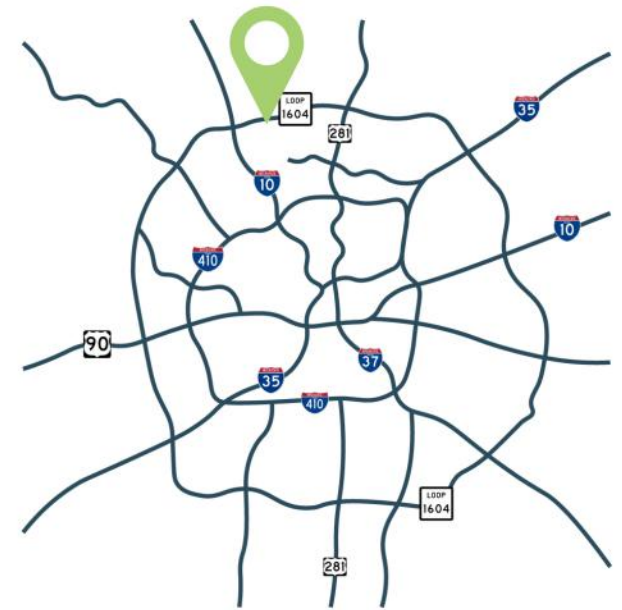


SPACE AVAILABLE

HUNTINGTON SQUARE

4050 W LOOP 1604 | SHAVANO PARK, TEXAS | 78231

Huntington Square offers retail and medical office space located on 1604 W and NW Military. The center features excellent visibility with 107,000 VPD. Huntington Square features upper floor retail with 1604 frontage visibility and lower-level medical office opportunities in the rear of the building.



FORESITE
COMMERCIAL REAL ESTATE

VICKI ADELSTEIN

SENIOR ASSOCIATE

(210) 816-2734

VADELSTEIN@FORESITECRE.COM

ANDREW BROYLES, MBA

LEASING ASSOCIATE

(210) 816-2734

ABROYLES@FORESITECRE.COM

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HUNTINGTON SQUARE

SHAVANO PARK, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

“

It has great visibility on Loop 1604 with more than 107,000 cars per day.

B. BABCOCK

”

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,701	56,212	194,340
Household Income	\$166,071	\$136,348	\$113,061
Households	2,279	24,922	84,192
Median Age	34.8	37.5	34.9

DESIRED USES

- Medical Office
- Office/Training Facilities
- Restaurant
- Title Company
- Health Spa
- Wellness Center
- Veterinarian Clinic

PROPERTY HIGHLIGHTS

- 1** Up to \$70 psf in TI for well qualified tenants for rear medical space
- 2** Medical Office level pre-plumbed.
- 3** Access to 1604 with a planned road connection from Pond Hill to Paesanos Pkwy.
- 4** Signage on Loop 1604 with excellent visibility.



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HUNTINGTON SQUARE

SHAVANO PARK, TEXAS



Highly visible shopping center with high traffic counts, and easy access off and on Loop 1604.

Class A shopping center, first floor retail, lower-level medical office, and large pylon signage that is seen by 144,944 VPD.



