

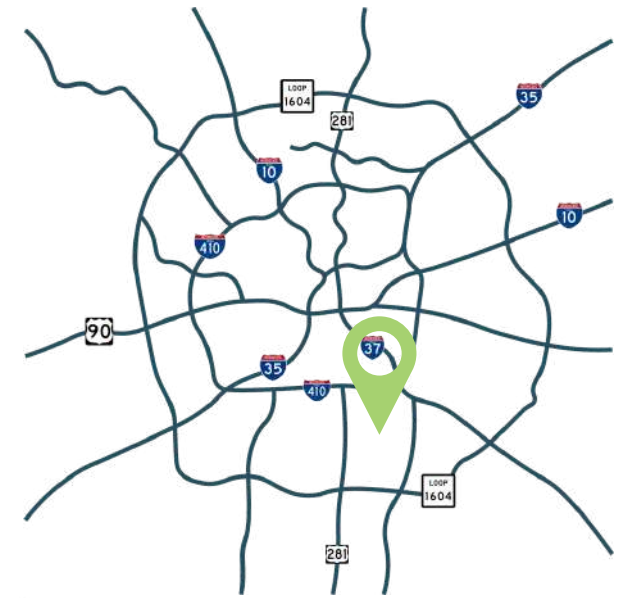
PAD SITE FOR LEASE

2017-2031 GOLIAD RD.

2017 Goliad Road, San Antonio, TX, USA

0.61 total acres with C-3 available for Ground Lease

Ideal for Mixed Use, Multifamily, or Retail Commercial Development.



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PROPERTY HIGHLIGHTS

1 Highly visible 0.61-acre pad at the hard corner of Goliad Road and Pecan Valley Drive within the established Brookhill Shopping Center, capturing strong neighborhood and commuter traffic.

2 Ideal configuration for a drive-thru coffee or specialty beverage user similar to Swig, with excellent access and circulation potential for quick-service concepts.

3 Co-tenancy with established national and regional retailers in a dense infill trade area, providing built-in customer draw and strong daytime population.

2017-2031 GOLIAD RD

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,646	85,927	222,047
Household Income	\$57,289	\$65,380	\$70,137
Daytime Population	14,618	83,970	221,665

POSSIBLE USES

- Mixed Use
- Retail
- Multifamily
- Service/Medical

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This 0.61-acre pad at Brookhill Shopping Center is a rare infill opportunity with the visibility and access today's drive-thru coffee and specialty drink users are chasing.

