

THE MARKETPLACE AT ENCINO PARK

22135 BULVERDE RD, SAN ANTONIO, TX 78259

SHOP COS.



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PROJECT SCOPE

Marketplace at Encino Park is strategically located in the rapidly growing Far North Central San Antonio Area. It's anchored by a top-performing Sprouts Farmers Market and boasts a strong national tenant mix. The property benefits from an affluent customer base with a \$3.5 billion annual consumer spending power and an average household income of \$165,000 within a 3 mile radius.

DETAILS

- Size: 92,244 SF
- Availability:
 - Inline: 7,938 SF (divisible)
 - Pad: .64 Acres

TRAFFIC COUNTS

- o Bulverde Rd. 24,851 VPD-25
- o E. Evans Rd. 12,240 VPD-25

AREA RETAILERS

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	8,423	75,149	180,180
Avg. HH Income	\$170,317	\$146,676	\$139,833
Total Housing Units	2,839	25,704	64,835
Daytime Population	5,896	57,683	163,569
Median Home Value	\$458,611	\$424,932	\$386,784



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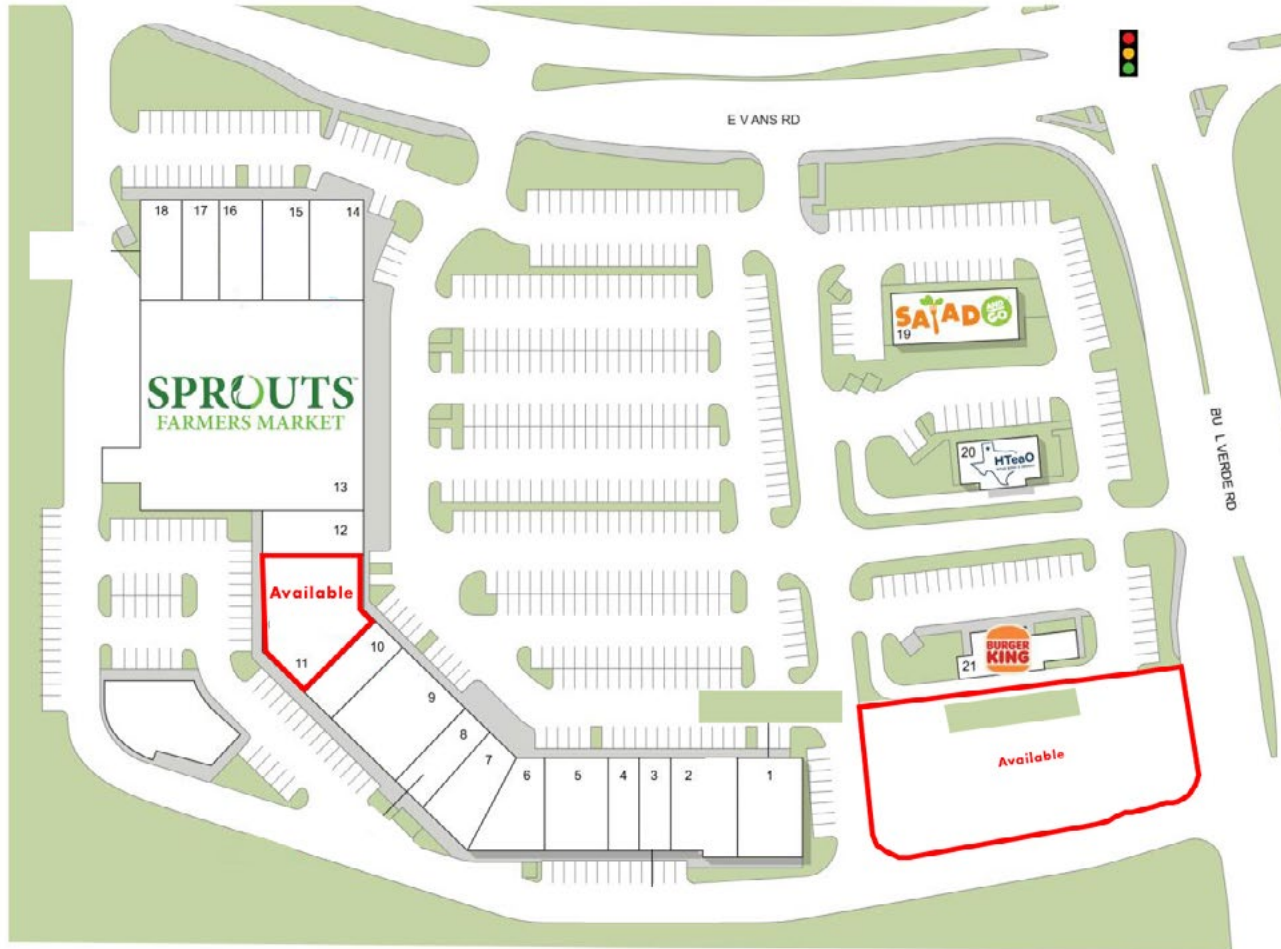
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001	Oak Haven Massage	4,320
002	Taziki S Mediteranean Cafe	3,180
003	Bahia Bowls	1,581
004	Paradise Brow Threading and Spa	1,100
005	Super Dental Group	5,000
006	Venetian Nail and Bar	3,500
007	Tiger Hong's World Class Tae Kwon Do	3,000
008	Mathnesium	1,873
009	Pet Supplies Plus	6,500
010	Sakura Asian Cuisine	2,300
011	Available	7,938
012	Texas Cheer Liquor	2,250
013	Sprouts Farmers Market	29,896
014	Pentagon Federal Credit Union	3,506
015	Next Level Urgent Care	3,065
016	F45 Training	3,020
017	Matador Men's Grooming	1,400
018	Marco's Pizza	1,700
019	Salad And Go	800
020	HteaO	2,042
021	Burger King	3,073
Pad D	Available	.64 Acres

