H-E-B Plus! at Bandera & Loop 1604

NEQ of Bandera Road and Loop 1604, San Antonio, TX 78249

CBRE



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Property Overview

GLA: 266,650 SF

Retail development and pad sites with great access and exposure to the largest H-E-B Plus! ever built. This site is positioned to draw traffic from powerful area retailers.

- Available Space
  - 1,400 SF
- Rate | NNN's
  - Please contact Broker.
  - $4.55 PSF (Estimated)
- Key Tenants
  - Twin Liquors
  - First Watch
  - Panera
  - Massage Heights

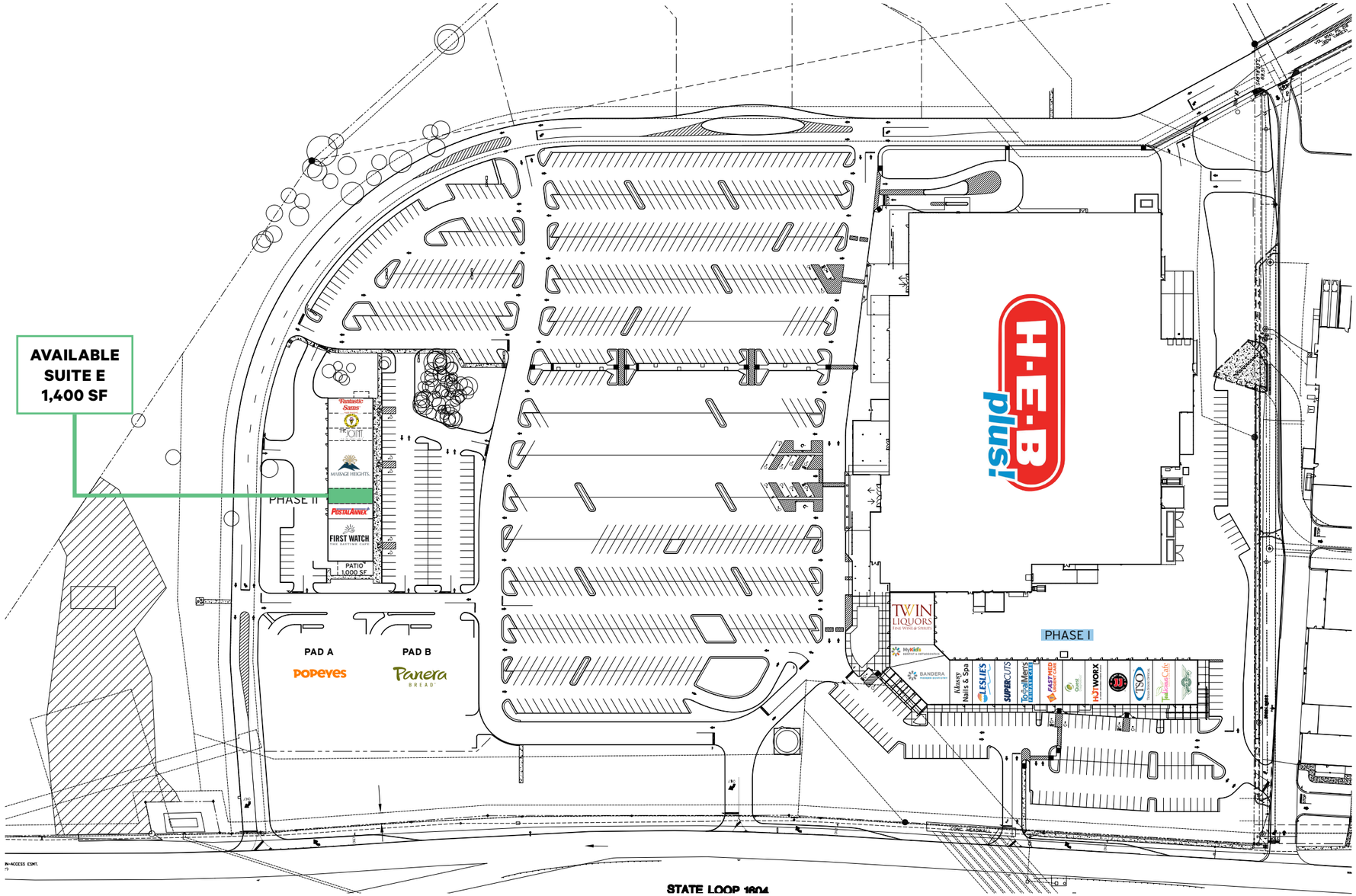
Demographics	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	12,974	97,957	242,895
2023 Daytime Population	15,232	71,508	219,101
2023 Average Household Income	$113,631	$114,549	$105,961
Median Age	34.7	35.2	34.3

