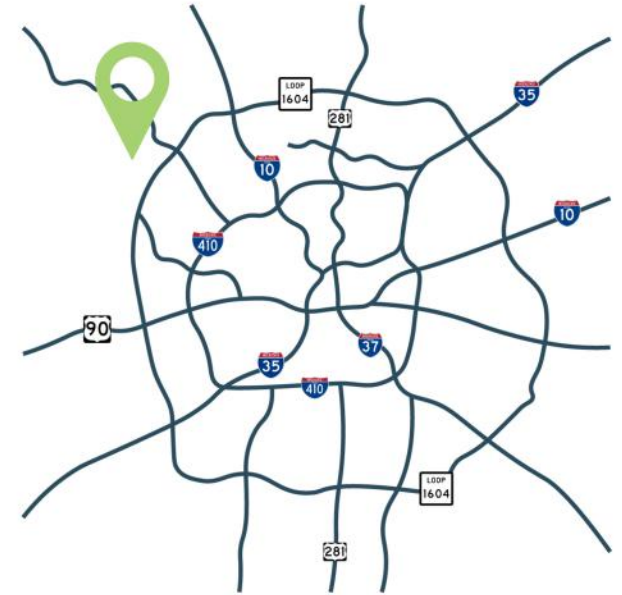


SPACE AVAILABLE

10934 BRAUN ROAD

10934 BRAUN ROAD | SAN ANTONIO, TEXAS | 78254

Located at the signalized intersection of Braun Road and FM 1560, this building is a well-positioned 8-bay automotive repair facility on nearly 1 acre. This setup makes it an excellent service shop that caters to the growing area.



JON GALINDO, CCIM
SENIOR ASSOCIATE
(210) 816-2734
JGALINDO@FORESITECRE.COM

The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

10934 BRAUN ROAD

SAN ANTONIO, TEXAS

WHAT I LOVE
ABOUT THIS
PROPERTY:

“

This is a great service shop that is strategically located to cater to an expanding neighborhood.

J. GALINDO

”

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,862	84,159	220,130
Household Income	\$170,368	\$140,241	\$144,340
Households	2,666	28,585	74,979
Median Age	34.0	34.5	35.6

DESIRED USES

- Auto Service Center
- Electrical Company
- Plumbing Company
- HVAC Install/Repair

PROPERTY HIGHLIGHTS

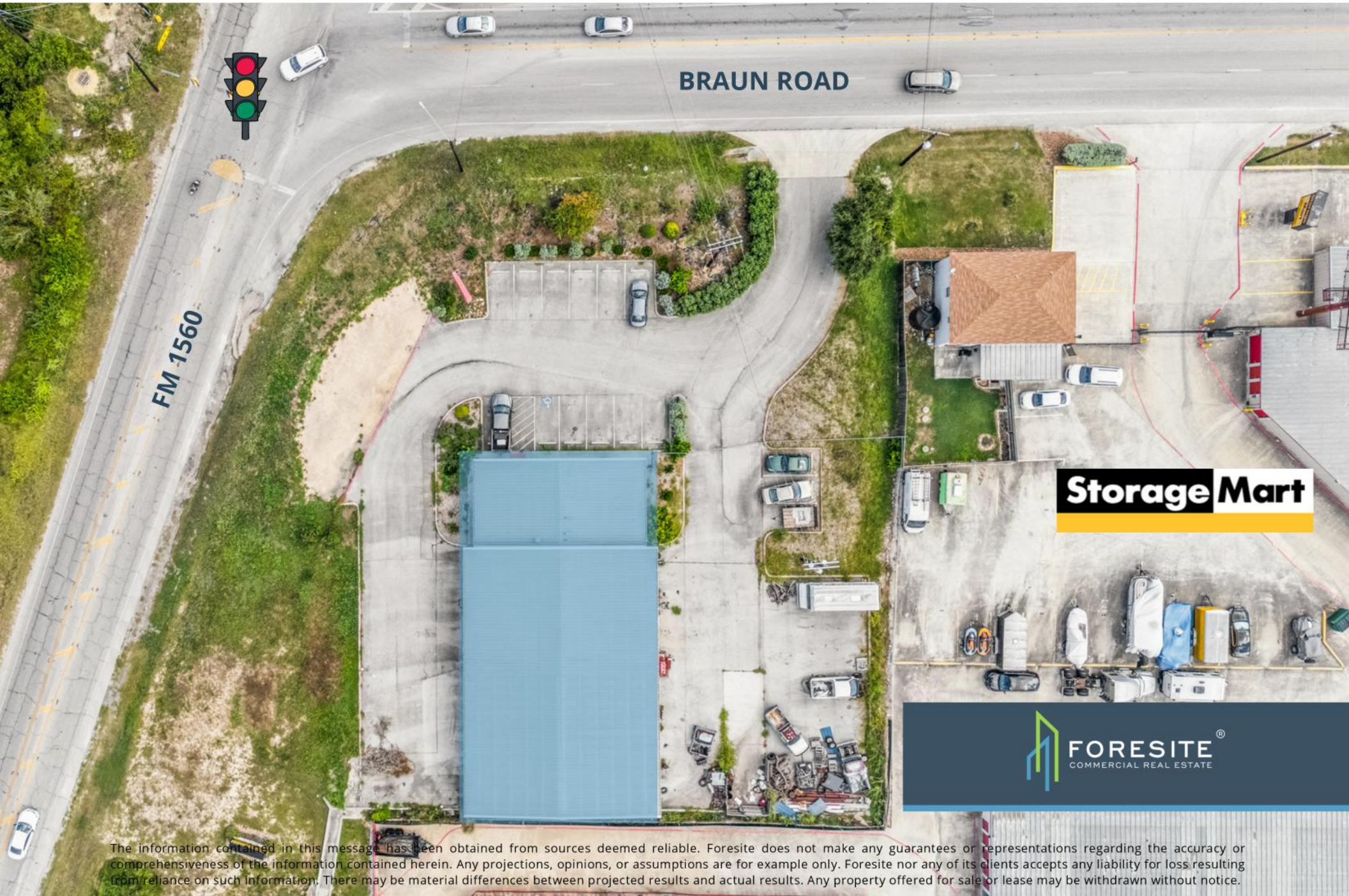
- 1 A metal construction, 8-bay automotive repair facility built in 2012, located on nearly 1 acre.
- 2 Located at the signalized intersection of Braun Road and FM 1560, with one ingress/egress to Braun Road.
- 3 Fenced area for asset protection and controlled access.



