

RETAIL SPACE/PAD SITES FOR LEASE

THE MERC

UTSA BLVD. & IH-10 | SAN ANTONIO, TEXAS | 78249



PROPERTY HIGHLIGHTS

1 **Excellent access** and exposure to IH 10, UTSA Blvd and Hausman Roads.

2 Located in **close proximity** to: UTSA San Antonio Campus, multiple corporate campuses, **Six Flags** and **La Cantera Spa and Resort** as well a multitude of multi story office buildings.

3 **Multi-use project** on 112 Acres comprised of **1,400** luxury apartments, **70** high end town homes, Aloft Hotel, a **7 Acre Entertainment District** on the San Antonio Trail system.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,024	89,606	247,204
Household Income	\$76,523	\$98,857	\$105,543
Total Households	6,076	39,064	106,840
Median Age	30.2	32.0	34.3
Daytime Population	21,434	118,969	307,471

MULTI-USE PROJECT

- Retail
- Townhomes
- Entertainment
- Multi-Family Housing
- Hotel
- Restaurants

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SAN ANTONIO, TEXAS

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Located in the heart of the hottest growth area of San Antonio for office, multifamily, entertainment and retail users. Multiple new campus headquarters are under construction or recently completed in addition to the many luxury multifamily projects.

L. LUTTO

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APARTMENTS WITHIN 2 MILE RADIUS:

- 32 Apartment Complexes
- 302.21 Units On Average
- Approximately 10,000 Units

1,400 Units
On Site

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350 DOORS
COMING SOON

NOW LEASING
350 DOORS

Lyric
AT THE MERC

Entertainment
District

350 DOORS
ONLY
AT THE MERC

Century
Townhomes

40,000 SF OF RETAIL
SPACE
4 PADS FOR LEASE
4 END CAPS WITH
DRIVE THRU'S

Phase 4, Planning Phase,
400 Apartments

aloft
HOTELS

DUTCH BROS

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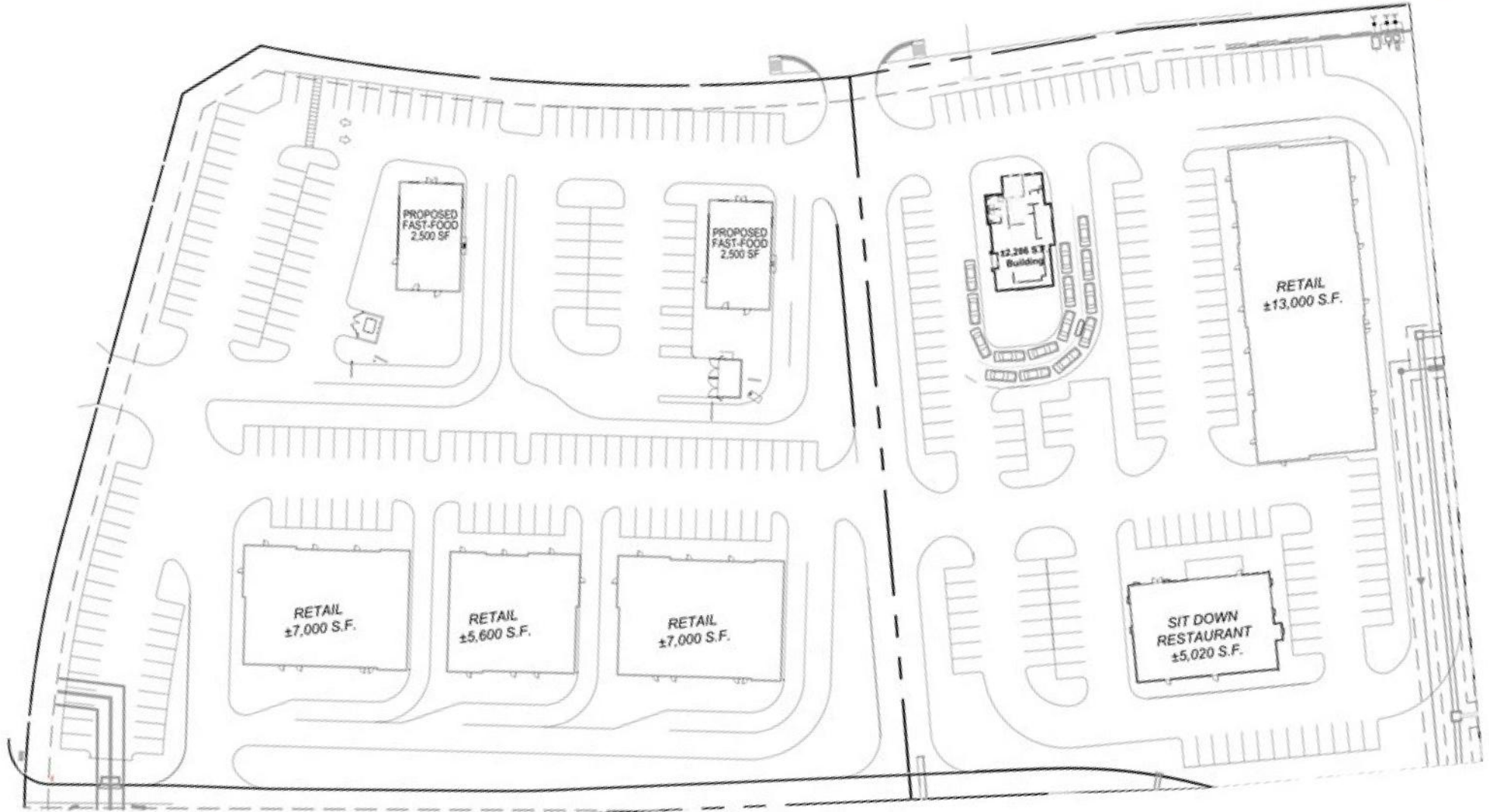
SAN ANTONIO, TEXAS



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AVAILABLE SPACE

Proposed Building	SF	Condition	Proposed Building	SF	Condition
Fast Food	2,500		Building	12,266	Drive Thru
Fast Food	2,500		Retail	13,000+	
Retail	7,000		Restaurant	5,020	
Retail	5,600				
Retail	7,000				





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>
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Designated Broker of Firm		E-Mail	Phone
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Sales Agent/ Associate's Name		E-Mail	Phone
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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

