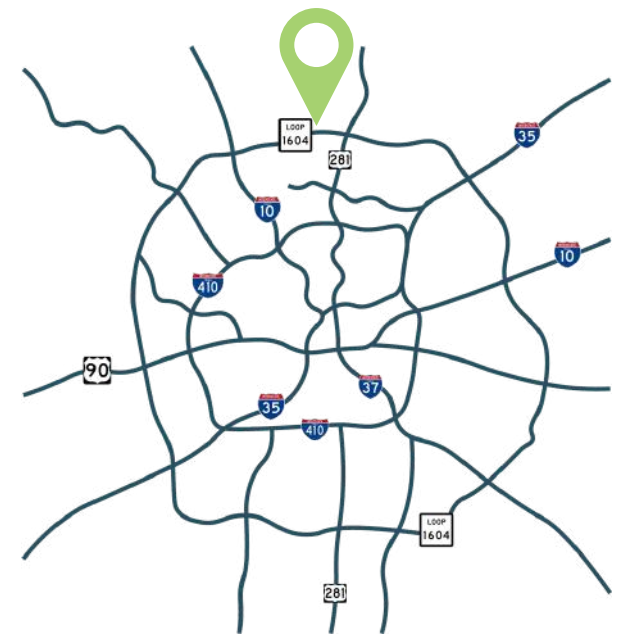


SPACE AVAILABLE

BLANCO ROAD CENTER

18470 BLANCO ROAD | SAN ANTONIO, TEXAS | 78258

Located on Blanco Road just North of the Loop 1604 and Blanco Road intersection, this property has easy access and is surrounded by a strong retail presence. Positioned across the street from the Vineyard Shopping Center, the visibility for Tenants makes them stand out among other centers in the submarket.



MIRANDA RIHN
LEASING ASSOCIATE
(210) 816-2734
MRIHN@FORESITECRE.COM

WHAT I LOVE ABOUT THIS PROPERTY:

“

It is located at Blanco Road and Loop 1604, which is one of the busiest intersections in San Antonio for retail.

M. Rihn

”

BLANCO ROAD CENTER

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,920	73,801	198,857
Household Income	\$92,367	\$102,397	\$88,503
Households	3,431	29,063	80,751
Median Age	41.6	39	38.5

DESIRED USES

- Insurance Office
- Pediatric Dentist
- Family Practice
- Pizza Restaurant

PROPERTY HIGHLIGHTS

- 1 Positioned strategically on Blanco Road, which averages **more than 37,000 vehicles per day**.
- 2 Newly constructed, this retail center has a diverse **tenant mix** with beauty, medical and food.
- 3 Surrounded by strong **retail users and power centers**, this property has a constant flow of traffic and customers.



BLANCO ROAD CENTER

SAN ANTONIO, TEXAS



With high traffic counts, good visibility, and impressive demographics this retail center's market positioning is unmatched and provides Tenant's with an advantage over their competitors.



BLANCO ROAD CENTER

SAN ANTONIO, TEXAS



BLANCO ROAD CENTER

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
Suite 103	1,805	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.

<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</u>	<u>711656</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

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