

FOR LEASE

LONE STAR PKWY & ALAMO RANCH PKWY



PROPOSED SHOPPING CENTER CONSISTING OF $\pm 1,000$ - $\pm 6,000$ SF



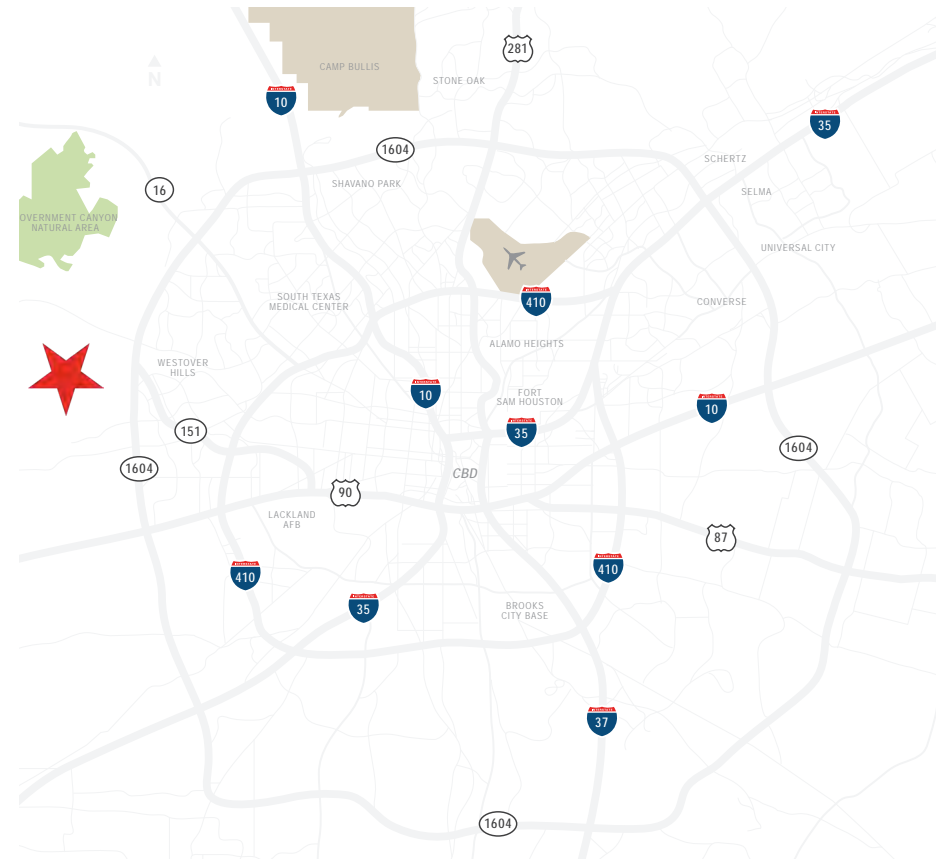
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LONE STAR PKWY & ALAMO RANCH PKWY / OVERVIEW

FOR LEASE

Location:	Lone Star Pkwy & Alamo Ranch Pkwy San Antonio, TX 78253
Building Size:	±6,000 SF
Number of Floors:	1
Available:	±1,000 - ±6,000 SF
Rental Rate:	\$24.00 - \$28.00 PSF
Approximate Expenses:	\$9.00 NNN
Traffic Count:	Alamo Ranch Pkwy@Lone Star Pkwy: 14,076 vpd Alamo Ranch Pkwy@Alamo Ranch: 9,903 vpd



Located in the Far West submarket of San Antonio, TX outside Loop 1604 near multiple restaurants, shopping centers and new developed subdivisions in the Alamo Ranch Community.

Major Employers: Wells Fargo operation center, Northwest Vista College, Sea World of Texas, QVC, The Capital Group, Hill Country Resort and Chase Financial Services.



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

7.9.20



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Proposed ±6,000 SF Shopping Center

