RETAIL PROPERTY FOR LEASE

BANDERA HEIGHTS

NWC BANDERA & HUEBNER SAN ANTONIO, TX 78238



















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PROPERTY HIGHLIGHTS Bandera Heights enjoys great access and exposure to a busy

portion of Bandera Road in the heart of Leon Valley in north west

San Antonio.

This community center is well located in a densely populated area

and well positioned to draw traffic from nearby retailers.

LOCATION NWC Bandera Road & Huebner Road

San Antonio, Texas 78238

GLA 154,718 SF (approximate)

SIZE AVAILABLE 1,847 SF - 12,800 SF

RENTAL RATE Call for Pricing

TRIPLE NET CHARGES \$4.00 PSF

TRAFFIC COUNTSBandera Rd: 54,806 VPD (TXDOT 2019)

Huebner Rd: 20,846 VPD (TXDOT 2017)

KEY TENANTSHobby Lobby, Petland, Starbucks, Dollar Tree, Sally Beauty Supply,

Cici's Pizza, Whataburger and Raising Cane's

AREA RETAILERS Walmart Supercenter, H-E-B, Bealls, Big Lots and Planet Fitness

DEMOGRAPHICS

	l Mile	3 Miles	5 Miles
2020 Total Population	8,608	126,907	358,239
2020 Total Households	3,470	50,883	138,899
2020 Daytime Population	10,035	119,158	383,292
2020 Average Household Income	\$71,853	\$71,181	\$68,194

