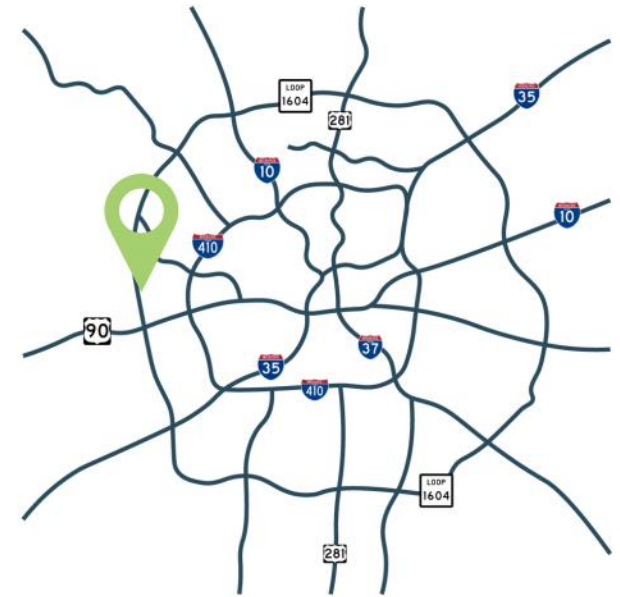


SPACE AVAILABLE

THE PARKE

10838 POTRANCO ROAD | SAN ANTONIO, TEXAS | 78251

Located with neighboring tenant Kohls and adjacent HEB Plus! Center, retailers are able to benefit from the foot traffic resulting from a big box co-tenant. With access to the Loop 1604 Access Road, Potranco Road, and Rousseau Road - this retail center has phenomenal ingress and egress for customers.



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WHAT I LOVE ABOUT THIS PROPERTY:

“

The Parke's location at the busy intersection of Loop 1604 and Potranco Road is prime!

MIRANDA RIHN

”

THE PARKE

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,880	126,040	273,320
Household Income	\$126,987	\$114,610	\$111,345
Households	4,337	40,965	92,371
Median Age	32.6	32.7	33.4

JOIN THESE TENANTS:

KOHL'S
THE MALL AT THE PARKE

Dr. Dental

SMILE WITH A NEW EXPERIENCE

GLAMOUR

Nails & Spa

PROPERTY HIGHLIGHTS

- 1 High traffic counts and densely populated** surrounding neighborhood areas provide for a desirable trade area for tenants.
- 2 Well maintained and positioned center** located on the growing West side of San Antonio.
- 3 Neighboring big box tenant, Kohls + Sephora, and pad users McDonalds and Chase Bank** drive foot traffic that most retail centers don't usually have.



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THE PARKE

SAN ANTONIO, TEXAS

Well maintained and positioned center located in the growing West side of San Antonio.

The Parke is located on Potranco Road and Loop 1604 with easy ingress and egress to both as well as Rousseau Road. With high traffic counts and good exposure from neighboring tenants, this center is unmatched in its market.



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THE PARKE

SAN ANTONIO, TEXAS



LOOP 1604

AT&T
Planet Fitness
GameStop
Jack in the Box
Golden Chick
Pizza Hut

Academy Sports & Outdoors
Firehouse Subs
LA Fitness
Sonic
TACO CABANA
evelab

Verizon
Discount Tire
Texas Med Clinic URGENT CARE
V-TERRY'S CHEURGER STANDS
Dunkin' Donuts
Walmart
Costco

POTRANCO RD (35,084 VPD)

1957

FM 1604 WEST (42,578 VPD)



ROUSSEAU RD.

H-E-B plus
CAFO
Orangetheory FITNESS
Sally Beauty
Wing & Barrel
Wedgwood's

HomeGoods
Michaels
James Avery artisan jewelry
Famous Footwear
T.J. Maxx
Boot Barn
Ross
Ulta
Mod
Skechers
PetSmart
Old Navy

LOOP 1604

FORESITE
COMMERCIAL REAL ESTATE

THE PARKE

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
Suite 122	3,400	Former cell phone store



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AVAILABLE

3,400 SF



The
PARKE

KOHL'S
+ SEPHORA

 **DR. DENTAL**

Glamour NAILS & SPA



THE PARKE

SAN ANTONIO, TEXAS



LOOP 1604

1957

POTRANCO RD (35,084 VPD)

FM 1604 WEST (42,578 VPD)

ROUSSEAU RD.

LOOP 1604

AT&T
planet fitness
GameStop
Jack in the box
Pizza Hut
GOLDEN CHICK

verizon
DISCOUNT TIRE
Texas MedClinic URGENT CARE
TERRY'S CHEESE STANDS
DUNKIN' DONUTS
Walmart
COSTCO WHOLESALE

Academy Sports & Outdoors
FIREHOUSE SUBS
LAIFITNESS
eyelab
SONIC Drive-Ins
TACO CABANA



H-E-B plus!

Jack-in-the-Box
WING WINGS
CAFO
Wendy's
Orangetheory FITNESS
SALLY BEAUTY
WING & HONEY
SALCE HOUSE

HomeGoods
Michaels
JAMES AVERY artisan jewelry
FAMOUS footwear
TJ-maxx
BOOT BARN
ROSS Dress for Less
ULTA
MOD
SKECHERS
PET SMART
OLD NAVY



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>
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<u>Bethany Babcock</u>	<u>598285</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>Vicki Adelstein</u>	<u>540915</u>	<u>vadelstein@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		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

IABS 1-0

