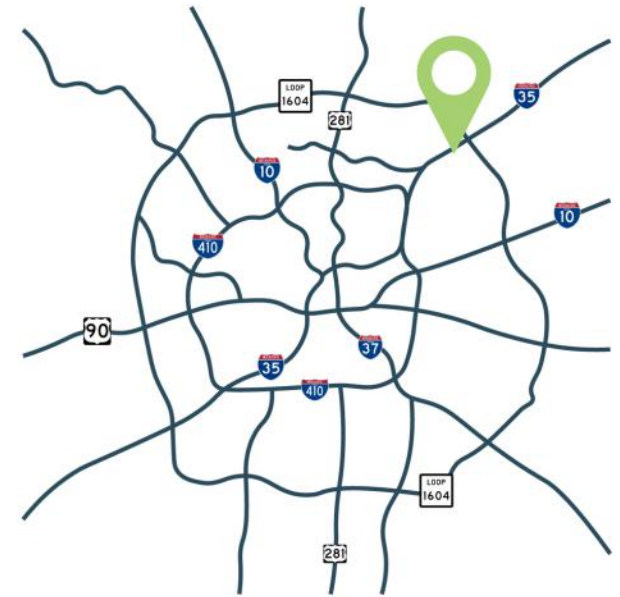


SPACE AVAILABLE

PLAZA I-35

12702 TOEPPERWEIN ROAD | LIVE OAK, TEXAS | 78233

Located adjacent to Northeast Methodist Hospital, this bustling center provides great visibility and easy access to IH-35 and nearby retail like IKEA and the Forum Shopping Center



KARA WALTERS
ASSOCIATE
(210) 816-2734
KWALTERS@FORESITECRE.COM

VICKI ADELSTEIN
SENIOR ASSOCIATE
(210) 816-2734
VADELSTEIN@FORESITECRE.COM

The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

PROPERTY HIGHLIGHTS

1 **Terrific visibility with high traffic counts.** Visible from I-35 and benefits from traffic count of 231,683 VPD along I-35, and exceeding 17,536 VPD along Toepperwein Rd.

2 **Adjacent to several national retailers** including Whataburger, Arby's, Carl's Jr., Denny's and LaQuinta Hotel.

3 **Active center with a great tenant mix** and 66 executive suites on the 2nd floor, 61 of them currently occupied.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,725	111,751	254,945
Household Income	\$87,113	\$86,338	86,371
Daytime population	11,628	97,010	234,996
Median Age	37.5	37.6	36.3

DESIRED USES

- Nail Salon
- Title Company
- Pizza Restaurant
- Pet Store

PLAZA I-35

LIVE OAK, TEXAS

“

With high traffic counts from I-35 and being located directly across from Methodist Northeast Hospital, this center is a strong option for any tenant.

ANDREW BROYLES

”



