

WOODLAKE CROSSING

FM 78 & WOODLAKE PKWY, SAN ANTONIO, TX 78244

SHOP ^{COS.}



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

Kevin Clements / KEVIN@SHOPCOMPANIES.COM / 210-985-7291

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PROJECT SCOPE

Woodlake Crossing Shopping Center is a prominent retail destination strategically located at the intersection of FM 78 and Woodlake Parkway in San Antonio. The center features a strong lineup of national retailers, including Crunch Fitness, Petco, Chick-fil-A, Ross, Burlington, Five Below, DD's Discounts, Ollie's, and Bank of America.

With high visibility, strong traffic counts, and a well-established commercial presence, Woodlake Crossing provides an ideal location for retailers looking to establish a presence in this dynamic market.

DETAILS

- Shop Space: Availability 1,137 SF - 7,200 SF
- Box Space: Availability: 54,371 SF
- Pad Space: Available: 1.18 Acres and 1.39 Acres

TRAFFIC COUNTS

o Woodlake Parkway	8,837 VPD 25'
o FM 78	26,336 VPD 25'
o Rittiman Rd	19,387 VPD 25'
o Seguin Rd	29,935 VPD 25'

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	14,089	122,038	226,139
Avg. HH Income	\$89,723	\$89,061	\$86,956
Total Housing Units	4,616	40,324	77,536
Daytime Population	10,905	89,392	197,190
Median Home Value	\$239,385	\$232,316	\$238,874

AREA RETAILERS



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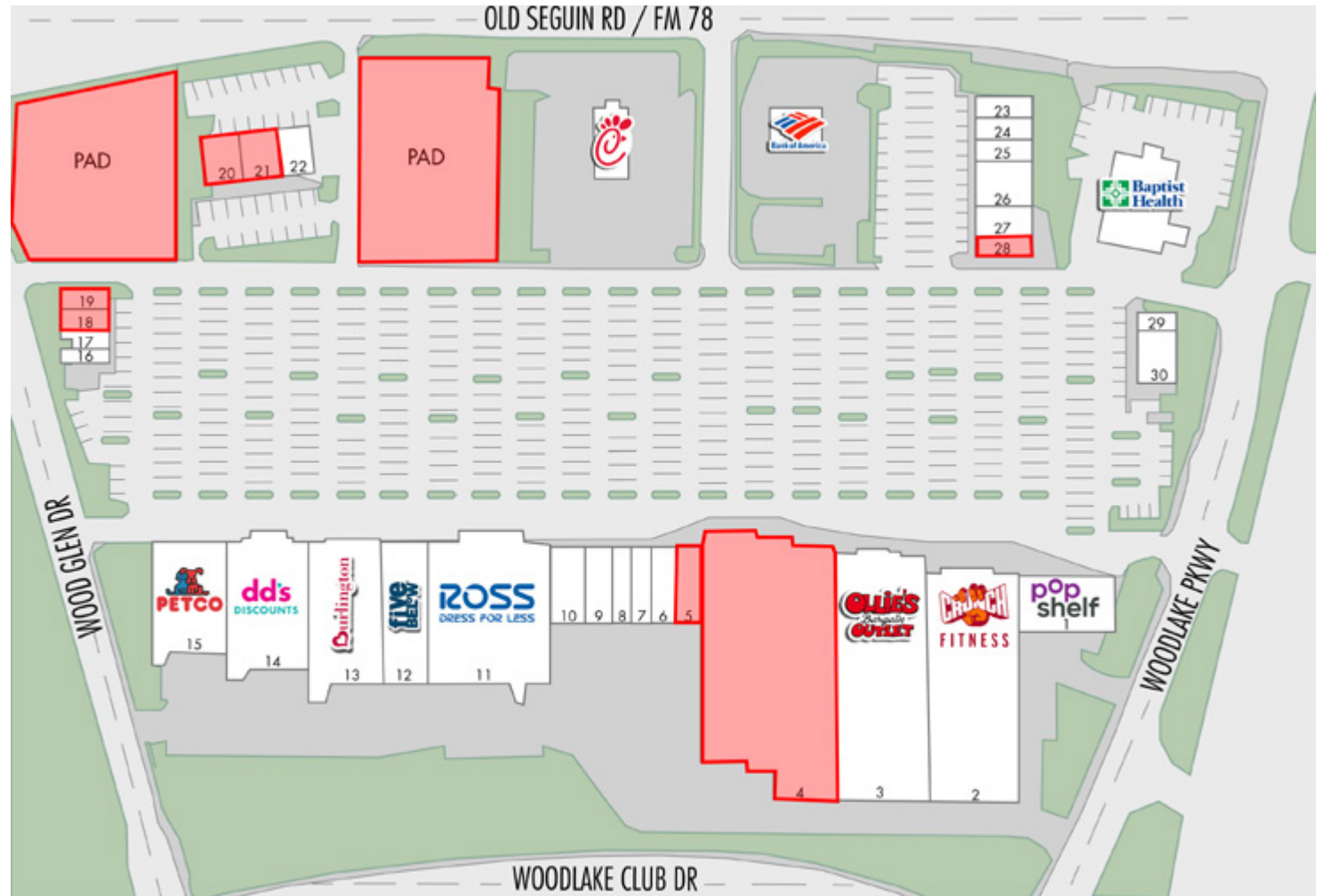
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Suite #	Vendor	SF
Building 1		
1	Popshelf	9,460
2	Crunch Fitness	38,957
3	Ollies	35,000
4	Available	54,371
5	Available	2,882
6	At Lease	4,261
7	GNC	1,500
8	Sally Beauty Supply	1,500
9	CATO	4,000
10	Rack Room Shoes	5,437
11	Ross Dress for Less	30,182
12	Five Below	10,375
13	Burlington Coat Factory	19,787
14	DD's Discounts	18,100
15	Petco	15,000
Building 2 - 6310 Wood Glen Dr		
16	National Guard	1,183
17	EZ Nails	1,400
18	Available	1,137
19	Available	1,849
Building 3 - 6914 FM 78		
20	Available	3,700
21	Available	3,500
22	James Avery	3,234
Building 4 - 7110 FM 78		
23	T-Mobile	2,200
24	At Lease	2,529
25	At Lease	2,150
26	Impact Urgent Care	5,000
27	Trendique Nails & Spa	3,000
28	Available	1,498
Building 5		
29	Great Clips	1,177
30	Don's & Ben's Liquor	3,758
Pad Sites		
1	Available	1.18 AC
2	Available	1.39 AC



