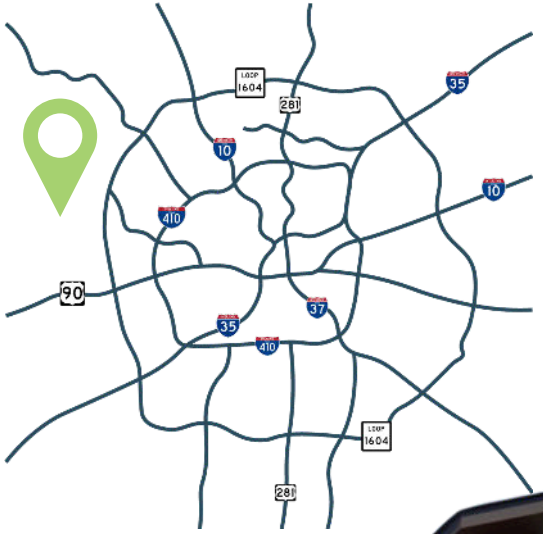
SPACE AVAILABLE

MERCADO AT CULEBRA

SEC CULEBRA RD & BLACKTAIL CREST DR | SAN ANTONIO | TX 78253



Located at the signalized SEC of Culebra Road and Blacktail Crest Drive, this proposed retail development sits at the center of NW San Antonio's fastest-growing submarket, with over 116,000 residents within three miles, an average household income of $134,840, and 24,880 vehicles per day on Culebra Road. The project offers pad sites and two-story retail/office space within a new, high-quality development anchored by strong daytime traffic drivers, including John M. Harlan High School's 3,600-student enrollment. This is a premier opportunity to secure a position in one of San Antonio's highest-growth corridors before buildout.



FORESITE®
COMMERCIAL REAL ESTATE

ZACH PARRA
ASST. DIRECTOR OF LEASING
(210) 816-2734
ZPARRA@FORESITECRE.COM

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MERCADO AT CULEBRA

SAN ANTONIO, TEXAS

PROPERTY HIGHLIGHTS

1. The **NW San Antonio** region is experiencing **rapid growth,** with more than **116,000 residents** within a three-mile radius.

2. In close proximity to **John M. Harlan High School,** which boasts an enrollment of **3,600 students,** lies a destination that can be easily reached on foot.

3. Located at the **signaled intersection** which offers excellent **visibility** and **exposure.**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,752	46,050	107,728
Household Income	$142,336	$145,555	$140,943
Households	834	14,443	35,950
Median Age	33.8	35.3	34.5

JOIN AREA RETAILERS

- McDonalds
- HTeaO
- Slim Chickens
- Burger King
- Las Palapas
- Sonic

> This project is situated in a prime location within one of SA's fastest-growing regions, offering convenient access to schools and emerging residential areas.
>
> *Z. PARRA*