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

PLAZA I-35

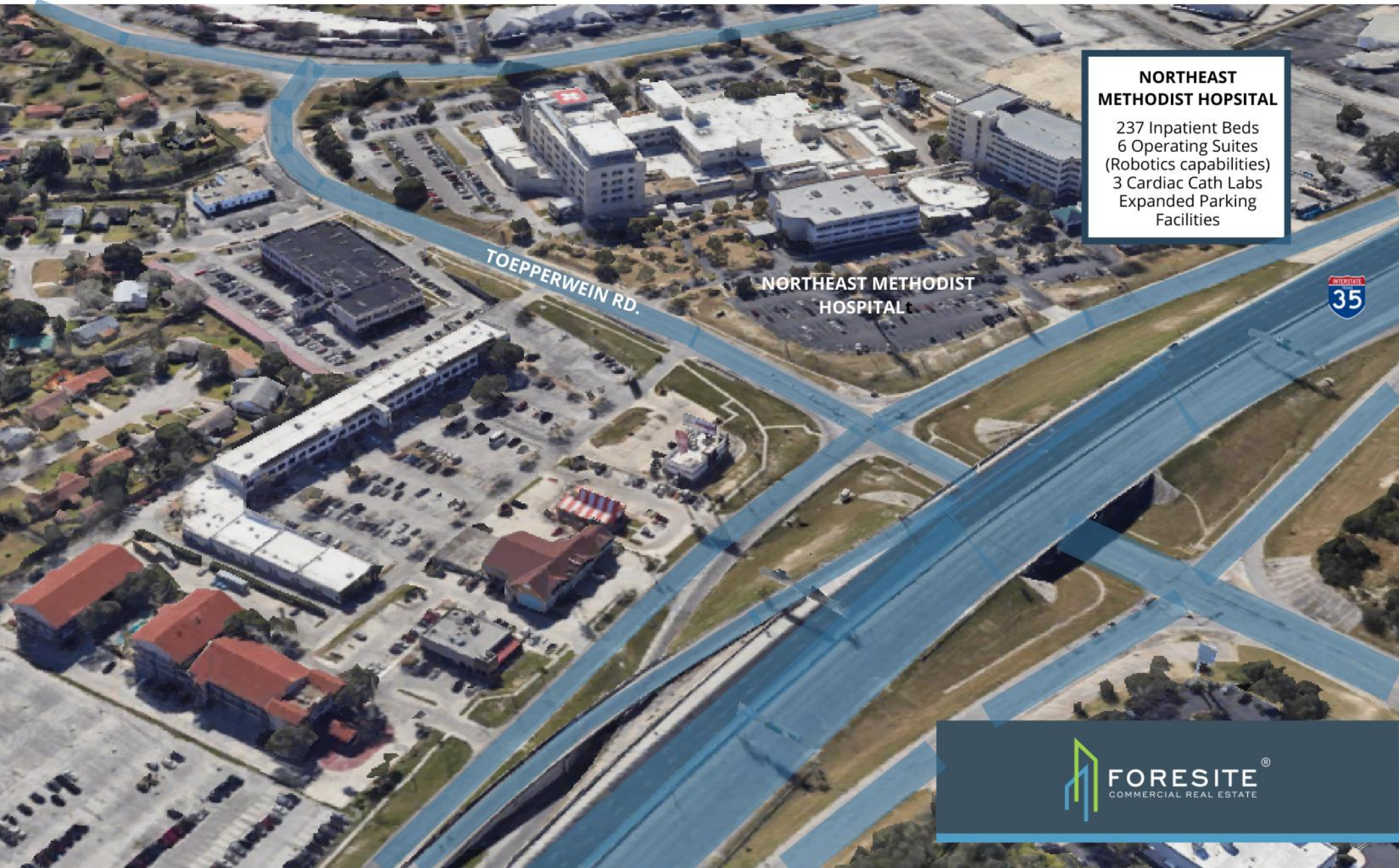
LIVE OAK, TEXAS



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

PLAZA I-35

LIVE OAK, TEXAS



NORTHEAST METHODIST HOSPITAL

237 Inpatient Beds
6 Operating Suites
(Robotics capabilities)
3 Cardiac Cath Labs
Expanded Parking
Facilities

NORTHEAST METHODIST
HOSPITAL

TOEPPERWEIN RD.



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

PLAZA I-35

LIVE OAK, TEXAS

JOINT BASE SAN ANTONIO

LOOP 1604

THE FORUM

- Total Wine
- PETSMART
- TJ-MAXX
- Office DEPOT
- five BEL'W
- Michaels
- GNC LIVE WELL
- OLD NAVY
- HOBBY LOBBY
- KOHL'S
- HAVERTYS
- DISCOUNT TIRE
- BOOT BARN
- Kirkland's
- ROSS
- MATTRESS FIRM
- Party City
- AT&T
- BEST BUY
- AMERICA'S BEST CONTACTS & EYEGLASSES
- HomePlus
- SportClips (HAIRCUTS)
- Target
- DSW
- eyelab
- MEN'S WEARHOUSE
- THE CHILDREN'S PLACE
- AspenDental

LOOP 1604 (184,215 VPD)



Main City Park

- McALISTER'S DELI
- ASHLEY
- 54 STREET
- BUERGE KING
- Starbucks
- REGAL
- DUNKIN'
- WOODSPRING SUITES
- BUFFALO WILD WINGS



TOEPPERWEIN RD (19,390 VPD)

PAT BOOKER

I-35 (231,683 VPD)

