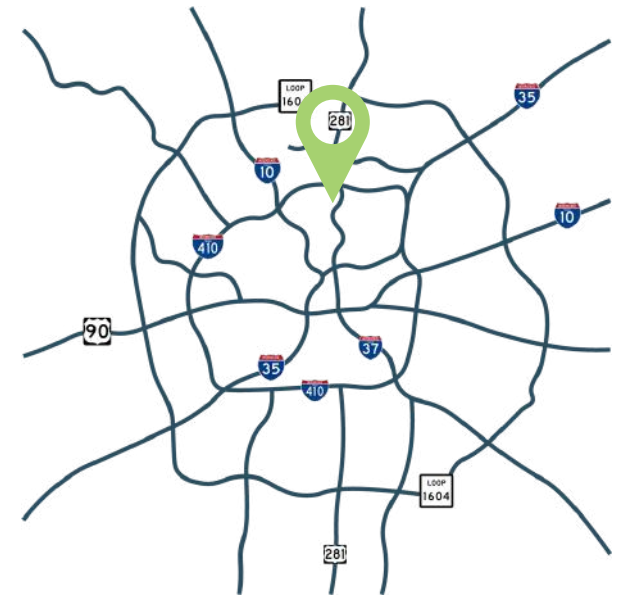


SPACE AVAILABLE

CONCOURSE

819 E RECTOR DR. | SAN ANTONIO, TEXAS | 78216

The Concourse is situated directly adjacent to a Walmart Supercenter on the SWQ of major San Antonio thoroughfares Loop 410 and Hwy 281. Rare opportunity for larger retailers to benefit from close proximity to San Antonio International Airport, North Star Mall, and The Quarry-Alamo Heights.



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WHAT I LOVE ABOUT THIS PROPERTY:

“

This is an exciting and rare opportunity for a larger retailer to locate in the heart of San Antonio, with close proximity to major retailers. Specs just expanded, and a brand new IHOP is now open.

V. ADELSTEIN

”

CONCOURSE

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,669	87,192	290,746
Household Income	\$68,573	\$100,848	\$92,617
Households	3,723	37,688	123,331
Median Age	37.9	40.2	38.0

DESIRED USES

- Hardware Anchor
- Furniture/ Mattress
- Restaurants
- Sporting Goods

PROPERTY HIGHLIGHTS

- 1** Dense trade area with 290,000 people and 123,000 households within a 5 mile radius.
- 2** Direct access to Loop 410 and Highway 281 with signage opportunity for junior anchor tenants
- 3** Benefits from area retailers and neighborhoods nearby including Best Buy, Office Depot, Target, Chick-Fil-A, North Star Mall and Alamo Heights.



