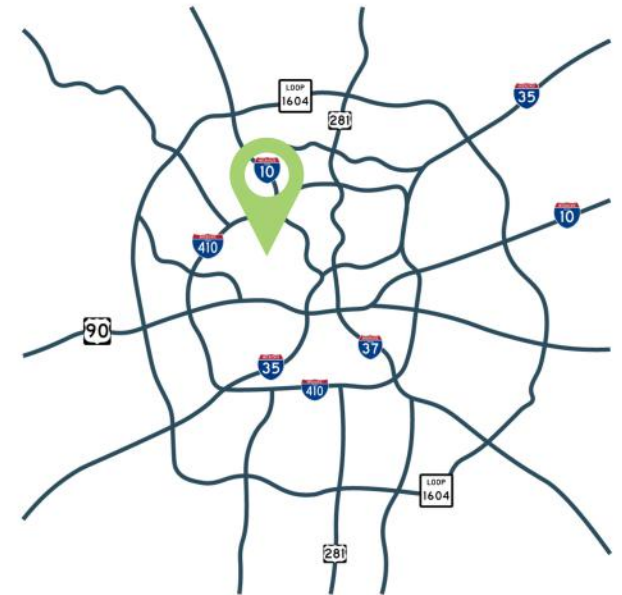


SPACE AVAILABLE

VARSITY VILLAGE

815 BANDERA RD. | SAN ANTONIO, TEXAS | 78228

Varsity Village is an established neighborhood center at a heavily trafficked intersection across from a Walmart Supercenter. Space to be delivered in white box condition.



BILL COATS, CCIM
SASSOCIATE VICE PRESIDENT
(210) 816-2734
BCOATS@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 Any property offered for sale or lease may be withdrawn without notice.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

Varsity Village has **excellent visibility**.

2

The property has **long-term tenants and low vacancy**.

3

It is located within a **well established neighborhood and highly trafficked intersection** across from Walmart.

VARSITY VILLAGE

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,485	163,392	383,311
Total Households	5,653	55,330	136,151
Household Income	\$41,823	\$39,196	\$43,199
Median Age	32.9	33.7	33.2

DESIRED USES

- Pediatrician
- Plasma Donation Center
- Liquor Store
- Large Format Discount Retailer

“

I love this center because it has exposure to Bandera and Woodlawn and is a major trade area for the communities around it.

BILL COATS

”



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VARSITY VILLAGE

SAN ANTONIO, TEXAS



Varsity Village is the only large box vacancy across the street from the local Walmart.

Building Size: 60,840 SF

Available SF: 1,000 SF - 19,400 SF

Key Tenants:

- Cute Smiles 4 Kids
- Lisa's Mexican Restaurant
- Speed Queen Laundry
- FAMSA Financial



VARSITY VILLAGE

SAN ANTONIO, TEXAS



VARSITY VILLAGE

SAN ANTONIO, TEXAS



Suite Number	SF
Suite 813	7,300
Suite 853	1,500
Suite 3114	3,000 - 10,000
Suite 3116	9,040

AVAILABLE SPACE

Suite Number	SF	Condition
813	7,300	Cold shell
853	1,500	Former Tax Office - AVAILABLE 4/30/25
3114	3,000 - 10,000	Cold shell
3116	9,040	Cold shell





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.

Foresite Real Estate, Inc.	9003568		(210) 816-2734
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
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Designated Broker of Firm		E-Mail	Phone
Chad Knibbe		cknibbe@foresitecre.com	(210) 816-2734
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
Bill Coats	710200	bcoats@foresitecre.com	(210) 816-2734
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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