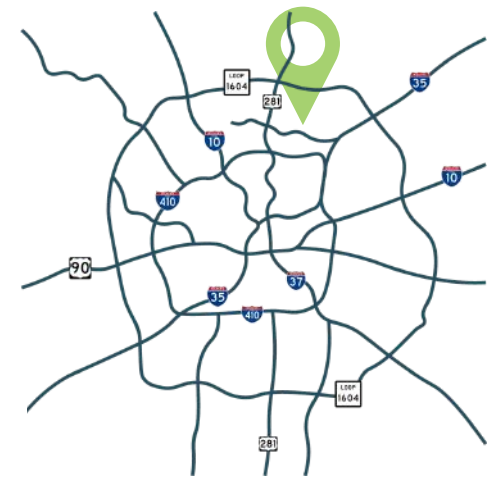


SPACE AVAILABLE

PAD SITE AT NACOGDOCHES

14922 Nacogdoches | San Antonio, Texas 78247



ALEXANDRIA TATEM
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SENIOR ASSOCIATE
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PROPERTY HIGHLIGHTS

1 Positioned on the east side of Nacogdoches Road, this site has just over an acre of usable land for future development.

2 Surrounded by other retail and light industrial users, this site benefits from national tenants as well as dense residential neighborhoods.

3 Site is shovel ready with utilities. The property has a water line that runs along the front of the site, and a sewer line located along the southwest property line.

PAD SITE AT NACOGDOCHES

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,295	96,865	226,255
Household Income	\$89,078	\$99,421	\$101,729
Households	6,593	36,472	87,850
Median Age	36.9	37.1	37.5

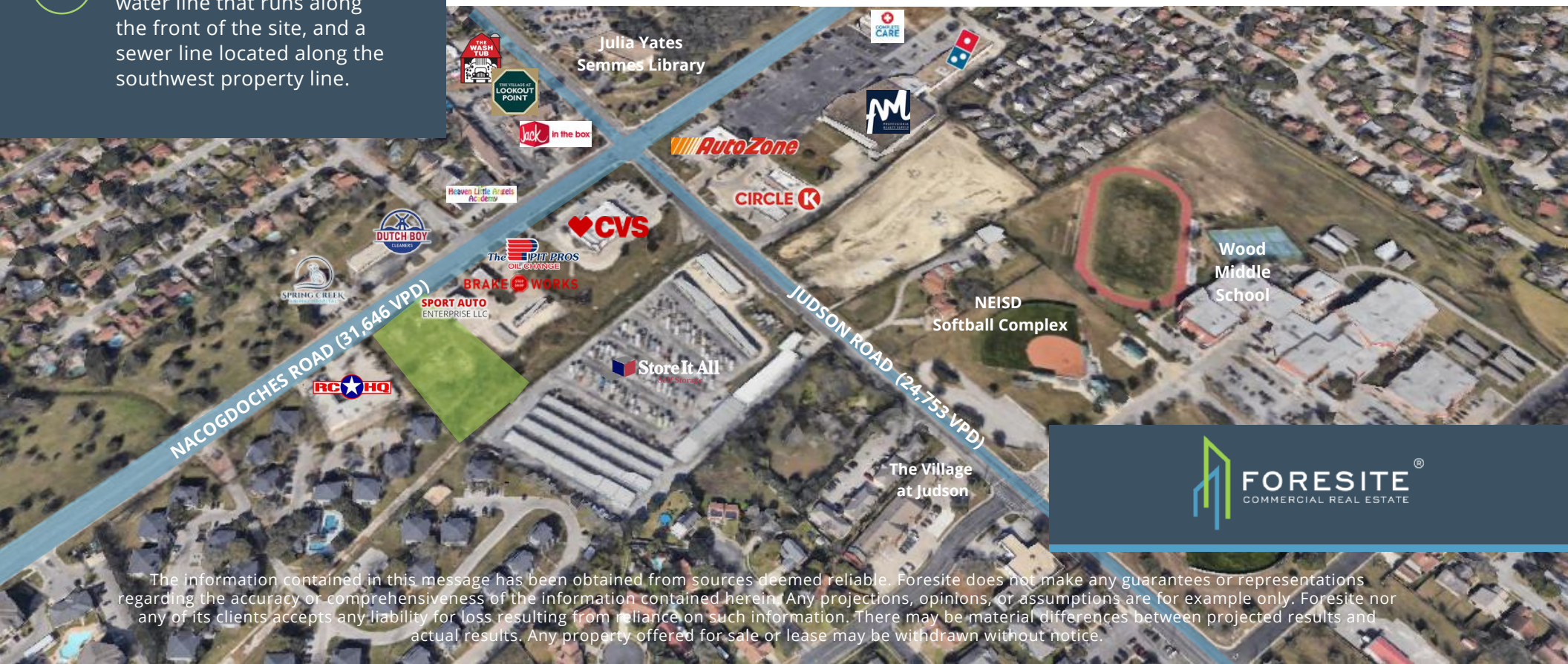
DESIRED USES

Coffee Kiosk or Standalone Drive-thru banking services
 Quick Service Restaurants Professional Office Space

“ Nestled in a thriving community, this spacious property offers endless possibilities for your dream venture.