35

35

LOOP 1604



TOEPPERWEIN MEDICAL CENTER

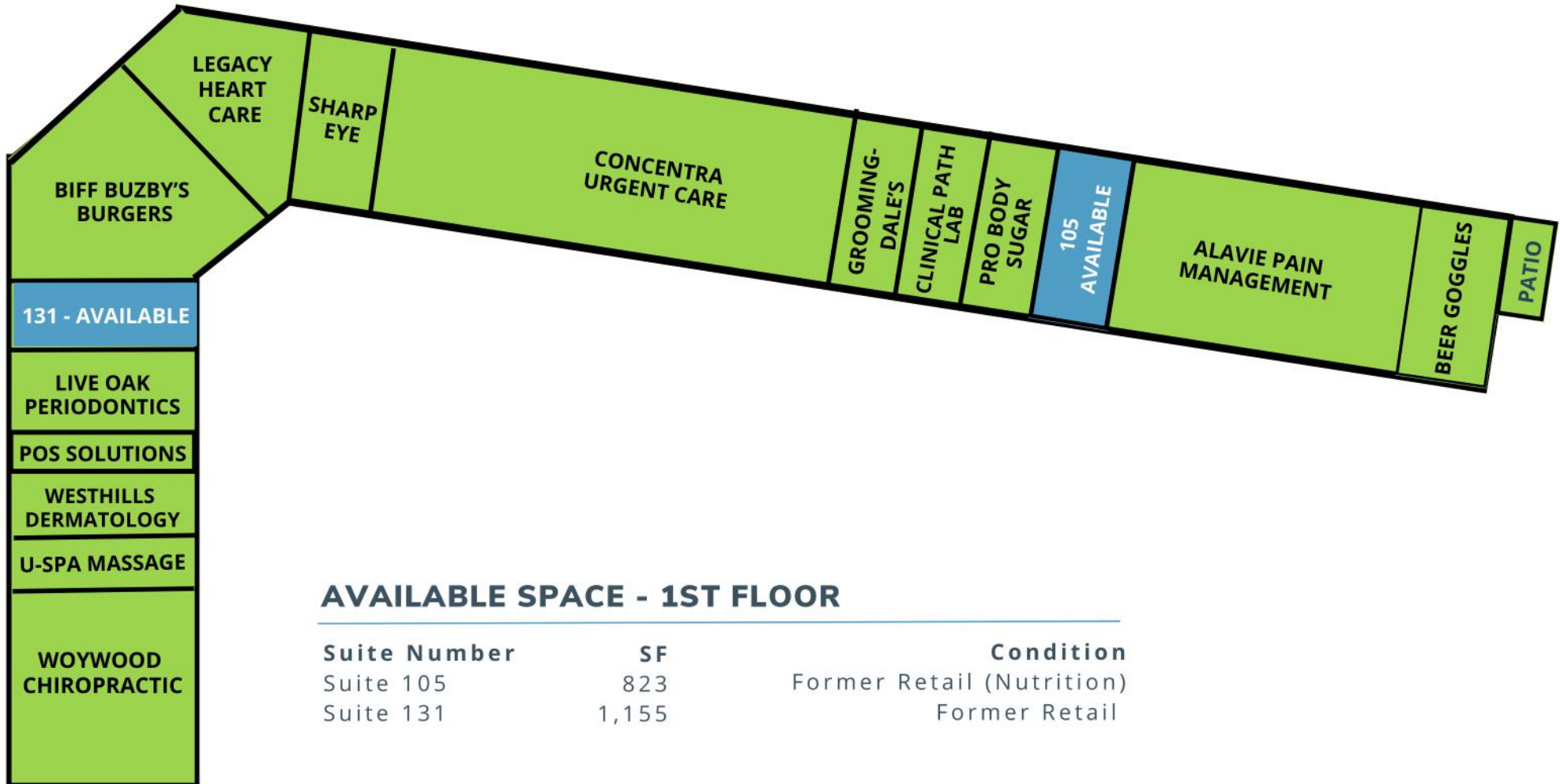


World Car Nissan



PLAZA I-35

LIVE OAK, TEXAS



AVAILABLE SPACE - 1ST FLOOR

Suite Number	SF	Condition
Suite 105	823	Former Retail (Nutrition)
Suite 131	1,155	Former Retail



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

PLAZA I-35

LIVE OAK, TEXAS



AVAILABLE SPACE - 2ND FLOOR

Suite Number	SF	Condition
Suite 205	189	2nd gen office - Exterior space
Suite 206	202	2nd gen office - Exterior space
Suite 214	207	2nd gen office - Exterior space
Suite 222	250	2nd gen office - Interior space
Suite 226	380	2nd gen office - Exterior space
Suite 243	165	2nd gen office - Interior space
Suite 266	520	2nd gen office - Exterior space



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.



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>434365</u>	<u>kwalters@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		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

IABS 1-0

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

