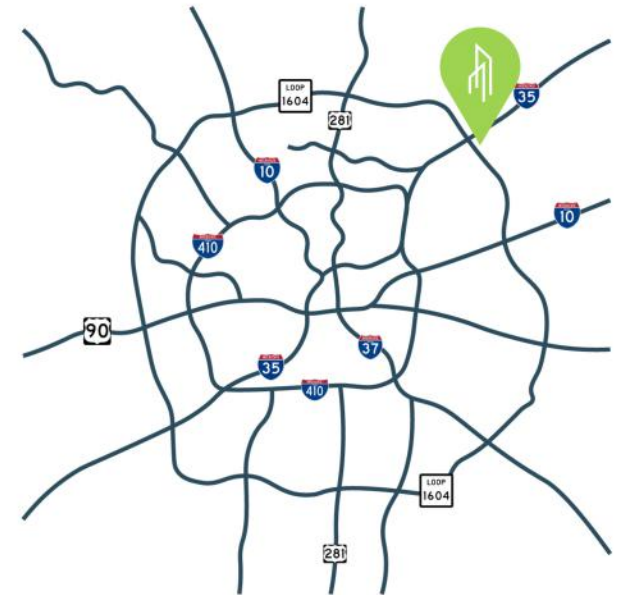


SPACE AVAILABLE

# SHOPS AT LIVE OAK

8300 PAT BOOKER ROAD | LIVE OAK, TX | 78233



**MIRANDA RIHN HENRY**  
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## WHAT I LOVE ABOUT THIS PROPERTY:

“

You can't beat the visibility and location among one of the top shopping destinations in all of San Antonio.

*BETHANY BABCOCK*

”

# SHOPS AT LIVE OAK

LIVE OAK, TX

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,131	86,517	229,254
Total Households	3,758	26,147	68,826
Household Income	\$71,388	\$76,732	\$78,758
Avg House Value	\$175,350	\$137,417	\$136,547

## DESIRED USES

- Insurance
- Coffee Shop
- Kid Programs / Activities
- Dental / Medical

## PROPERTY HIGHLIGHTS

- 1** Traffic comes from all directions via IH-35, Loop 1604 and Pat Booker Rd. **Two lighted intersections** and access from Loop 1604 Frontage Rd. allow for **multiple entries**.
- 2** Signage is **visible from Loop 1604** with more than 95,000 VPD. The pylon sign matches the distinctive look of the **recently renovated buildings**.
- 3** The property is visible from the **Loop 1604 turnaround** that sends eastbound traffic to The Forum, San Antonio's largest power center. **IKEA** and Live Oak Town Center are **less than one mile away**, straight down Pat Booker Rd.



**FORESITE**  
COMMERCIAL REAL ESTATE

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## AVAILABLE SPACE

Suite Number	SF	Condition
8304	2,600	Office Space
8308	1,319	Office Space
8310	1,633	Former Church
8318	1,745	Former Insurance Ofc
8320	1,651	Former Restaurant
8344	2,005	Open Retail





# 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>Miranda Rihn Henry</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](http://www.trec.texas.gov)

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