HUNTINGTON SQUARE

SHAVANO PARK, TEXAS



HUNTINGTON SQUARE

SHAVANO PARK, TEXAS



HUNTINGTON SQUARE

SHAVANO PARK, TEXAS



HUNTINGTON SQUARE

SHAVANO PARK, TEXAS



GROUND LEVEL

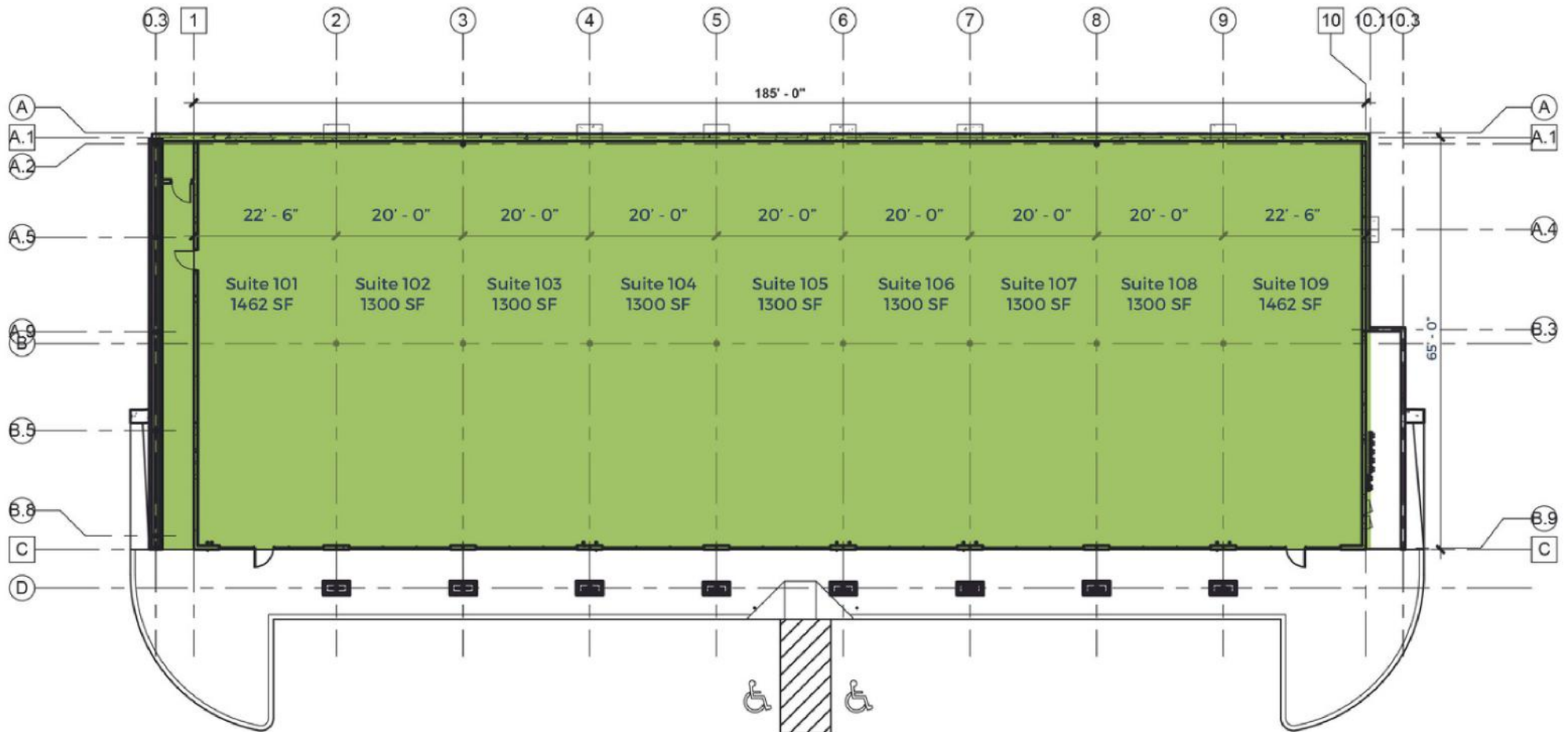
Suite Number	SF	Condition
Suite 207	2,123	2nd Generation Retail



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HUNTINGTON SQUARE

SHAVANO PARK, TEXAS



AVAILABLE SPACE: LOWER LEVEL

Suite Number	SF	Condition
Total Available	12,024	Office/Medical

\$70 PSF TENANT IMPROVEMENT ALLOWANCE



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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>Vicki Adelstein</u>	<u>540915</u>	<u>vadelstein@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone
<u>Andrew Broyles</u>	<u>786532</u>	<u>abroyles@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

IABS 1-0

