

NWC OF BANDERA & LOOP 1604 PAD SITE

11803 BANDERA, SAN ANTONIO, TX 78215

SHOP COS.



Phillip Halliday / PHILLIP@SHOPCOMPANIES.COM / 210-985-7672

Whit Jordan / WHIT@SHOPCOMPANIES.COM / 210-985-7321

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

NWC OF BANDERA & LOOP 1604 PAD SITE

11803 BANDERA, SAN ANTONIO, TX 78215

SHOP COS.



PROJECT SCOPE

A premier site is positioned at the Hard Corner of Loop 1604 and Bandera Rd, surrounded by National Co-tenancy & some of the top Restaurant Sales in San Antonio. This 2nd Generation Restaurant is shadow anchored by HEB's highest grossing unit, Super Target, Home Depot, Academy, Lowes, Gold's Gym & more.

DETAILS

- Building Size: 6,676 SF
- Pad Size: 1.32 Acres
- Zoning: C3
- Privacy: Existing tenant is operating, please do not disturb

TRAFFIC COUNTS

o W. Loop 1604	96,775 VPD-25'
o Bandera Road:	35,202 VPD-25'

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	9,026	95,025	244,843
Avg. HH Income	\$111,581	\$121,303	\$112,273
Total Housing Units	3,655	33,523	87,677
Daytime Population	12,853	69,157	209,066
Median Home Value	\$309,137	\$302,985	\$294,691

Phillip Halliday / PHILLIP@SHOPCOMPANIES.COM / 210-985-7672

Whit Jordan / WHIT@SHOPCOMPANIES.COM / 210-985-7321

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

NWC OF BANDERA & LOOP 1604 PAD SITE

11803 BANDERA, SAN ANTONIO, TX 78215

SHOP COS.



Phillip Halliday / PHILLIP@SHOPCOMPANIES.COM / 210-985-7672

Whit Jordan / WHIT@SHOPCOMPANIES.COM / 210-985-7321

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

NWC OF BANDERA & LOOP 1604 PAD SITE

11803 BANDERA, SAN ANTONIO, TX 78215

SHOP COS.



Phillip Halliday / PHILLIP@SHOPCOMPANIES.COM / 210-985-7672

Whit Jordan / WHIT@SHOPCOMPANIES.COM / 210-985-7321

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

NWC OF BANDERA & LOOP 1604 PAD SITE

11803 BANDERA, SAN ANTONIO, TX 78215

SHOP COS.



Phillip Halliday / PHILLIP@SHOPCOMPANIES.COM / 210-985-7672

Whit Jordan / WHIT@SHOPCOMPANIES.COM / 210-985-7321

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

11803 BANDERA, SAN ANTONIO, TX 78215



- | | |
|--|----------------------|
| ○ TIGHT ENOUGH TO BEK
FOUR
(SMALLER OTHERWISE NOTED) | W WATER METER |
| | W WATER VALVE |
| | G GAS METER |
| RECORD INFORMATION
MB2274 TC
500 | E ELEC. METER |
| AS MEASURED IN FIELD | C CLEAN OUT |
| S33°28'20"W | CO CONCRETE |
| 161.24' | U URBAN POLE |
| (VOLUME) POLE | GH GRASSY W/ UTILITY |
| COV COVERED | ★ LIGHT POST |
| | HYD HYDRANT |
| | SEWERY SEWER MANHOLE |
| | MANHOLE |

SURVEY OF:

LOT 1, BLOCK 1, NEW CITY BLOCK 15663, JNFS AT BANDERA AND 1604, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9538, PAGE 37 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTES

1. ACCORDING TO F.E.M.A. F.I.R.M. MAP NUMBER 48029C0220G WITH EFFECTIVE DATE OF SEPTEMBER 29, 2010, THE SUBJECT PROPERTY IS LOCATED IN ZONE X.
2. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83)(CORS).

ADDRESS 11801 E BANDERA ROAD, SAN ANTONIO, TEXAS
JOHNSON SURVEYING JOB NO. 629001004
CERTIFIED TO: HASSLOCHER ENTERPRISES, INC., ANDERCHASE PARTNERS, LTD., LAMBETH BUILDING CO.

SUBJECT TO THE FOLLOWING RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS ACCORDING TO SCHEDULE B OF TITLE COMMITMENT ISSUED BY

FIDELITY TITLE INSURANCE COMPANY ISSUED JULY 5, 2013, G.F. NO. 400302351										
VOL. 9538	PAGE 37	DEED AND PLAT	RECORDED	VOL. 7202	PAGE 140	REAL PROPERTY	RECORDED	VOL. 6548	PAGE 988	REAL PROPERTY
VOL. 7202	PAGE 126	REAL PROPERTY	RECORDED	VOL. 2966	PAGE 287	DEED	RECORDED	VOL. 2432	PAGE 1549	REAL PROPERTY
VOL. 7686	PAGE 2056	REAL PROPERTY	RECORDED	VOL. 7758	PAGE 540	REAL PROPERTY	RECORDED	VOL. 7205	PAGE 161	REAL PROPERTY

SURVEYOR'S CERTIFICATION

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREOF DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE.


Joel Christian Johnson, R.P.L.S. #5578

DATE JULY 26, 2013



"Land Title Survey"

PREPARED BY:
JOHNSON SURVEYING, INC.

Registered Professional Land Surveyor
17890 Blanco Rd. Ste. 306, San Antonio, Tx 78232
(210) 858-9838 * (210) 247-6138 fax

Whit Jordan / **WHIT@SHOPCOMPANIES.COM** / **210-985-7321**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone