

SPACE AVAILABLE

PIPERS CREEK

7870 CULEBRA RD. | SAN ANTONIO, TEXAS | 78251

This is a great Neighborhood retail center located in North West San Antonio. The businesses in this center have excellent access and exposure to Culebra Road and enjoys high traffic counts, high residential, and high daytime populations due to being surrounded by several residential neighborhoods.



KARA WALTERS
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WHAT I LOVE ABOUT THIS PROPERTY:

“

This is a strong location that provides great opportunity for National and Local businesses.

KARA WALTERS

”

PIPERS CREEK

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,575	12,546	350,549
Household Income	\$62,681	\$67,538	\$69,739
Total Households	8,266	43,470	123,406
Median Age	31.7	32.5	33.0

DESIRED USES

- Insurance Office
- Coffee Shop
- Tax Office
- Specialty Retail

PROPERTY HIGHLIGHTS

- 1** **High traffic counts** and both high residential and daytime populations.
- 2** **Well positioned** to draw traffic from surrounding apartment communities.
- 3** **Great opportunity** for retail service providers and restaurants.



PIPERS CREEK

SAN ANTONIO, TEXAS



PROPERTY DESCRIPTION

GROSS LEASABLE AREA:
32,211 SF (approximate)

TRAFFIC COUNTS

Culebra, South of Reed Rd - 55,495 CPD

Culebra, North of Reed Rd - 40,892 CPD

Reed Road, West of Culebra - 6,942 CPD



PIPERS CREEK

SAN ANTONIO, TEXAS



DOLLAR GENERAL



TIMBER RIDGE



REED RD (5,371 AADT)

MICRON DR (4,011 AADT)

REED RD (5,371 AADT)

CROWN MEADOWS
(611 HOMES)

INGRAM RD (8,584 AADT)

MICRON DR (4,011 AADT)

Culebra Crossing Shopping Center



ROCOTO'S GRILL



Happy Guy
Chinese Cuisine



C&B Realty



amazon



Band Star



TACO CABANA



HUGO'S

Five Star

SMARTSTART



Old McComb's
DRIVE AWAY
MOTORS

BROADWAY BANK



WESPIRE
DENTAL & ORTHODONTICS



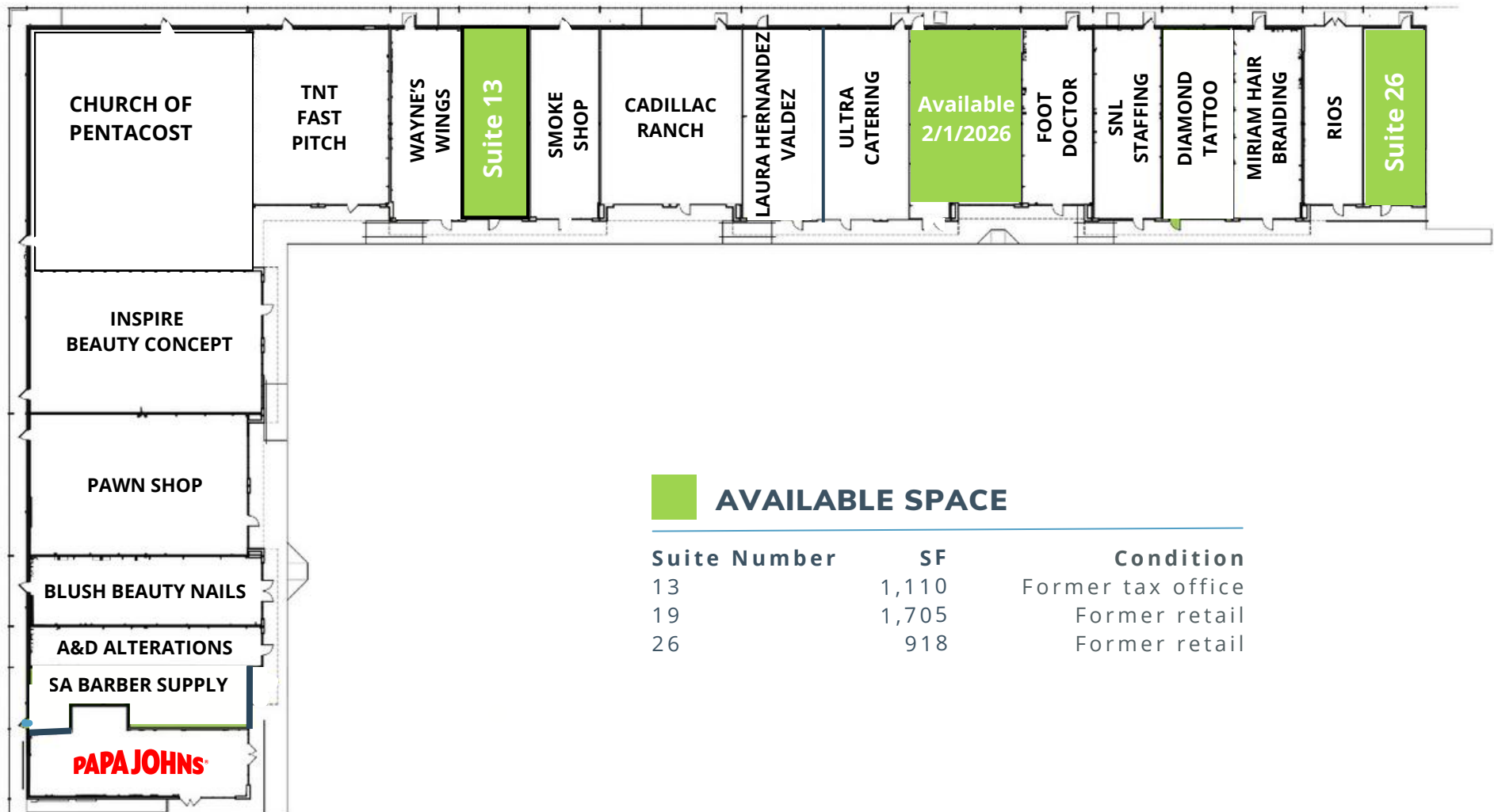
VALERO

Crown Meadows



PIPERS CREEK

SAN ANTONIO, TEXAS

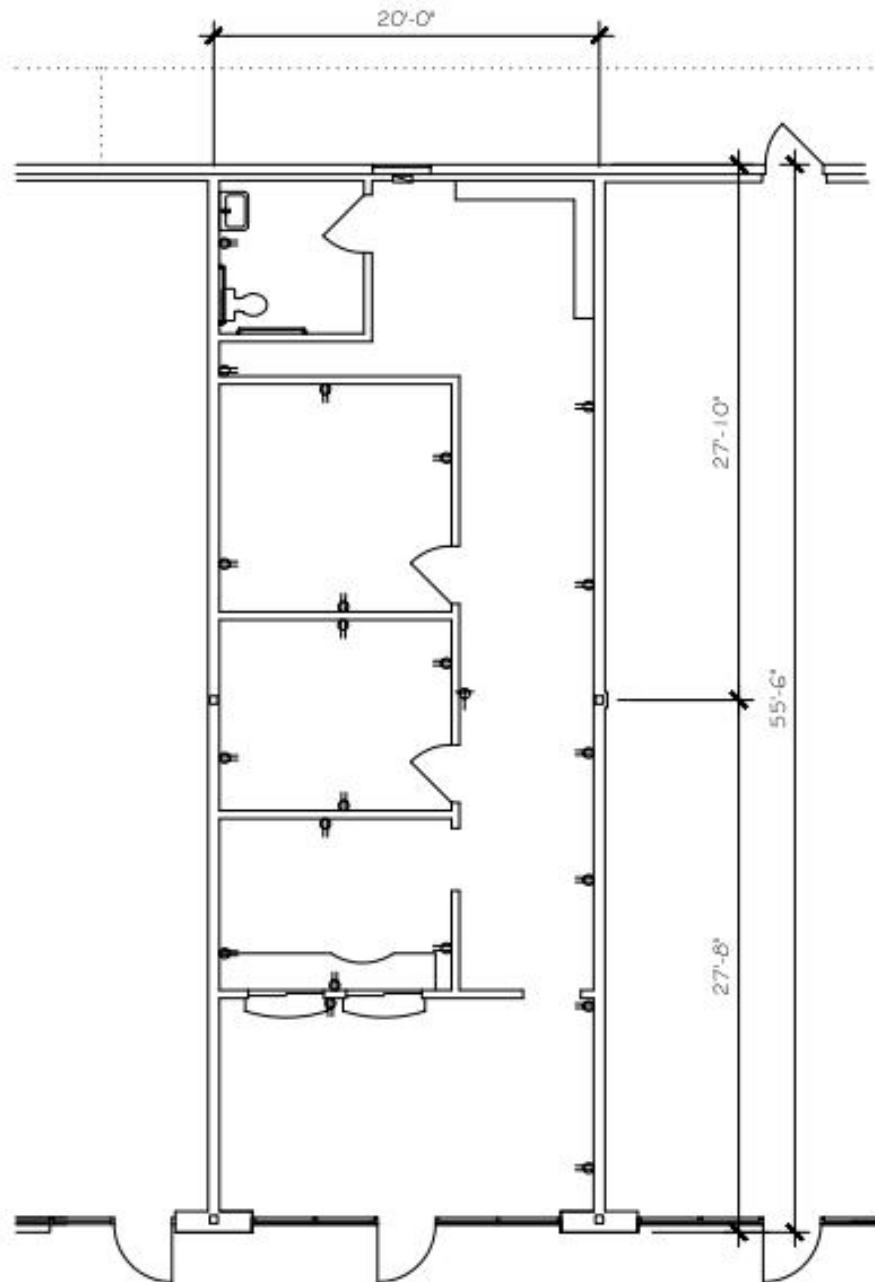


AVAILABLE SPACE

Suite Number	SF	Condition
13	1,110	Former tax office
19	1,705	Former retail
26	918	Former retail

