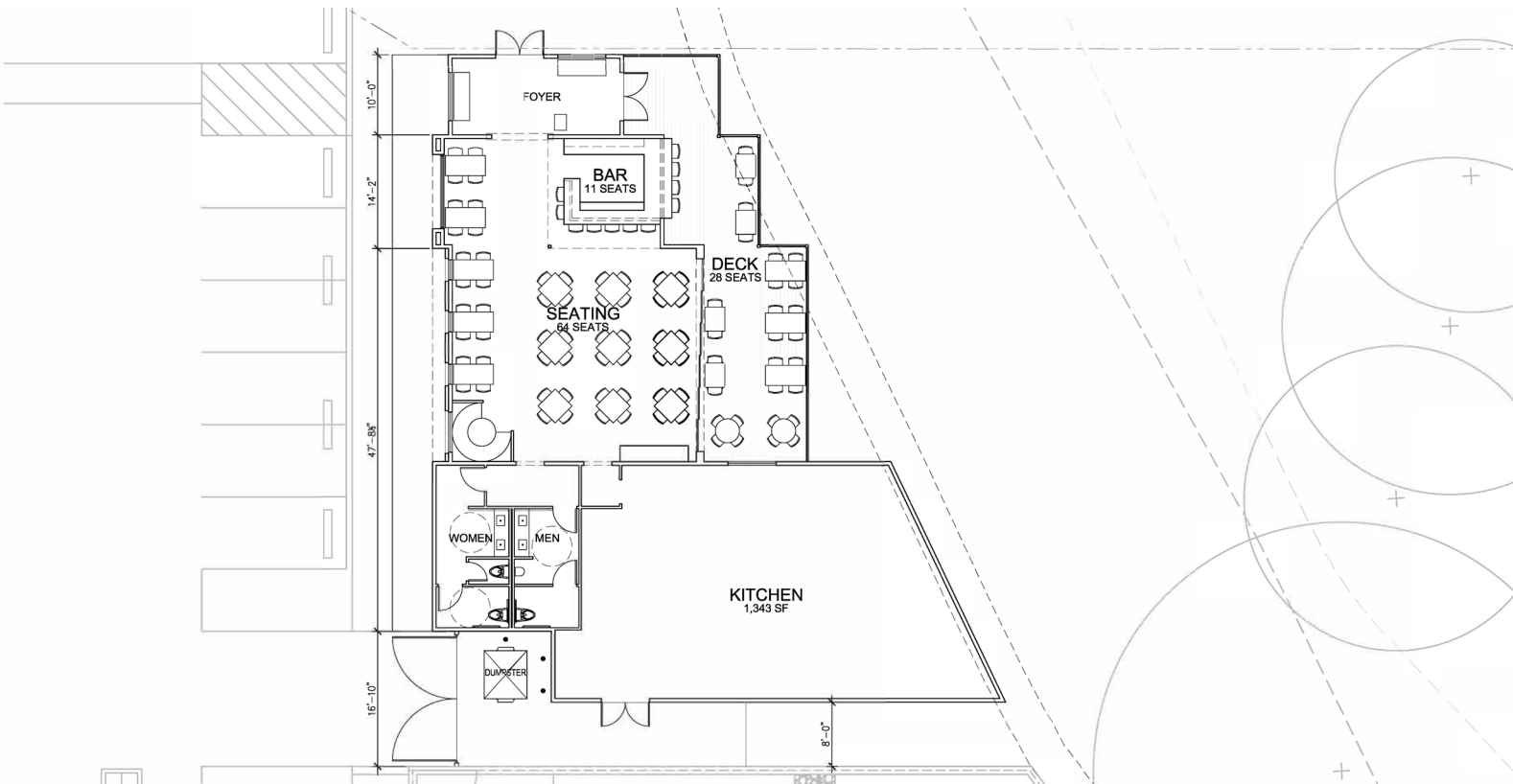
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## BUILD TO SUIT

