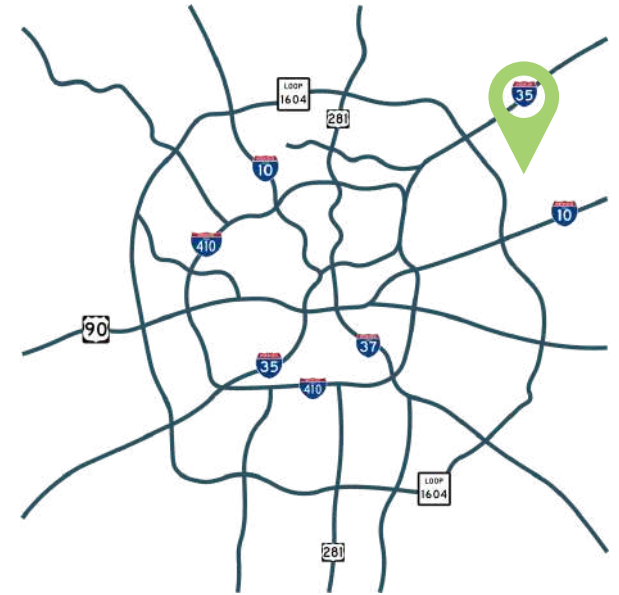


SPACE AVAILABLE POTRANCO MARKET

15082 FM 1957 San Antonio, TX, 78245

Second-generation retail space available in a rapidly growing San Antonio submarket. Suite 114 is a former coffee shop with an existing drive-thru, offering a rare, plug-and-play opportunity for QSR or beverage users. Additionally Suite 108 offers second gen space for a fitness studio. Located along the FM 1957 corridor, the property benefits from **strong visibility, traffic exposure, and continued residential and commercial growth** driven by expanding rooftops and new development in the surrounding area. An excellent opportunity to secure space in a **high-momentum trade area**.



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

PROPERTY HIGHLIGHTS

1

Former coffee shop with existing drive-thru

2

Two second-generation suites with reduced build-out

3

Located in a high-growth FM 1957 corridor with strong visibility

POTRANCO MARKET

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,069	39,112	107,111
Total Households	2,649	11,821	34,138
Household Income	\$139,234	\$137,015	\$128,057
Median Age	34.1	34.5	35.5

DESIRED USES

- Coffee or Specialty beverage concept
- Medical or Dental Office
- Quick-service or Fast-casual restaurant
- Salon, spa, or personal service retail

“

Position your business in the path of growth along FM 1957—where second-generation space and built-in demand meet opportunity.”

Zach Parra

”



POTRANCO MARKET

SAN ANTONIO, TEXAS



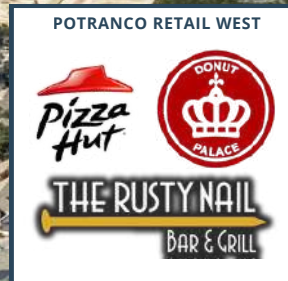
PROPERTY SUMMARY

Year Built / Renovated:	2022
Available SF:	3,154 SF
Building Size:	12,748 SF
Rental Rate:	Contact Broker
Zoning:	OCL



POTRANCO MARKET

SAN ANTONIO, TEXAS



POTRANCO RD(31,610 AADT)



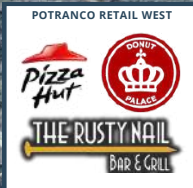
POTRANCO MARKET

SAN ANTONIO, TEXAS



REDBIRD RANCH
(2,596 HOMES)

POTRANCO RUN



ARCADIA RIDGE



H-E-B

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THE ARBOR BY
CENTEX HOMES

FORESITE
COMMERCIAL REAL ESTATE

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POTRANCO MARKET

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
Suite 108	1,553	Fitness Studio
Suite 114	1,601	2 nd Gen Coffee Shop with Drive thru





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>Zach Parra</u>	<u>631015</u>	<u>zparra@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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