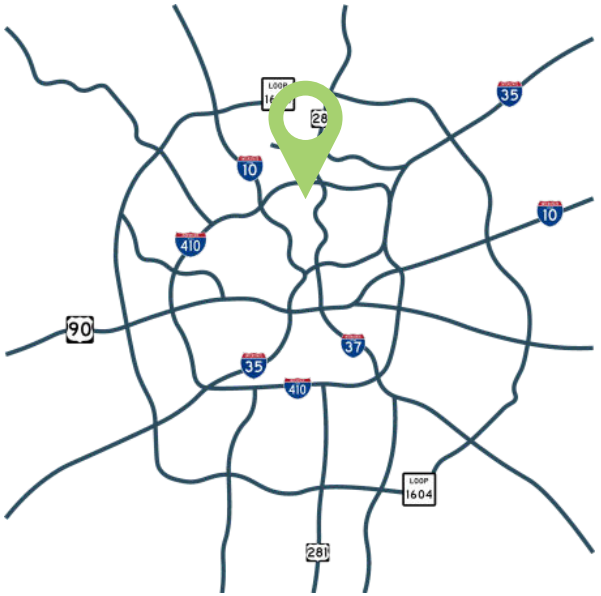
SPACE AVAILABLE

NORTH STAR SQUARE

8507 N. MCCULLOUGH AVE | SAN ANTONIO, TEXAS | 78216



Neighborhood retail center located just two blocks from Loop 410 and within easy reach of Highway 281. It is also directly across the street from North Star Mall, one of San Antonio's premiere shopping destinations. The center occupies a densely populated area and is ideally positioned to draw traffic from surrounding powerful anchors.



FORESITE®
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NORTH STAR SQUARE

SAN ANTONIO, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

> Located across the street from North Star Mall, North Star Square has the benefits of a standalone retail center with shopping mall traffic.

MIRANDA HENRY

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,266	104,433	313,661
Household Income	$69,605	$77,848	$77,864
Total Households	4,273	42,703	133,587
Median Age	39.3	37.7	37.8

JOIN THESE TENANTS

SUBWAY

State Farm

moore LIFE HEALTH SOLUTIONS

PROFESSIONAL BEAUTY SUPPLY

PROPERTY HIGHLIGHTS

1. North Star Square shares a lighted intersection with North Star Mall, **one of the top retail malls in San Antonio.**
2. **Strong daytime population** with phenomenal holiday and special event traffic set tenants up to be top performing locations.
3. **Centrally located** a quarter mile from Loop 410 and only a mile from US Hwy 281



FORESITE
COMMERCIAL REAL ESTATE

NORTH STAR SQUARE

SAN ANTONIO, TEXAS





PROPERTY DESCRIPTION

Located across McCullough Avenue from a 1.2 million square foot regional mall, North Star Square is in a prime position for both Tenants and Customers. It has the benefits of a stand alone retail development, with the large traffic produced by a top San Antonio shopping destination and mall.

Estimated NNN: $7.60 PSF/YR



NORTH STAR SQUARE

SAN ANTONIO, TEXAS



NORTH STAR SQUARE

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
B-1	3,965	Open Retail
B-9	1,625	2nd Gen White Box
B-13	1,830	2nd Gen Restaurant
C-3	880	2nd Gen Retail
C-9	880	Open Retail
C-13	1,770	General Retail
C-19	887	General Retail
C-25	1,764	Open Retail
D-5	4,780	Former Catherine's
D-7	1,511	Former Medical Office

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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