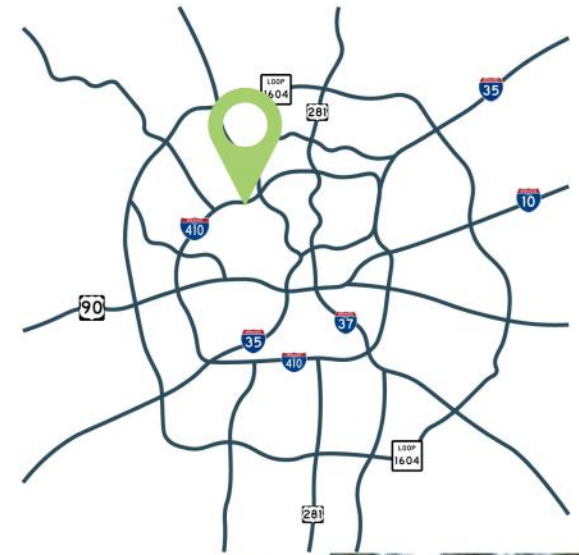


SPACE AVAILABLE

WOODLAKE PLAZA

4801-4885 FREDERICKSBURG RD. | SAN ANTONIO, TEXAS | 78229

High traffic Medical Center location! Located on Fredericksburg Road near the intersection of Loop 410 and IH-10 in San Antonio, this center offers competitive lease rates, accessibility, and great visibility from all major thoroughfares. Near many amenities including restaurants and shopping, plus very high population density.



KARA WALTERS
ASSOCIATE
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SENIOR ASSOCIATE
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VADELSTEIN@FORESITECRE.COM

WOODLAKE PLAZA

SAN ANTONIO, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

“

Great opportunity to be located near the Medical Center and major highways.

A. BROYLES

”

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,055	147,621	370,927
Household Income	\$65,733	\$73,120	\$82,495
Households	6,711	62,930	153,717
Median Age	35.5	34.9	35.5

JOIN THESE TENANTS

 EMERGENCY-DENTAL.ORG

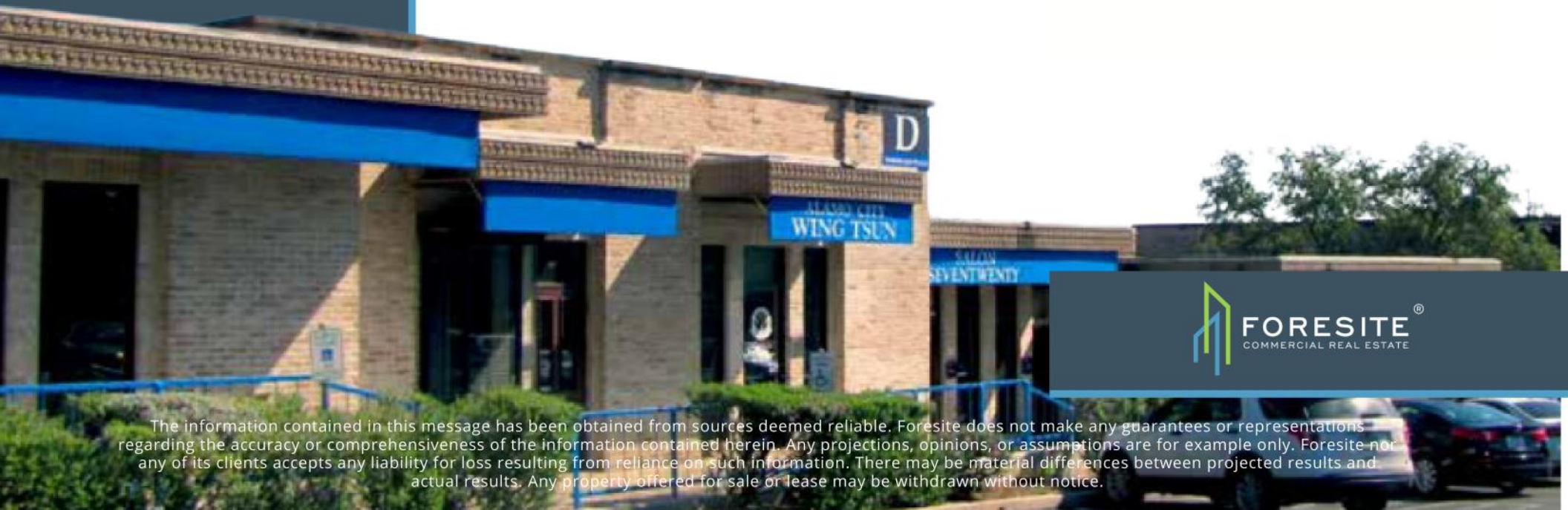
 TEKTON
RESEARCH

 Greene House
MED SPA

 Creative Smiles, Inc.
The Ultimate in Aesthetic Restorations

PROPERTY HIGHLIGHTS

- 1 Easy access to Loop 410 and IH-10.
- 2 Second generation office space available.
- 3 Close proximity to Oak Hills Country Club and the Medical Center.