Z. PARRA

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2017-2031 GOLIAD RD

SAN ANTONIO, TEXAS



ENTITLEMENTS

Water: Available / Buyer to Verify

Sewer: Available / Buyer to Verify

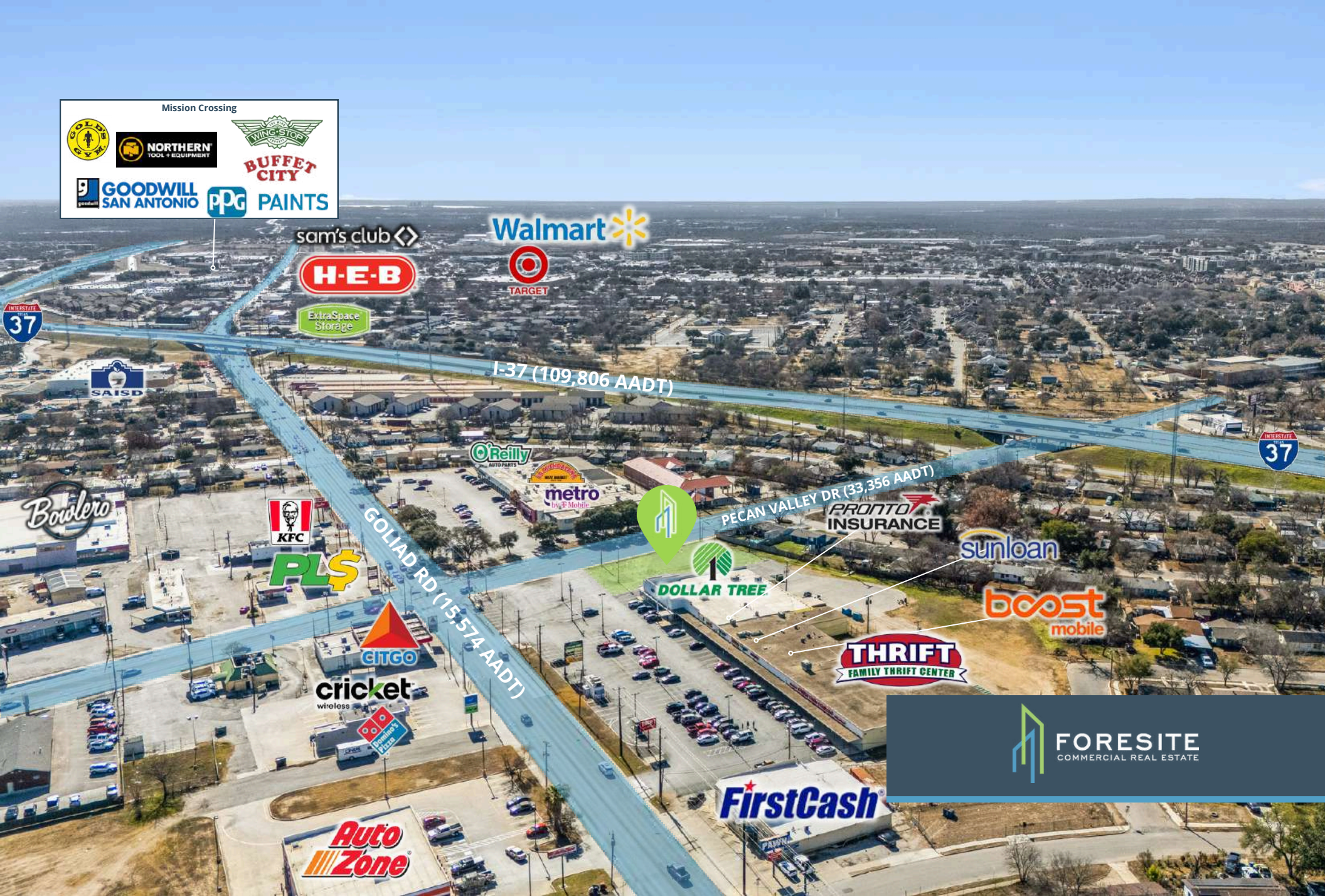
Electric: Available / Buyer to Verify

Zoning: C-3



2017-2031 GOLIAD RD

SAN ANTONIO, TEXAS



Mission Crossing

- GOLD'S GYM
- NORTHERN TOOL + EQUIPMENT
- WING STOP
- GOODWILL SAN ANTONIO
- PPG PAINTS
- BUFFET CITY

- sam's club
- H-E-B
- ExtraSpace Storage

- Walmart
- TARGET



- CITGO
- cricket wireless
- Protein Palace



- DOLLAR TREE



FORESITE
COMMERCIAL REAL ESTATE

2017-2031 GOLIAD RD

SAN ANTONIO, TEXAS



HIGHLANDS
(11,909 HOMES)



HIGHLANDS
(11,909 HOMES)

GOLIAD RD (15,574 AADT)
I-37 (109,806 AADT)

PECAN VALLEY DR (33,356 AADT)

I-37 (109,806 AADT)

SE MILITARY DR (33,356 AADT)

I-37 (109,806 AADT)

Brooks Corner Shopping Center

- ROSS DRESS FOR LESS
- ihop
- CHIPOTRILE MEXICAN GRILL
- PANDA EXPRESS CHINESE KITCHEN
- petco
- GameStop
- FedEx
- 5.11
- IBC BANK
- peter piper pizza
- Olive Garden
- WHATABURGER

- SUBWAY
- Office DEPOT
- AT&T
- CAFO
- BEST BUY
- STARBUCKS COFFEE
- BUFFALO WILD WINGS
- Longhorn Cafe