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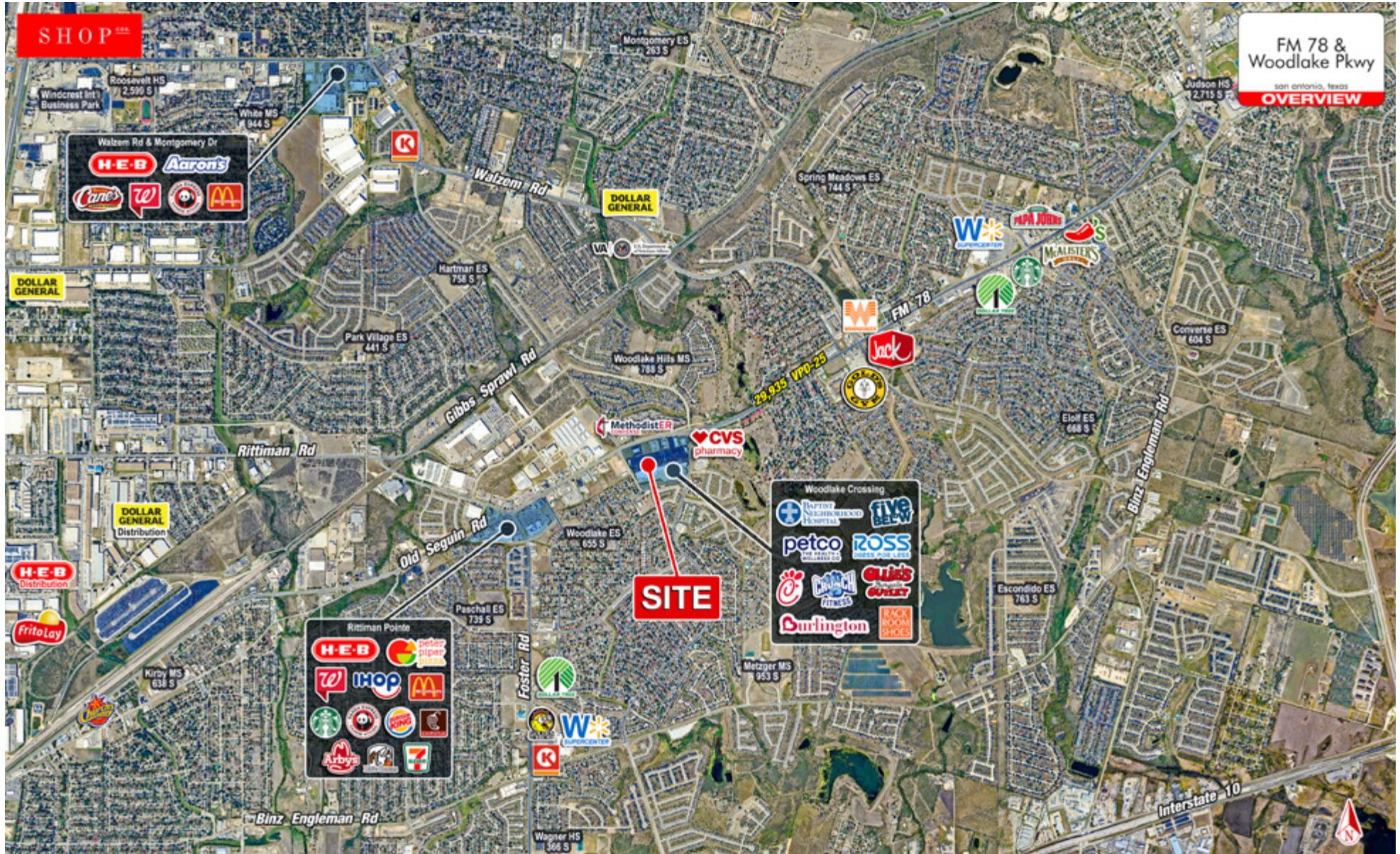
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INFORMATION ABOUT BROKERAGE SERVICES



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

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