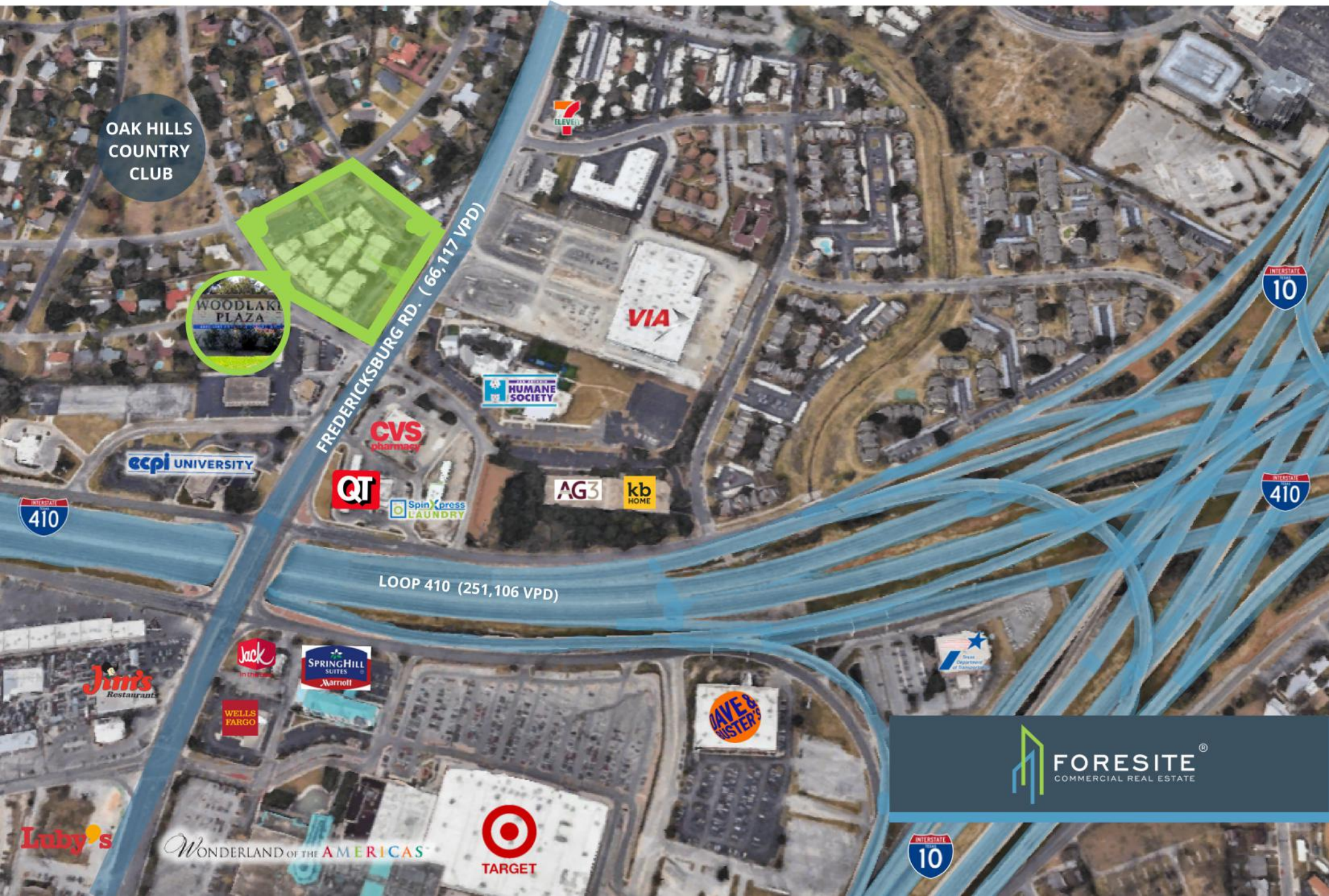


 FORESITE[®]
COMMERCIAL REAL ESTATE

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WOODLAKE PLAZA

SAN ANTONIO, TEXAS



OAK HILLS
COUNTRY
CLUB

WOODLAKE
PLAZA

FREDERICKSBURG RD. (66,117 VPD)