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MERCADO AT CULEBRA

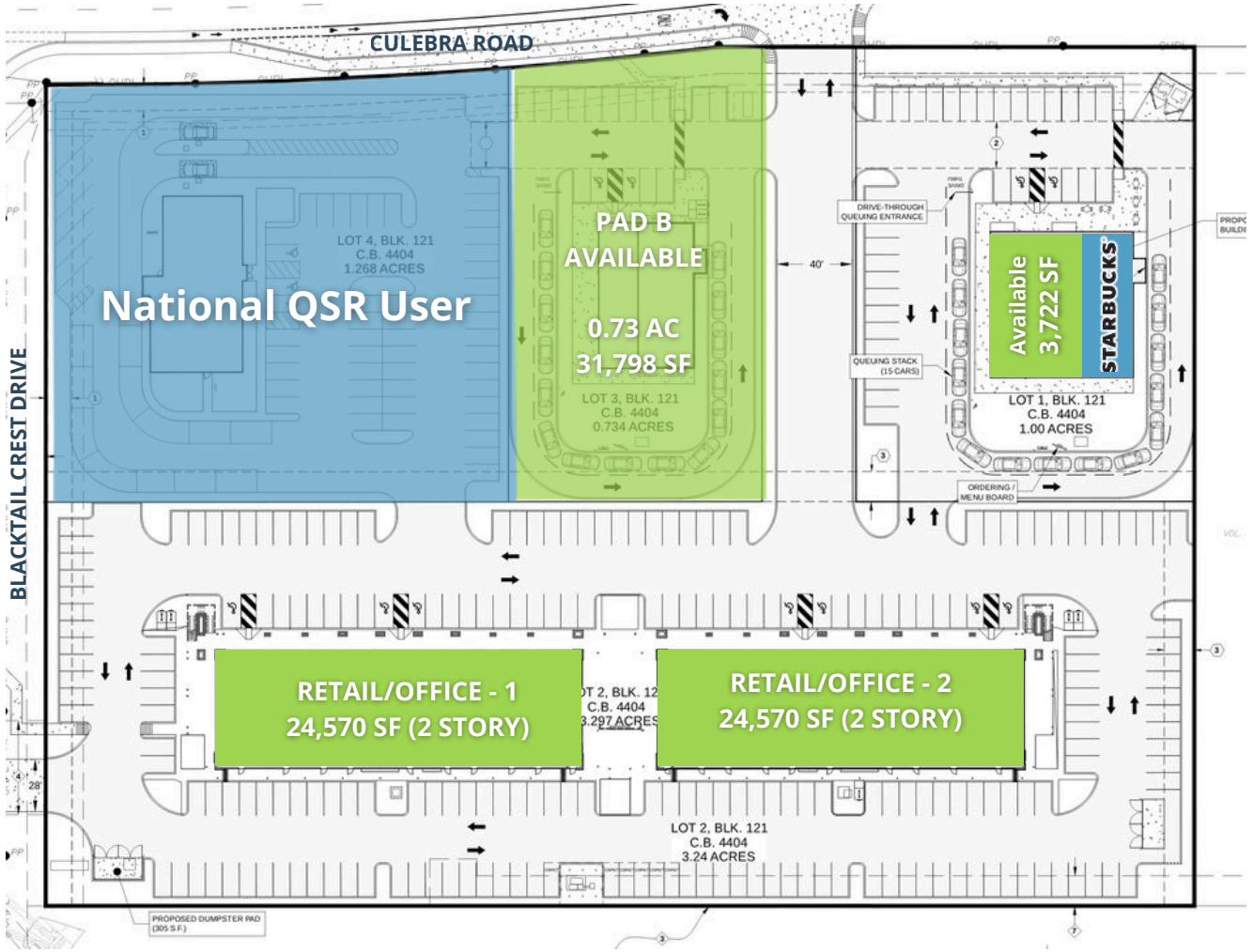
SAN ANTONIO, TEXAS



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MERCADO AT CULEBRA

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Pads	AC	Condition
B	0.73	Proposed QSR
Space	**SF**	**Condition**
Suite 2, Pad A	3,722	Proposed Retail
Retail / Office Building 1 - 2 Story	24,570	Proposed Retail
Retail / Office Building 2 - 2 Story	24,570	Proposed Retail

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MERCADO AT CULEBRA

SAN ANTONIO, TEXAS



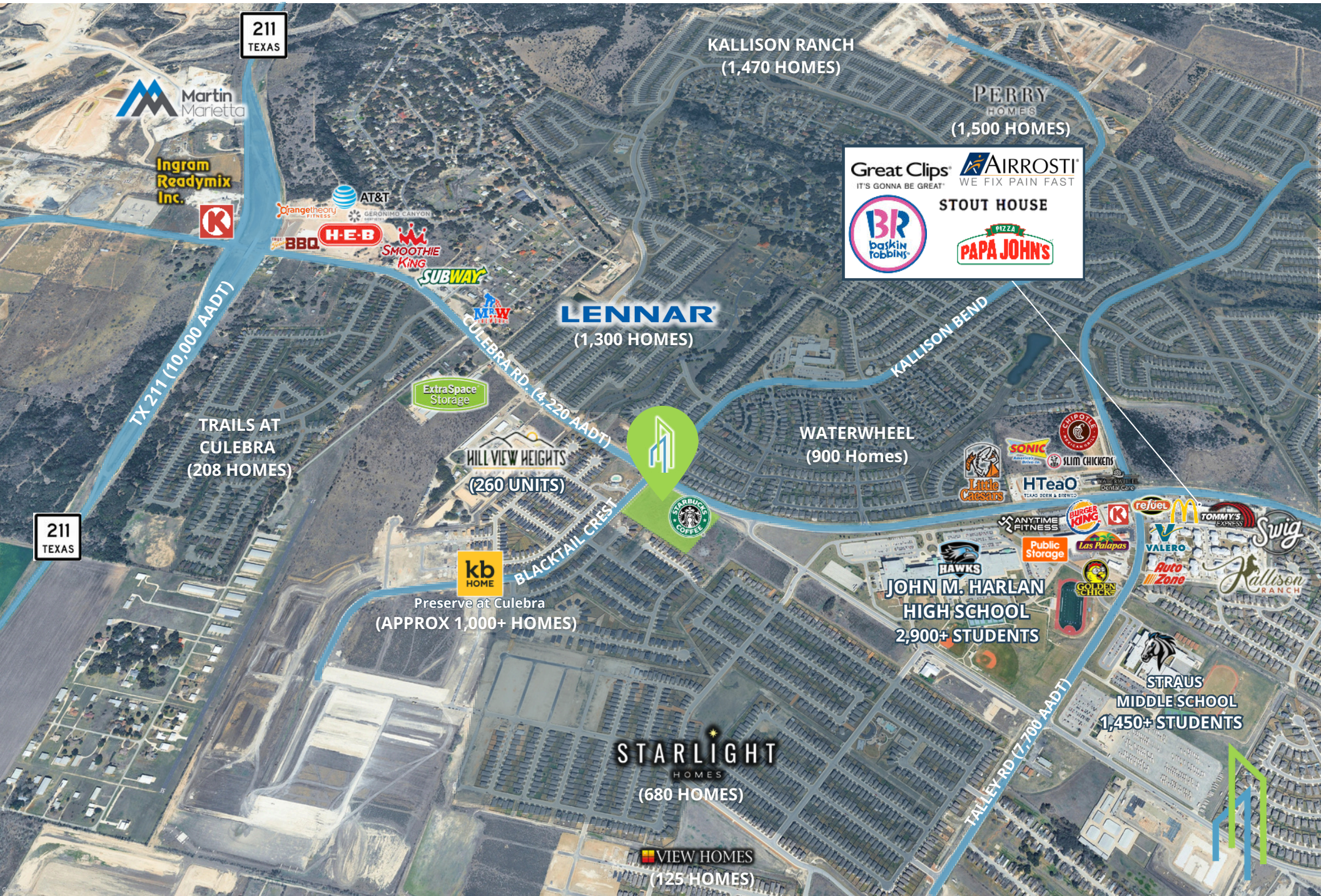
Proposed Concept Rendering

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MERCADO AT CULEBRA

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Zach Parra	631015	zparra@foresitecre.com	(210) 816-2734
Sales Agent/ Associate's Name		E-Mail	Phone