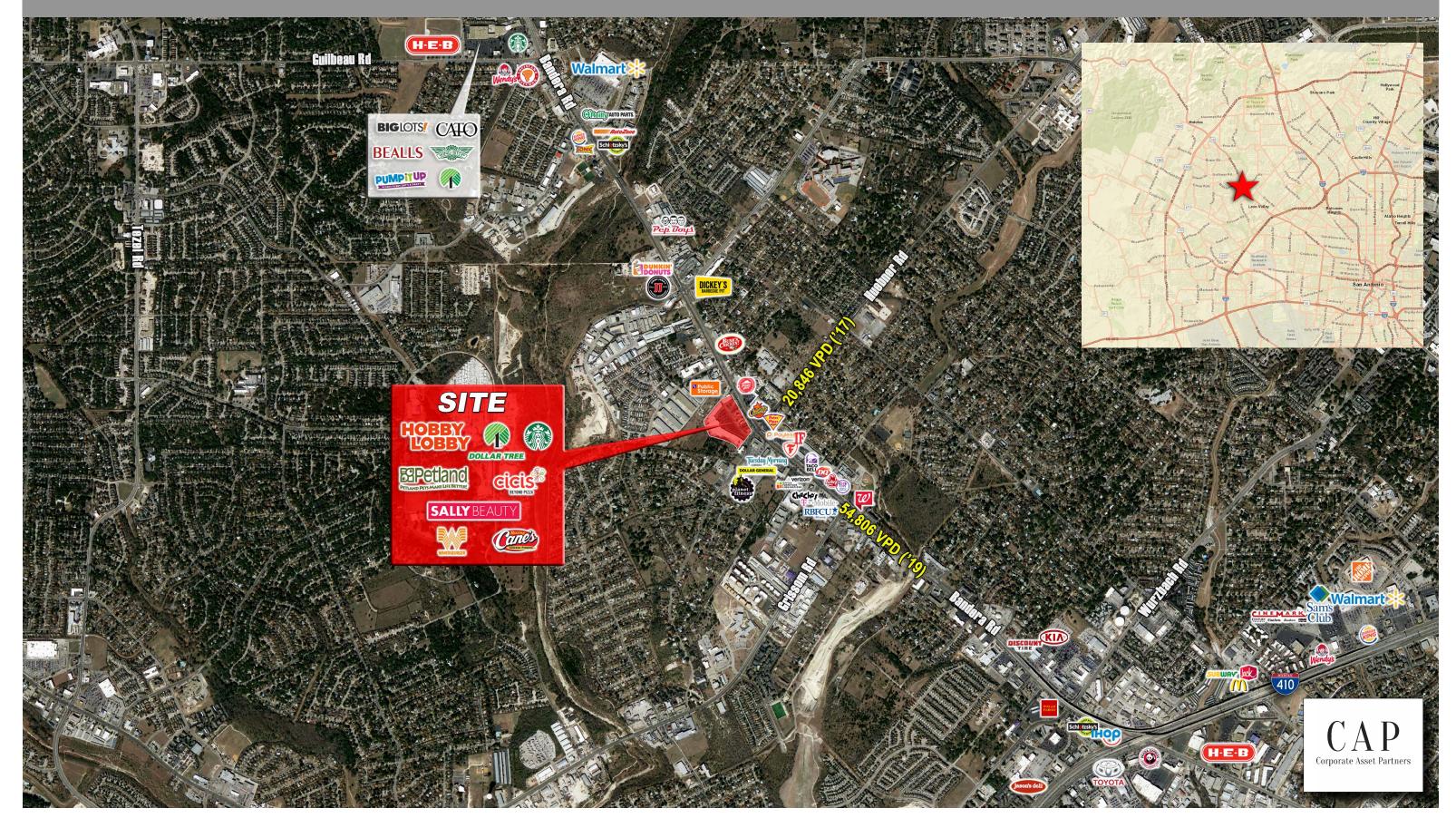
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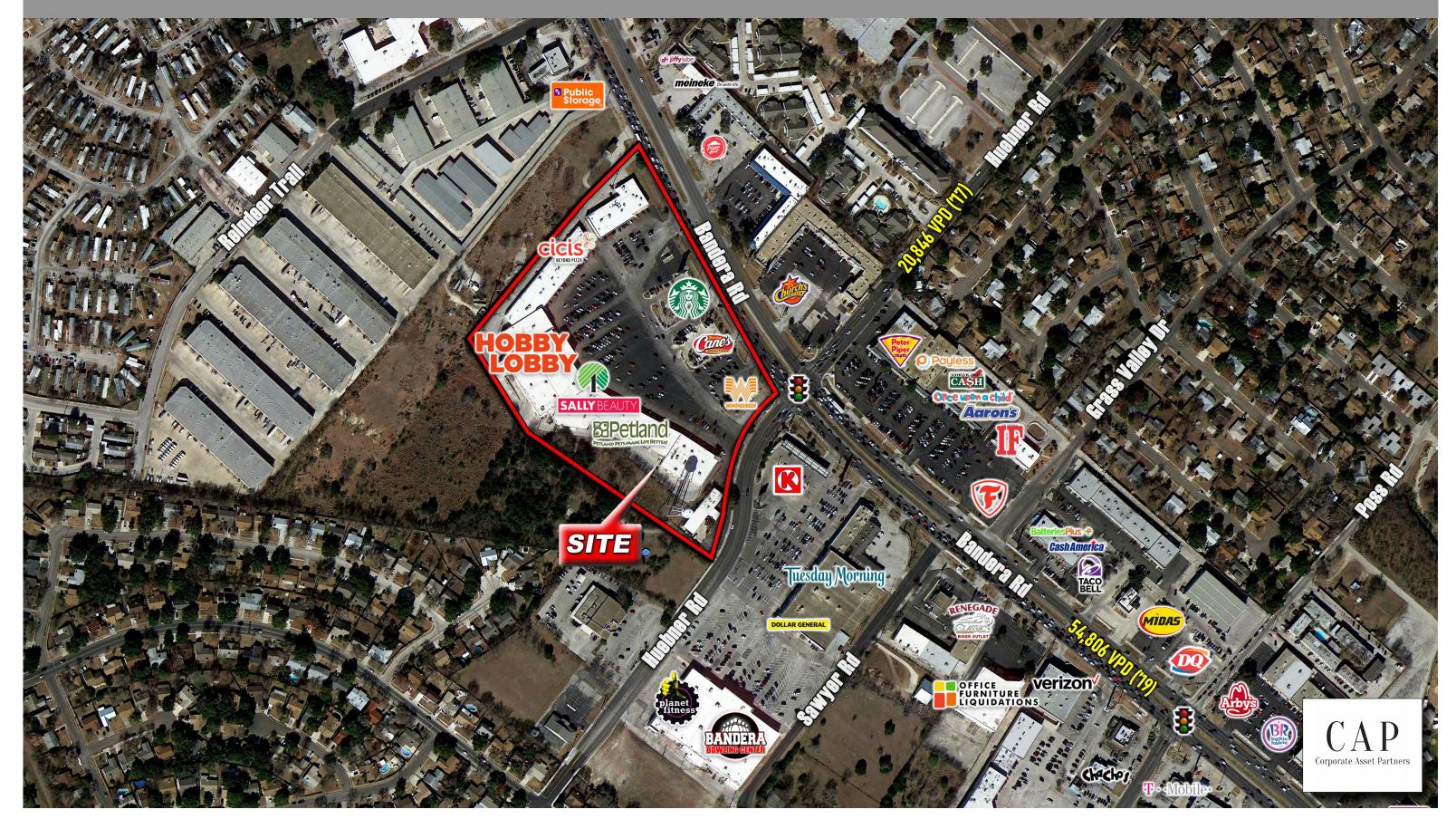
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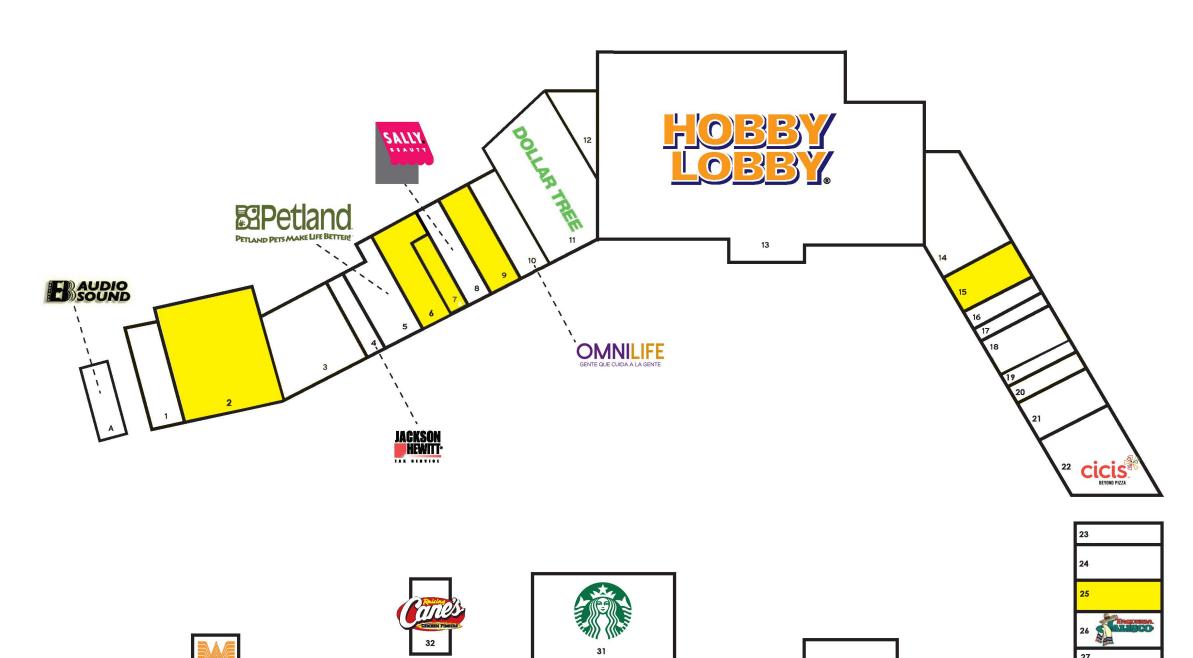
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USAA°