Traffic Counts	Vehicles per day
Loop 1604	87,499 VPD
Bandera Road	42,382 VPD

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SITE PLAN - PHASE 1



PHASE I - TENANTS & AVAILABILITIES

1	Twin Liquors	4,000 SF
2	My Kid's Dentist & Orthodontics/Bandera Modern Dentisty	4,222 SF
3	Klassy Nails & Spa	1,800 SF
4	Leslie's Swimming Pool Supplies	2,800 SF
5	Supercuts	1,200 SF
6	Totla Men's Primary Care	1,500 SF
7	FastMed Urgent Care	2,500 SF
8	Quest Diagnostics	1,500 SF
9	HotWorx	1,900 SF
10	Jimmy John's	1,400 SF
11	Texas State Optical	2,700 SF
12	Tealicious Cafe	2,477 SF
13	Wingstop	2,000 SF

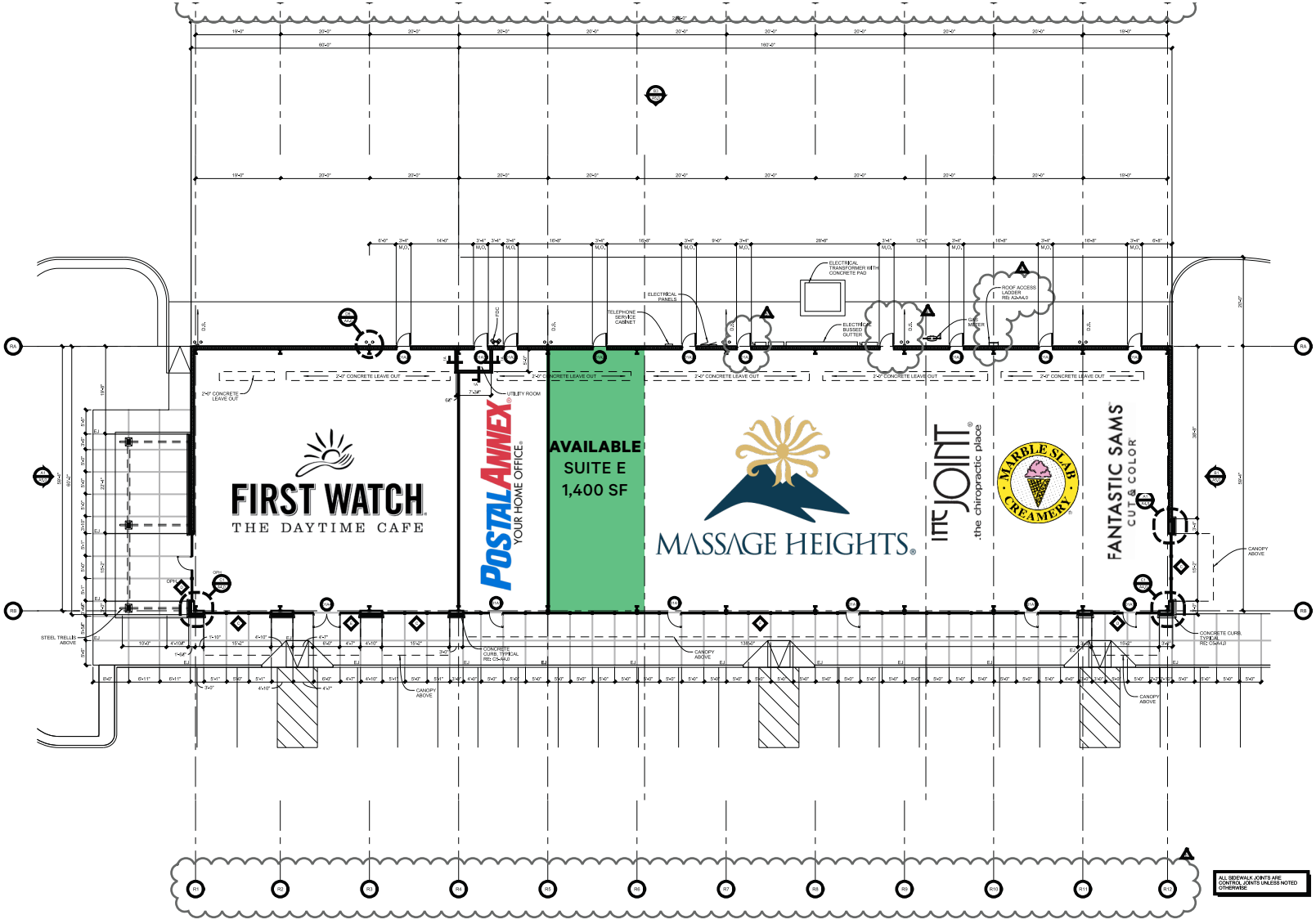
PHASE II - TENANTS & AVAILABILITIES

A-C	First Watch	3,600 SF
D	PostalAnnex	1,200 SF
E	**1,400 SF Available**	
F-H	Massage Heights	3,600 SF
J	The Joint	900 SF
K	Marble Slab Creamery	1,200 SF
L	Fantastic Sams	1,200 SF

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SITE PLAN - PHASE 2



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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.

TREC
TEXAS REAL ESTATE COMMISSION

EQUAL HOUSING OPPORTUNITY

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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Buyer/Tenant/Seller/Landlord Initials

Date

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