VIA



CVS
pharmacy



AG3

kb
HOME



ecpi UNIVERSITY

LOOP 410 (251,106 VPD)

Jim's
Restaurant



WELLS
FARGO



Luby's

WonderLand of the AMERICAS



TARGET

FORESITE[®]
COMMERCIAL REAL ESTATE



WOODLAKE PLAZA

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
Bldg B - Suite 4815A	865	2nd Gen Office
Bldg E	6,581	2nd Gen Restaurant

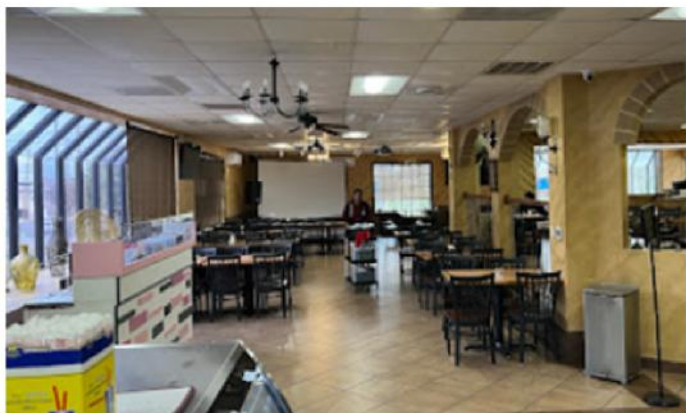
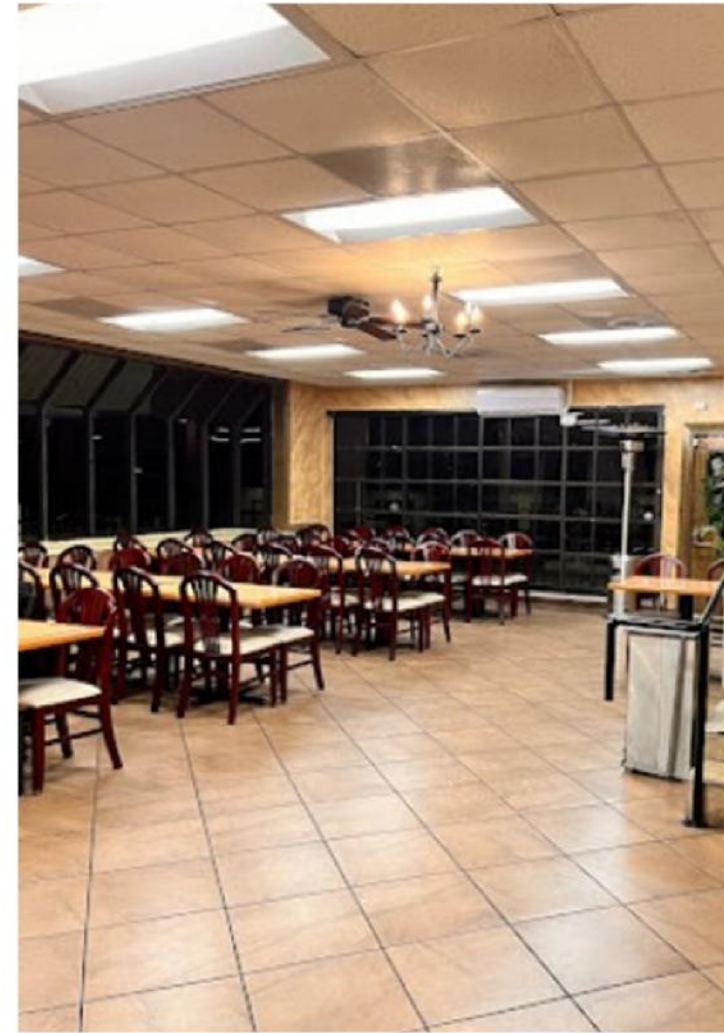


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WOODLAKE PLAZA

SAN ANTONIO, TEXAS

FORMER RESTAURANT LOCATION - BUILDING E



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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>Kara Walters</u>	<u>434365</u>	<u>kwalters@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

