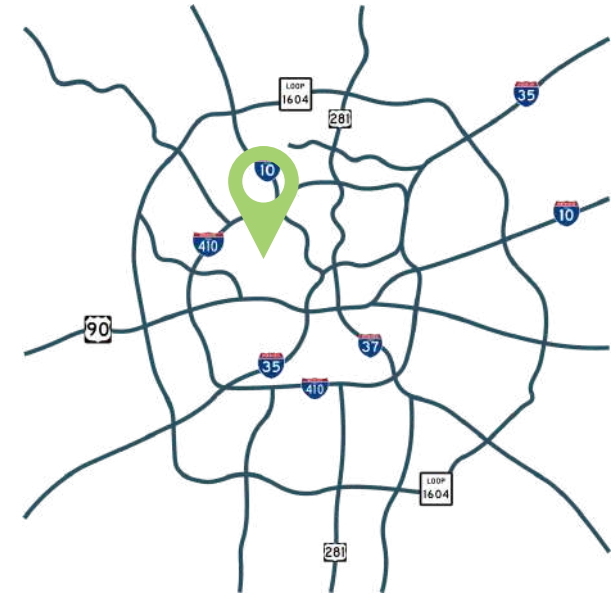


SPACE AVAILABLE

# 934 BANDERA ROAD

902-934 BANDERA ROAD, SAN ANTONIO, TX, USA

An outstanding 2,500 SF retail opportunity in a thriving, high-traffic corridor of San Antonio. Built in 2017, this modern retail space is positioned next to Dollar General and strategically anchored by Walmart and McDonald's, ensuring strong visibility and consistent customer traffic. With approximately 22,000 vehicles per day passing by, the site offers exceptional exposure and accessibility. The surrounding area features a vibrant mix of restaurants, shops, and medical offices, attracting steady foot traffic and creating a dynamic retail environment.



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## WHAT I LOVE ABOUT THIS PROPERTY:

“

934 Bandera Rd is exactly the kind of location that helps a business thrive, with strong anchors, steady traffic, and a neighborhood full of daily activity. It's a rare chance to be part of a high-performing retail corridor with built-in customers right outside your door

*Zach Parra*

”

# 934 BANDERA ROAD

SAN ANTONIO, TEXAS

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,671	146,925	359,600
Household Income	\$64,782	\$63,358	\$70,184
Total Households	5,331	54,375	144,397
Median Age	37.9	37.7	36.3

## DESIRED USES

- Nail Salon
- Title Company
- Barbershop
- Taxes

## PROPERTY HIGHLIGHTS

- 1** **±2,500 SF contemporary retail suite** constructed in 2017 with modern finishes and efficient layout.
- 2** **Prime exposure** along Bandera Road with **±22,000 VPD** and strong daytime population.
- 3** Strategically positioned within a **thriving retail corridor anchored by Walmart and McDonald's**, driving consistent customer traffic.





# 934 BANDERA ROAD

SAN ANTONIO, TEXAS



## PROPERTY SUMMARY

Year Built	2017
Available SF:	2,500 SF
Building Size:	4,099 SF
Rental Rate:	Contact Broker
Zoning:	C-2
Parking Ratio:	10.88/1000





# 934 BANDERA ROAD

SAN ANTONIO, TEXAS





# 934 BANDERA ROAD

SAN ANTONIO, TEXAS



## AVAILABLE SPACE

Suite Number	SF	Condition
934	2,500	2nd Gen Retail





# 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>598255</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u>497303</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
<u>Leroy Sanchez</u>	<u>804346</u>	<u>lsanchez@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](http://www.trec.texas.gov)

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