ALEX TATEM

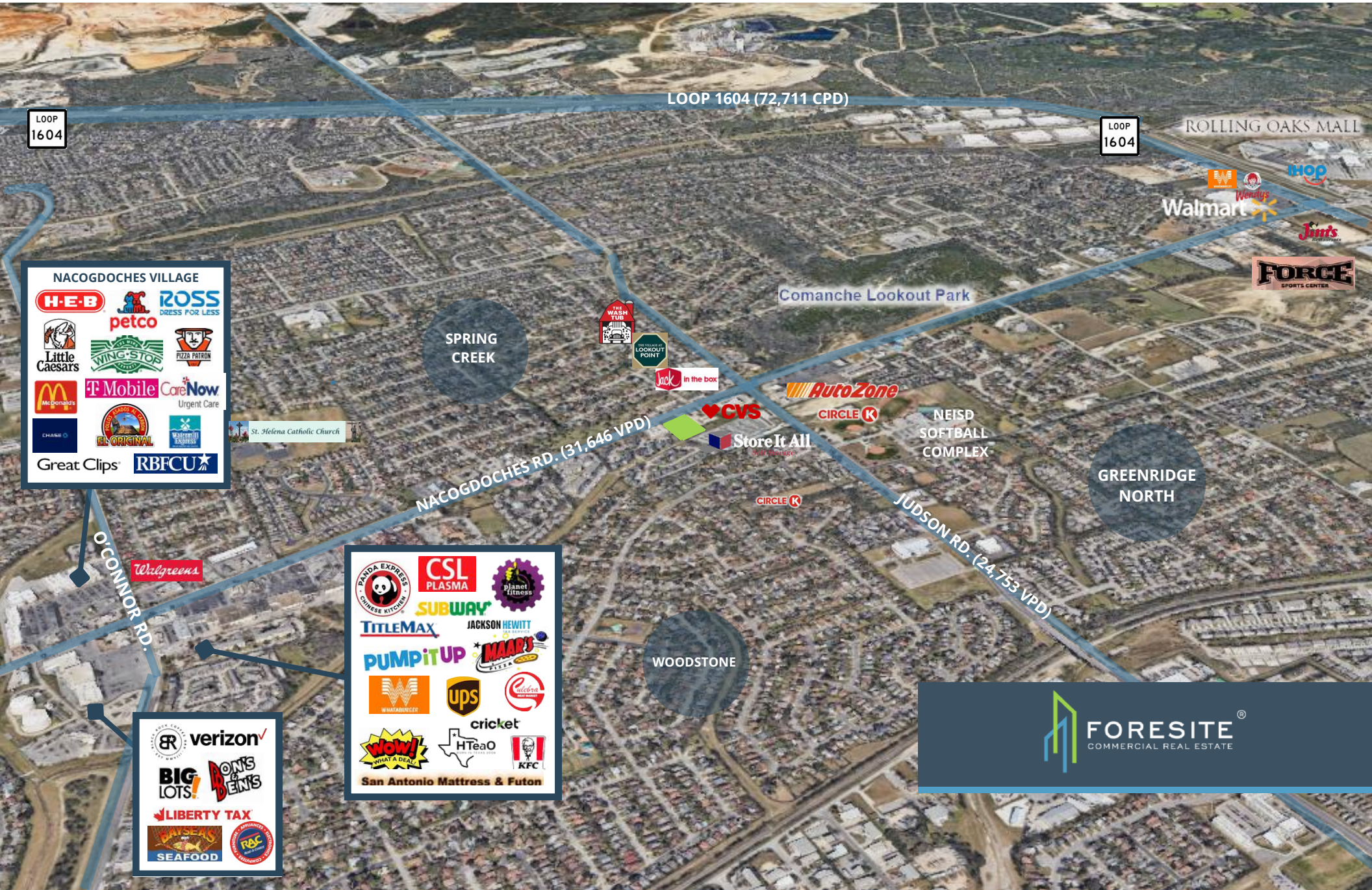
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PAD SITE AT NACOGDOCHES

SAN ANTONIO, TEXAS



LOOP 1604

LOOP 1604 (72,711 CPD)

LOOP 1604

ROLLING OAKS MALL

Walmart
IHOP
Wendy's
Jin's
FORGE SPORTS CENTER

NACOGDOCHES VILLAGE

- H-E-B
- petco
- ROSS DRESS FOR LESS
- Little Caesars
- WING STOP
- PIZZA PATRON
- McDonald's
- T Mobile
- CareNow Urgent Care
- CHASE
- EL ORIGINAL
- St. Helena Catholic Church
- Great Clips
- RBFCU