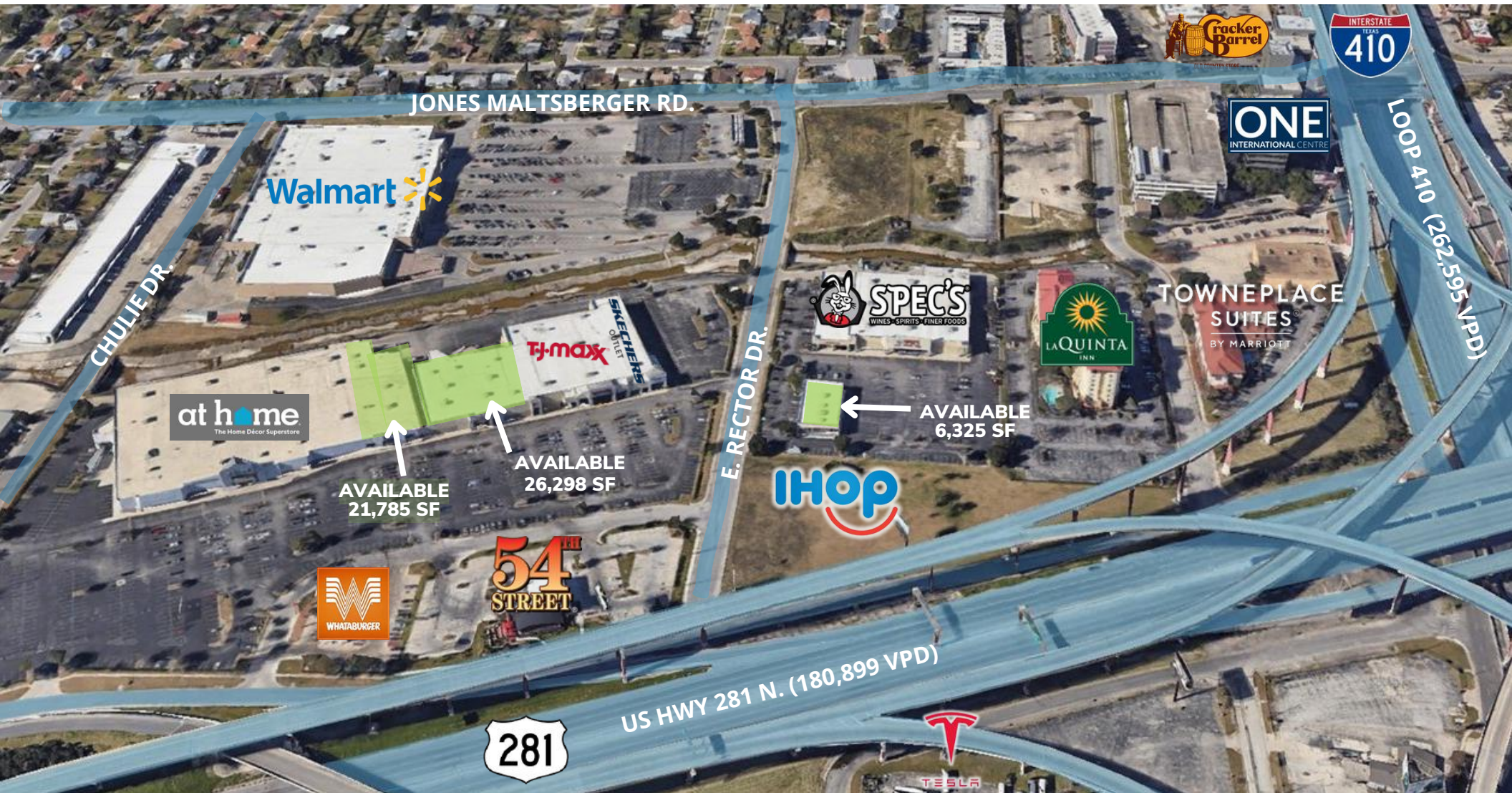
CONCOURSE

SAN ANTONIO, TEXAS



CONCOURSE

SAN ANTONIO, TEXAS



CONCOURSE

SAN ANTONIO, TEXAS



CONCOURSE

SAN ANTONIO, TEXAS

Walmart 



AVAILABLE SPACE

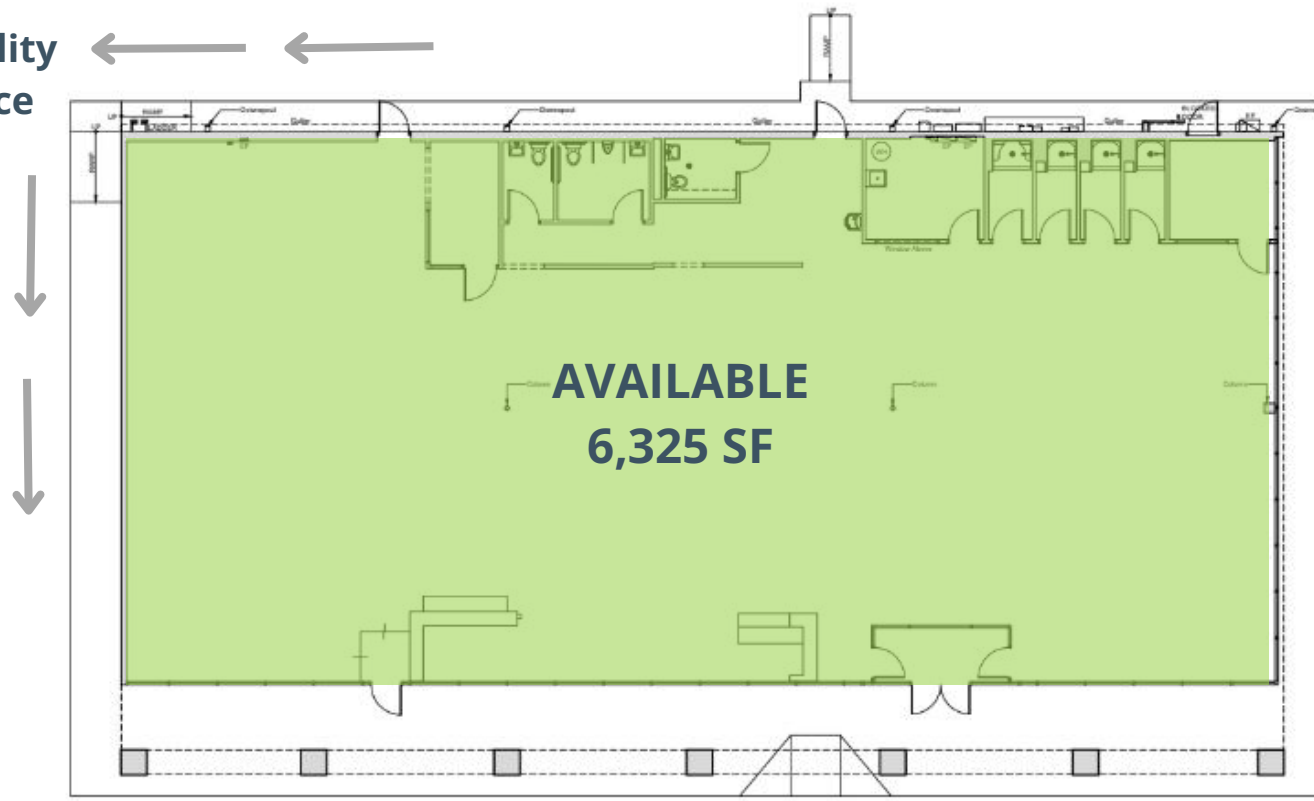
Suite Number	SF	Condition
Concourse III	21,785	2nd Gen Retail*
Concourse I	26,298	2nd Gen Retail*
Concourse II	6,325	Former Gym Space

* Spaces may be combined to equal 48,048 net leasable square feet.



CONCOURSE II - FLOOR PLAN

Drive Thru Capability
for available space



AVAILABLE SPACE

Suite Number	SF	Condition
Concourse III	21,785	2nd Gen Retail*
Concourse I	26,298	2nd Gen Retail*
Concourse II	6,325	Former Gym Space

* Space may be combined to equal 48,048 net leasable square feet.



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
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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>Vicki Adelstein</u>	<u>540915</u>	<u>vadelstein@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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