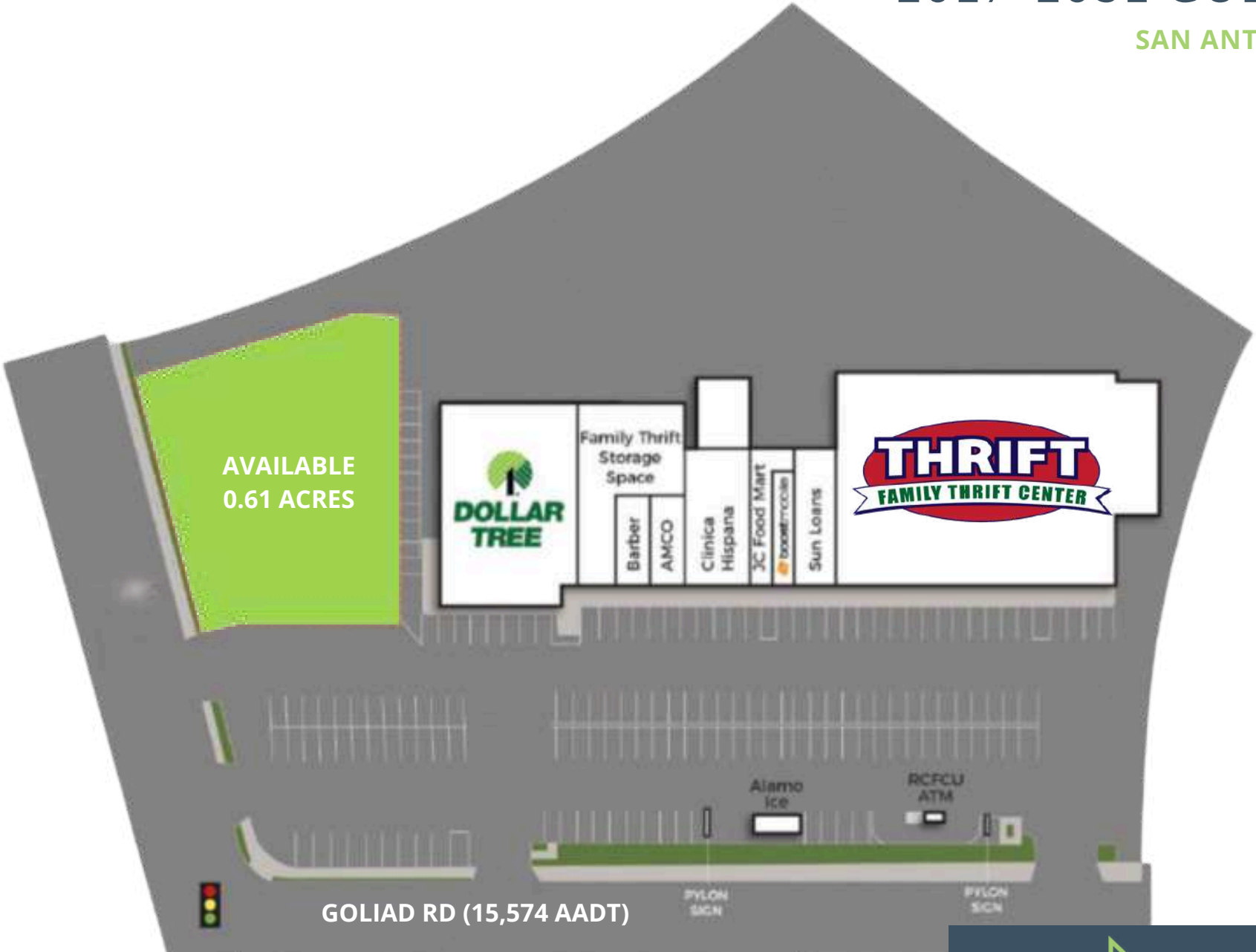
Mission Crossing

- GOLD'S GYM
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- PPG PAINTS
- BUFFET CITY

- Walmart
- sam's club
- LOWE'S
- BURGER KING
- DISCOUNT TIRE
- Auto Zone
- LONG JOHN SILVER'S
- VARCITY
- RBFCU
- Target
- H-E-B

2017-2031 GOLIAD RD

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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Zach Parra</u>	<u>631015</u>	<u>zparra@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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