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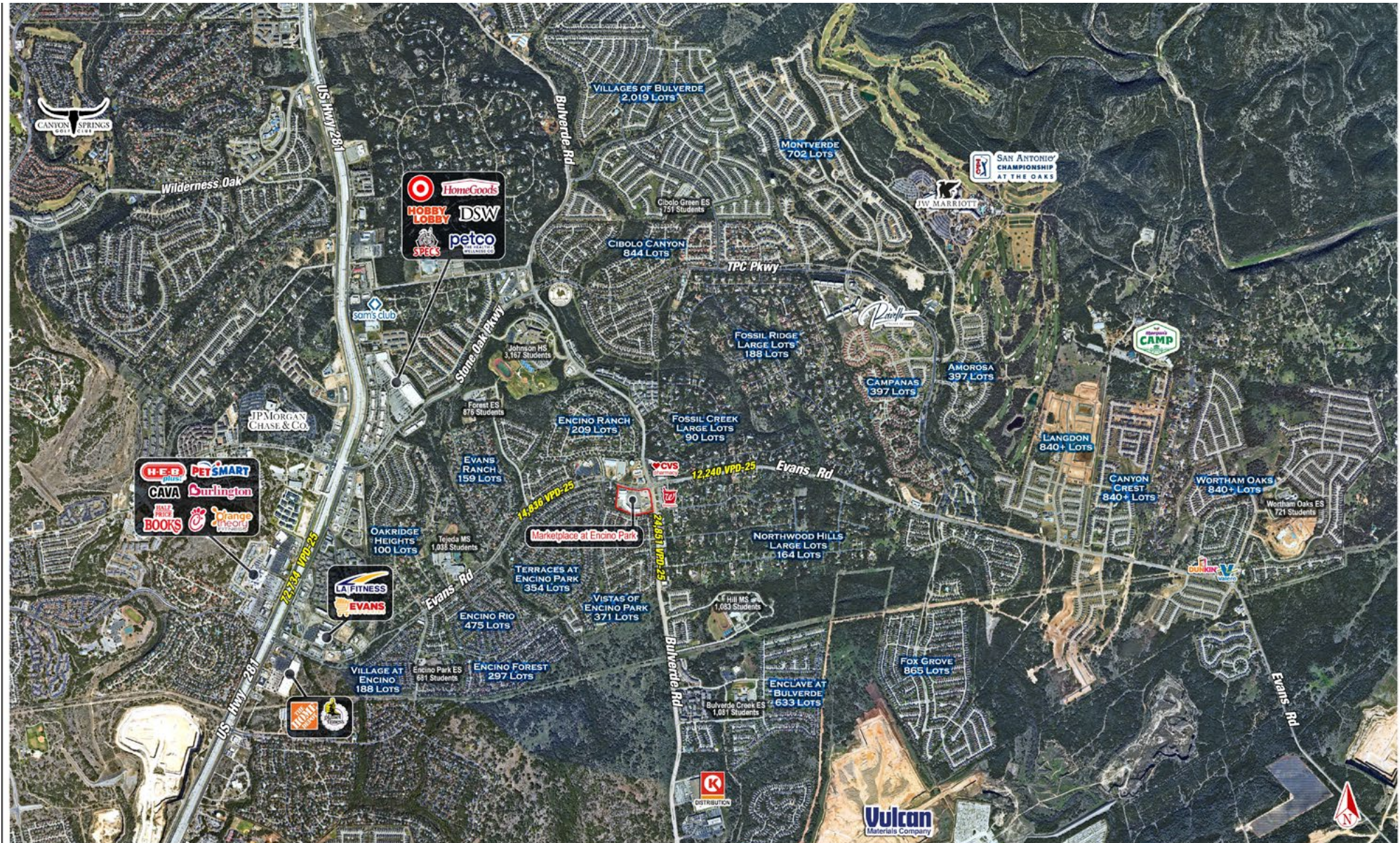
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INFORMATION ABOUT BROKERAGE SERVICES



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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RAND HOROWITZ

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