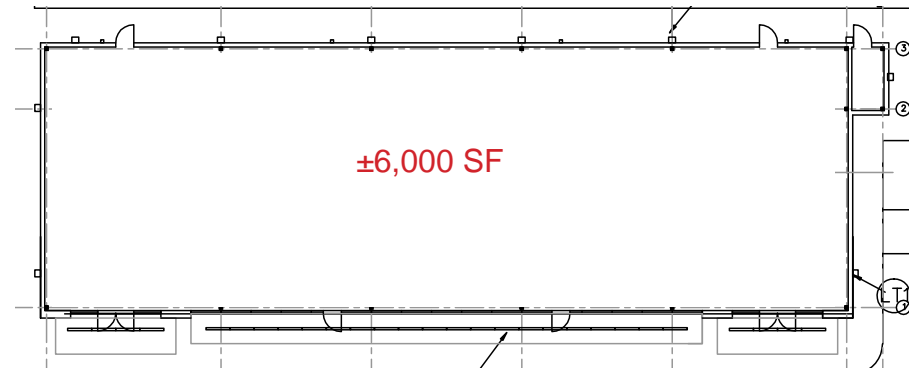
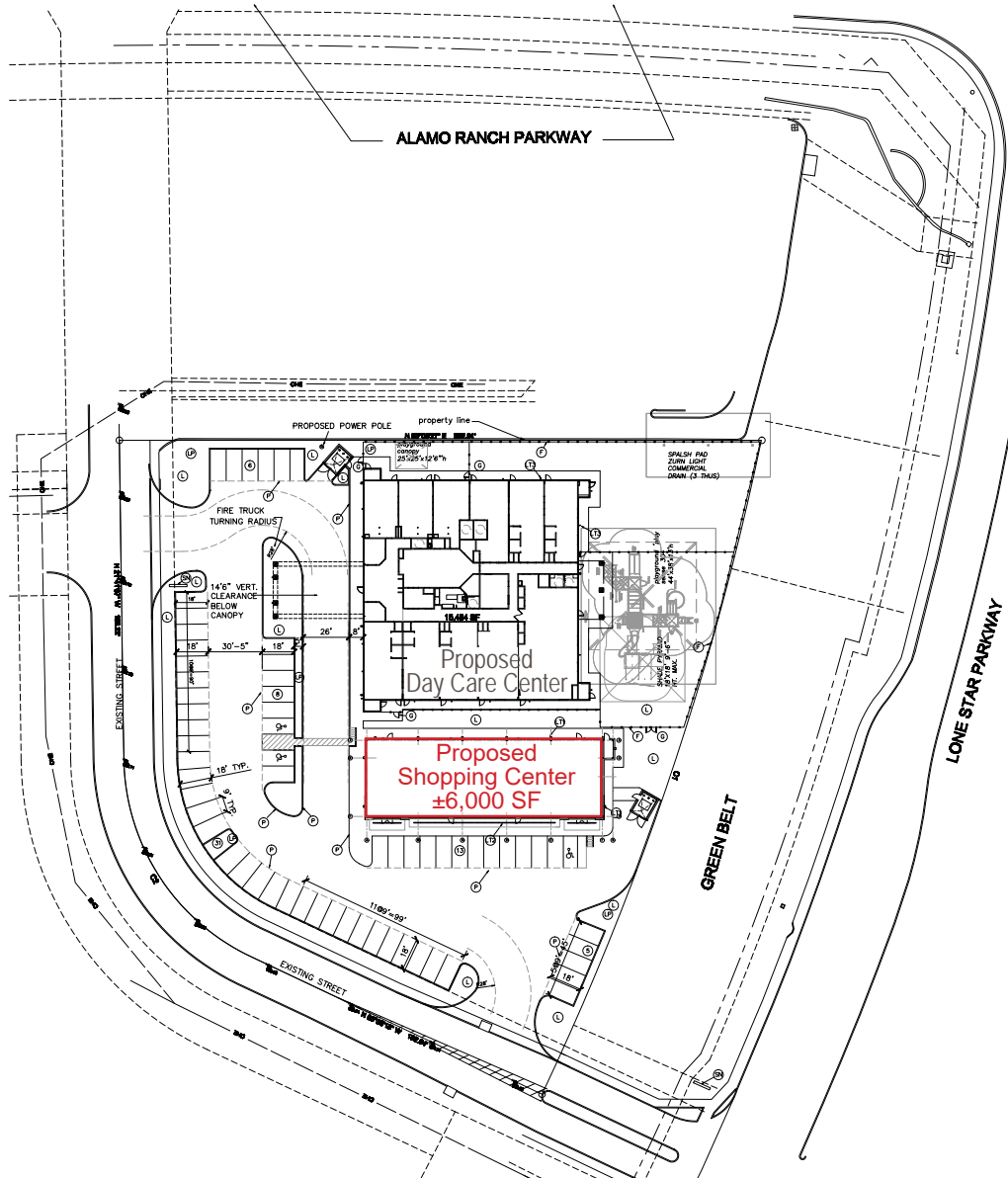
Culebra Market Shopping Mall

- H.E.B
- Hobby Lobby
- The Home Depot
- SSFCU
- Chase Bank
- Factory Mattress
- UPS Store
- Ann's Nails & Beauty
- Party City
- Taco Cabana
- 54th Street
- Peter Piper Pizza
- IHOP
- Panda Express
- Chilis
- Whataburger
- Subway
- Longhorn Steak House
- Wingstop

Alamo Ranch Shopping Center

- Target
- James Avery
- Dicks's Sporting Goods
- Pets Smart
- Best Buy
- Office Max
- Ross
- Kirklands
- Bath & Body Works
- Rack Room Shoes
- Maurices
- Marshalls
- Sketchers
- JcPenny
- Lowe's
- Old Navy
- Five Below
- Scrubs & Beyond
- Men's Warehouse
- Mattress Firm
- Red Robin Gourmet
- In-N-Out Burger
- Raising Canes
- Chick-fil-A
- Kneaders Bakery
- BJ's Restaurant
- Olive Garden
- Buffalo Wild Wings
- Freddy's
- Bush's Chicken
- Burger King
- Domino's Pizza
- Starbucks
- Jason's Deli
- Wendy's

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	1 Mile	3 Mile	5 Mile
Population			
2020 Total Population:	10,873	74,055	216,331
2025 Population:	12,389	81,129	232,249
Population Growth 2020-2025:	13.94%	9.55%	7.36%
Average Age:	31.90	32.70	33.90
Households			
2020 Total Households:	3,861	24,631	71,673
Household Growth 2020-2025:	13.99%	9.54%	7.16%
Median Household Income:	\$92,449	\$79,892	\$79,478
Average Household Size:	2.80	3.00	3.00
2020 Average Household Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$286,128	\$220,519	\$191,186
Median Year Built:	2010	2005	2001
Daytime Employment			
Total Businesses:	188	1,445	3,257
Total Employees:	33	19,183	36,956
Vehicle Traffic			
Alamo Ranch Pkwy @ Lone Star Pkwy:	14,076 vpd		
Alamo Ranch Pkwy @ Alamo Ranch:	9,903 vpd		

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Source: Costar 2020



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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:
 - 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.

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
Marcus Andrade Sales Agent/Associate's Name	624421 License No.	mandrade@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials

Date