### Potential SF - 3,909

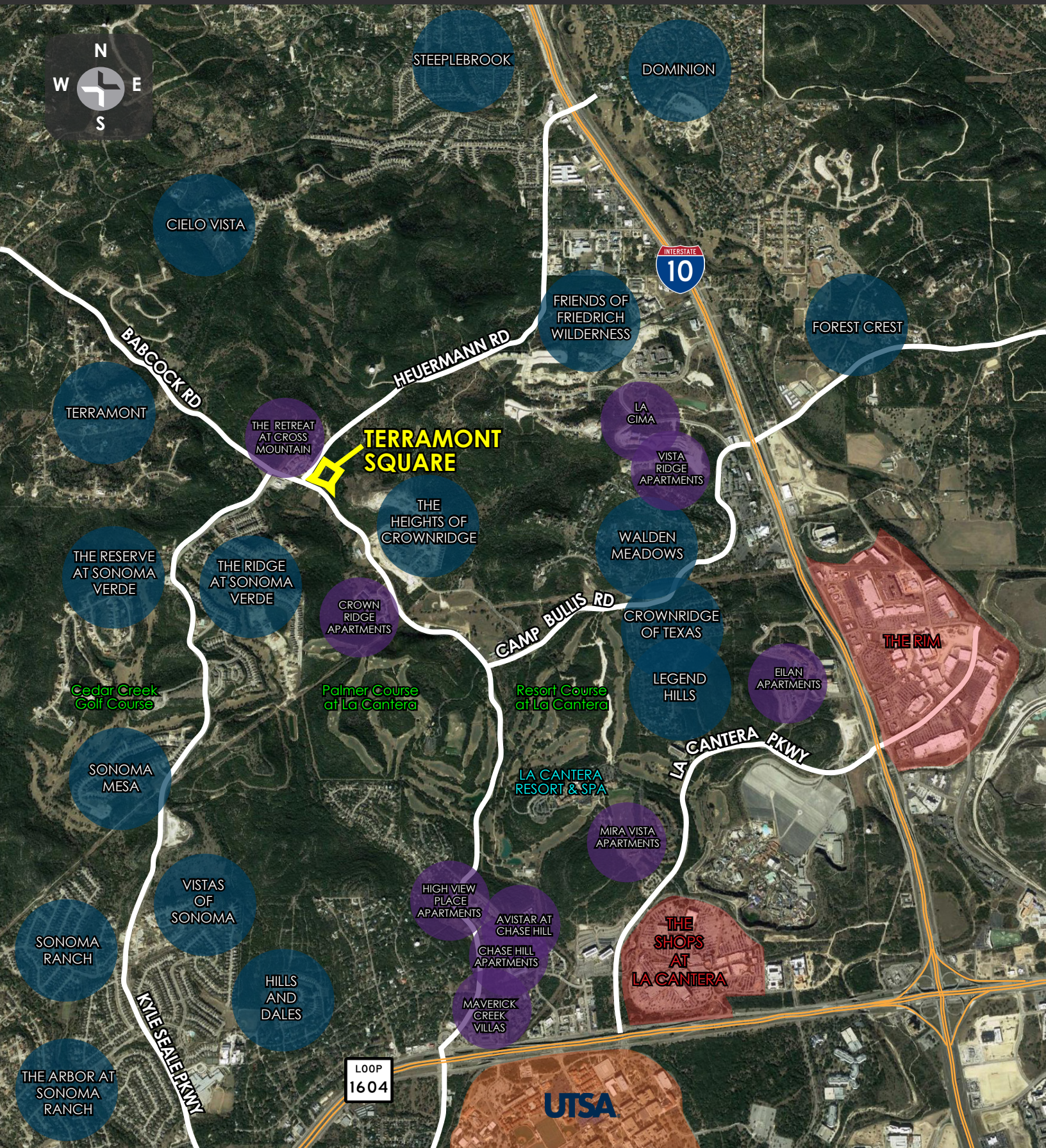
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# Information About Brokerage Services

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.

Valcor Properties, LLC	602931	jonathan@valcorcre.com	210.824.4242
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Curiel	709050	chris.curiel@valcorcre.com	210.824.4242
Jared Davis	687518	jared@valcorcre.com	210.824.4242
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date