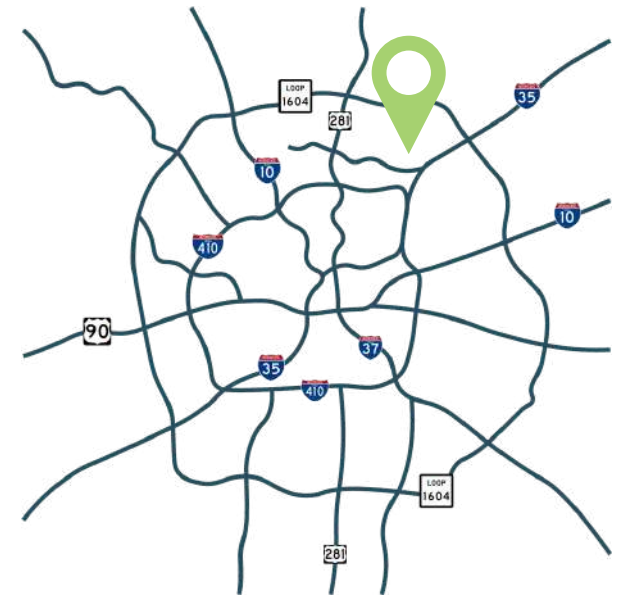


SPACE AVAILABLE

WATERFORD SQUARE

4202 - 4252 THOUSAND OAKS DR | SAN ANTONIO, TEXAS | 78217

Neighborhood retail center strategically located on Thousand Oaks Drive. Located in a high traffic and densely populated area, this location is ideal for businesses to attract a steady customer base.



MIRANDA HENRY
SENIOR ASSOCIATE
(210) 816-2734
MHENRY@FORESITECRE.COM

WATERFORD SQUARE

SAN ANTONIO, TEXAS

WHAT I LOVE
ABOUT THIS
PROPERTY:

“

Waterford Square has both a strong tenant mix, as well as well-known and established neighboring retailers with in the immediate submarket.

MIRANDA HENRY

”

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,273	102,558	256,479
Total Households	4,689	40,692	101,199
Household Income	\$58,704	\$73,019	\$77,286
Median Age	36.8	37.9	38.3

JOIN THESE TENANTS



PROPERTY HIGHLIGHTS

1

Surrounded by **densely populated residential communities**, Waterford Square provides an ideal location for various types of retail and office users.

2

Conveniently **located at the lighted intersection** of Bulverde and Thousand Oaks, providing easy ingress and egress access points.

3

Benefits from **neighboring retailers like Wal-Mart and HEB**, which are both less than half a mile down the road in the trade area.



WATERFORD SQUARE

SAN ANTONIO, TEXAS



PROPERTY DESCRIPTION

Waterford Square's advantageous location serves both evening and daytime populations with it's easy access and spacious exterior layout.

Estimated NNN: \$6.00 PSF/YR



WATERFORD SQUARE

SAN ANTONIO, TEXAS

Green Spring Valley
(832 homes)

Northern Hills
(1500 homes)

El Dorado
(1000 homes)

Heroes STADIUM



WATERFORD SQUARE

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
4208	2,951	Shell
4216-A	2,881	2 nd Gen Office
4216-B	1,784	Shell
4242	1,548	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.

<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 Henry</u>	<u>711565</u>	<u>mhenry@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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