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10934 BRAUN ROAD

SAN ANTONIO, TEXAS



Storage Mart



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10934 BRAUN ROAD

SAN ANTONIO, TEXAS



BRAUN ROAD

Storage Mart

FM 1560

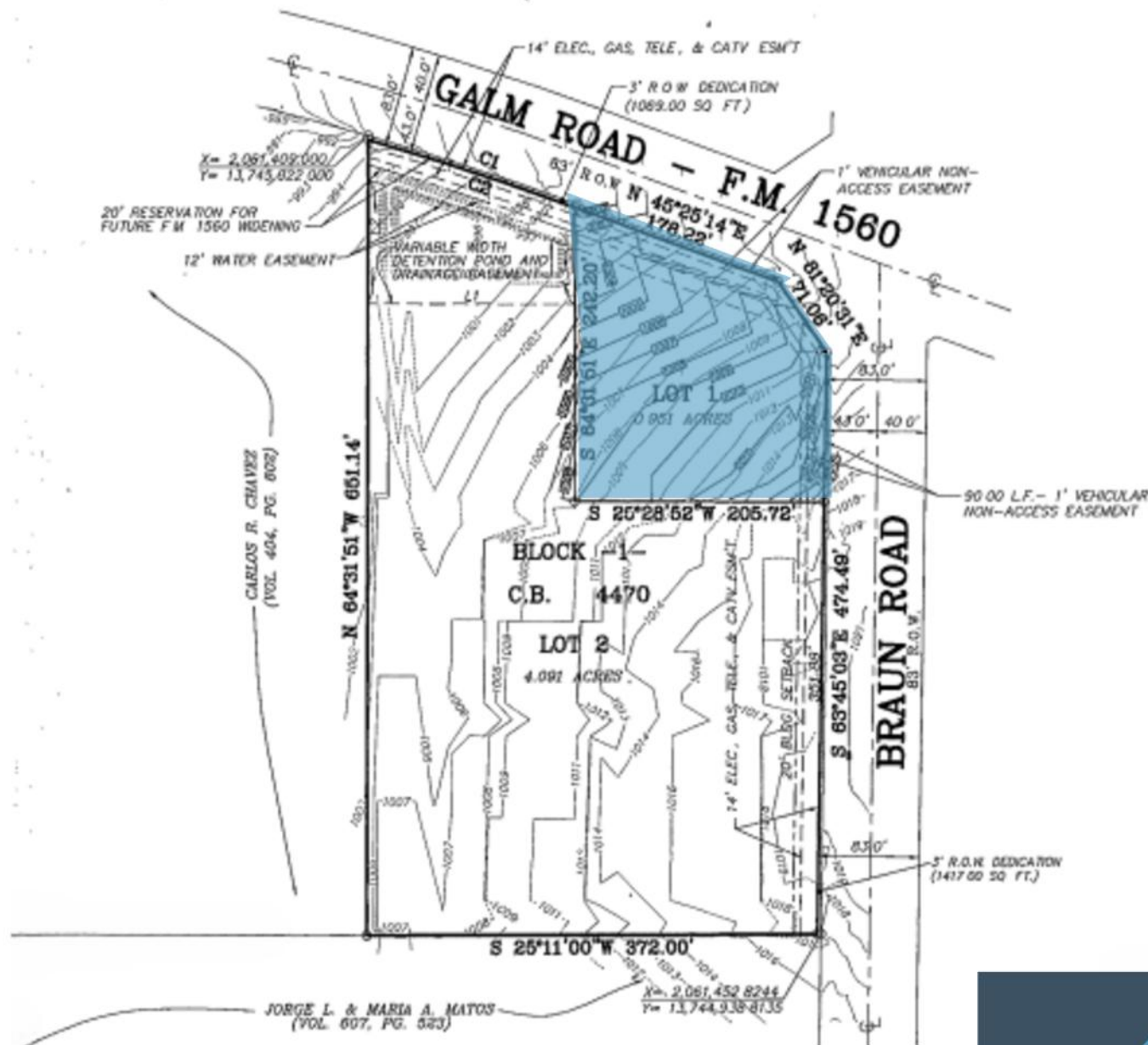
10934 BRAUN ROAD

SAN ANTONIO, TEXAS



10934 BRAUN ROAD

SAN ANTONIO, TEXAS





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:
 - 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.

Foresite Real Estate, Inc.	9003568		(210) 816-2734
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
Bethany Babcock		bbabcock@foresitecre.com	(210) 816-2734
Designated Broker of Firm		E-Mail	Phone
Chad Knibbe		cknibbe@foresitecre.com	(210) 816-2734
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
Jon Galindo	740297	jgalindo@foresitecre.com	(210) 816-2734
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