ATM

SUIT	E TENANT	SF
Α	BROTHER AUDIO SOUND	3,280
1	NEVER FALTER CROSSFIT	3,215
2	AVAILABLE	12,800
3	OTAKU CAFE	5,380
4	JACKSON HEWITT TAX SERVICE	1,200
5	PETLAND	5,555
6	AVAILABLE	3,050
7	AVAILABLE	1,847
8	SALLY BEAUTY SUPPLY	1,954
9	AVAILABLE	3,000
10	OMNILIFE	3,000
11	DOLLAR TREE	9,996
12	STORAGE (REAR ACCESS ONLY)	3,754
13	HOBBY LOBBY	53,128
14	BEAUTY POP	7,007
15	AVAILABLE	2,800
16	ATLANTIS DISCOVERED	1,200
17	I BROW BEAUTY	840
18	DR JERRY JOLLY	2,660
19	LAURIE'S NAILS	1,050
20	YO GO: THE YOGURT SHOP	1,120
21	THE MADRAS INDIAN CUISINE	2,870
22	CICI'S PIZZA	4,936
23	PRONTO INSURANCE	1,350
24	GAMELOT	2,400
25	AVAILABLE	2,250
26	TAQUERIA JALISCO	2,550
27	POPSA LIQUOR	1,275
28	AVAILABLE	3,000
29	AVAILABLE	3,000
30	USAA ATM	
31	STARBUCKS	
32	RAISING CANE'S	
33	WHATABURGER	





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.

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