SPRING CREEK

Comanche Lookout Park

GREENRIDGE NORTH

NACOGDOCHES RD. (31,646 VPD)

JUDSON RD. (24,753 VPD)

WOODSTONE

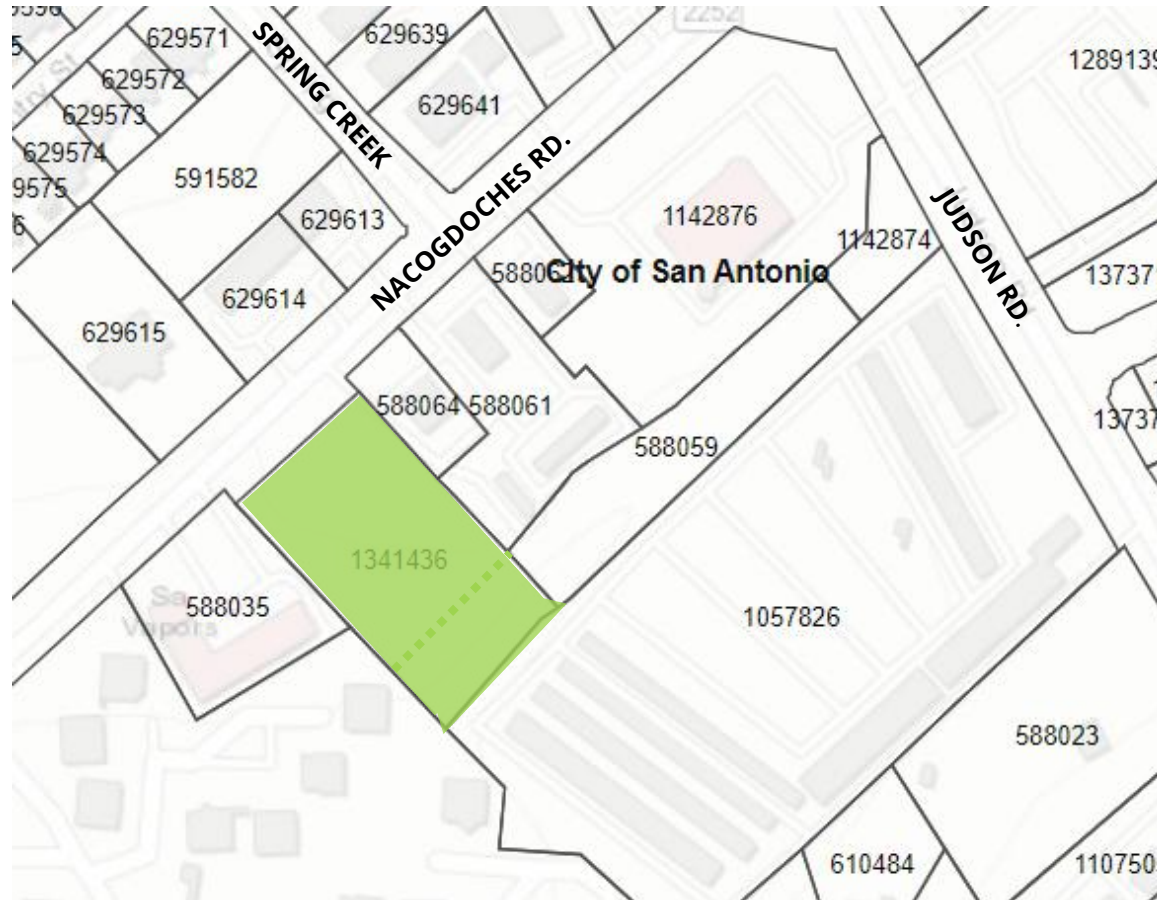
FORESITE
COMMERCIAL REAL ESTATE

- PANDA EXPRESS CHINESE KITCHEN
- CSL PLASMA
- planet fitness
- SUBWAY
- JACKSON HEWITT
- TITLEMAX
- PUMP IT UP
- MAAP'S
- ups
- cricket
- WOW! WHAT A DEAL
- HTeaO
- KFC
- San Antonio Mattress & Futon

- verizon
- BIG LOTS!
- BONTS BEINS
- LIBERTY TAX
- WYSE'S SEAFOOD
- RBC

PAD SITE AT NACOGDOCHES

SAN ANTONIO, TEXAS



AVAILABLE SPACE FOR GROUND LEASE

Total Lot Size	1.6957 acres
Usable Lot Size	1.0961 acres
Easement	0.5996 acres
Zoning	C-3



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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></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>Alexandria Tatem</u>	<u>716498</u>	<u>atatem@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone
<u>Miranda Rihn</u>	<u>711565</u>	<u>mrihn@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