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SAN ANTONIO, TEXAS



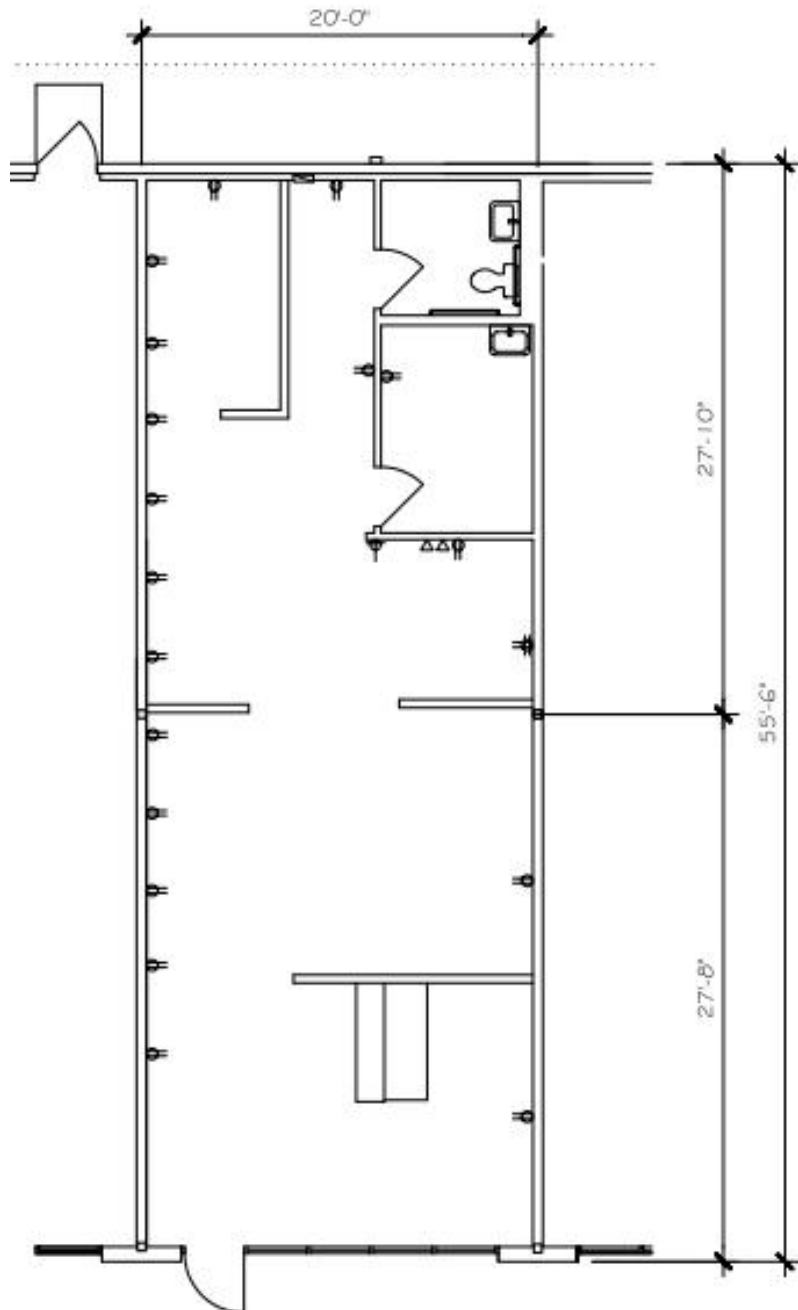
EXISTING PLAN 3-17-17

1/8" = 1'-0"

PIPERS CREEK SHOPPING CENTER
7870 CULEBRA ROAD
SUITE #13 - 1110 sq.ft.

PIPERS CREEK

SAN ANTONIO, TEXAS



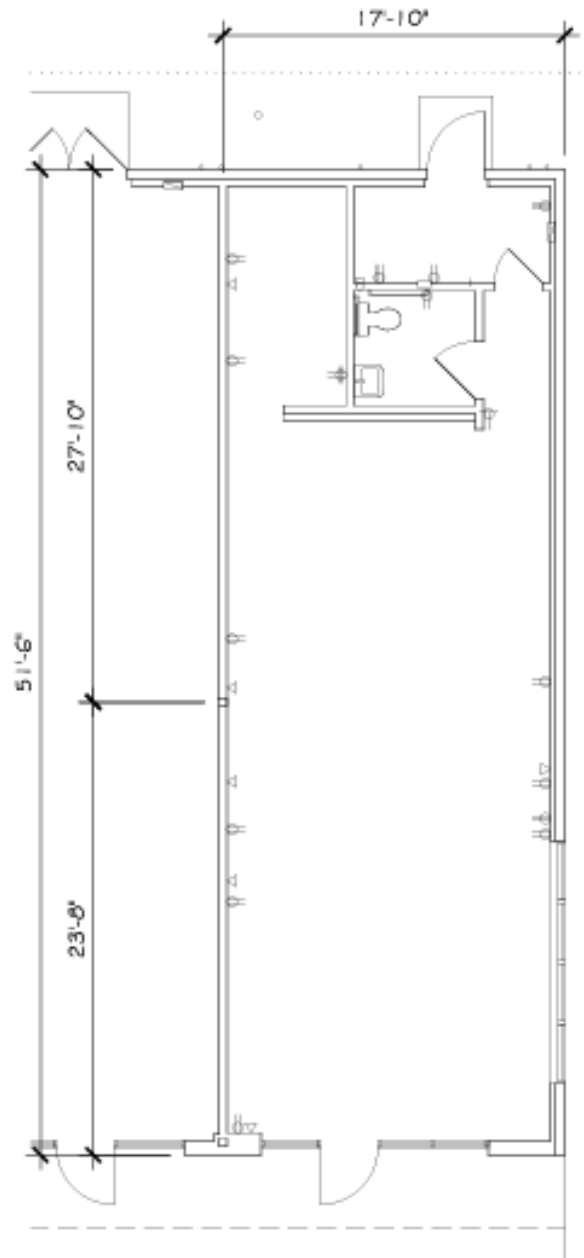
EXISTING PLAN 3-17-17

1/8" = 1'-0"

PIPERS CREEK SHOPPING CENTER
7870 CULEBRA ROAD
SUITE #23 - 1110 sq.ft.

PIPERS CREEK

SAN ANTONIO, TEXAS



EXISTING PLAN 3-17-17

1/8" = 1'-0"

PIPERS CREEK SHOPPING CENTER
7870 CULEBRA ROAD
SUITE #26 - 918 sq.ft.



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>Kara Walters</u>	<u>808054</u>	<u>kwalters@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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