

## Northpoint Shopping Center

▪ 4535 Fredericksburg Road ▪ San Antonio ▪ TX ▪ 78201 ▪



### Property Highlights:

- Located across the street from Wonderland of the America's Mall, less than a quarter mile inside LP 410 and two minute drive to IH-10
- Great Exposure & Excellent Pylon Visibility
- Suite 117: 1,320 SF
- Suite 223: 3,960 SF (End Cap)
- Rate: \$13-\$14 Base Rent | NNN: \$5.60 PSF
- Ample Parking
- Major North-South Corridor in NW San Antonio
- Zoning: Mixed Use City of Balcones Heights
- Tenants: Babe's Hamburgers, Quick Cash, Simi's India Cuisine, World Finance, Clinica Hispana, Farmer's Insurance, Float San Antonio, Diva Nails, San Antonio Loans, Avenue Women's Fashion Store



**For More Information Contact:**  
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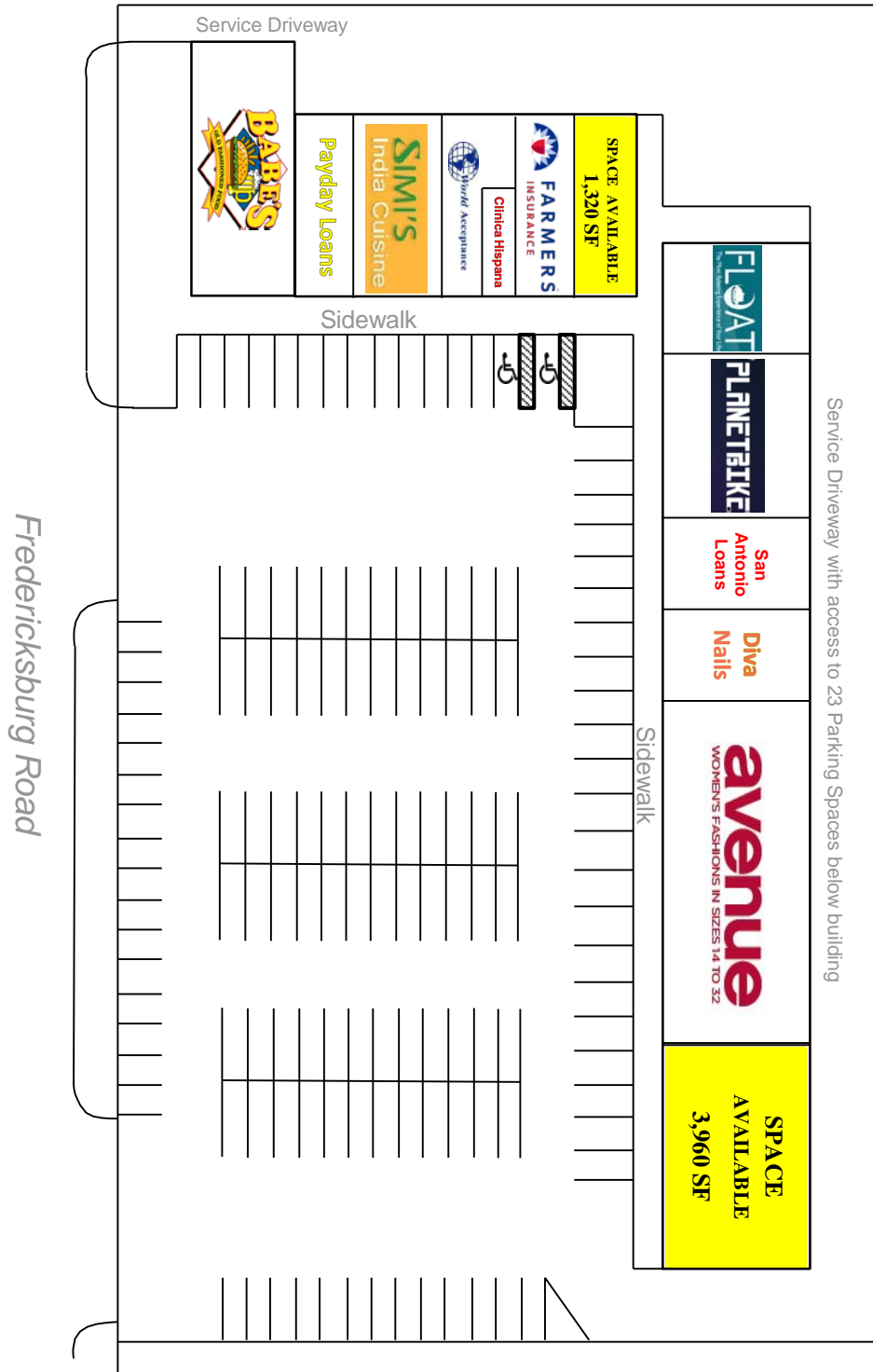
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Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	13,927	168,947	434,300
Avg Household Income	\$45,386	\$43,204	\$46,689

Population			
2015 Population	13,311	160,586	404,240
2010 Population	12,894	150,650	365,171
Absolute Growth 2010-2015	1.7%	5.0%	7.0%
Median Age	44	41	41

Income			
Median Income	\$33,551	\$34,917	\$35,901
Average Income	\$45,386	\$43,204	\$46,689
Per Capita Income	\$19,692	\$16,948	\$18,264

Housing			
Total Households	6,168	68,011	170,306
Owner	2,189	28,871	76,781
Renter	3,793	35,727	86,663

Race & Ethnicity			
Hispanic	10,368	124,615	304,919
White	2,758	34,988	101,491
Black	720	7,089	19,097
Asian	343	4,434	12,373

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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.

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Omri Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date