

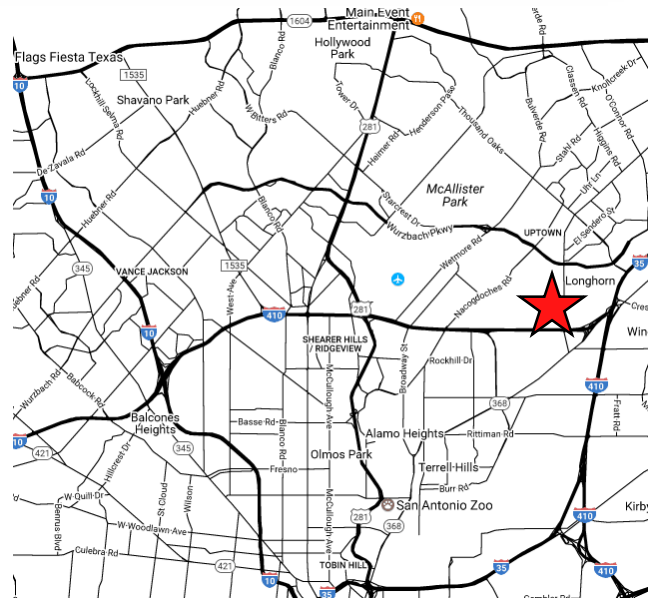
## Oasis Shopping Center

▪ 9323 Perrin Beitel Rd ▪ San Antonio ▪ TX ▪ 78217 ▪



### Property Highlights:

- Located two minutes outside Loop 410. Less than five minutes from IH-35 and Wurzbach Parkway
- Renovated 2017
- Over 35,000 Cars Per Day per TXDOT
- Suite 201: 4,714 SF (Shell Space)
- Suite 202: 2,706 SF (Shell Space)
- Suite 101: 7,073 SF – 9,023 SF (2<sup>nd</sup> Gen Restaurant)
- Rate: \$12-\$13 Base Rent | NNN: \$3.50 PSF
- Zoning: C3 with No Restrictions
- Landlord will assist with finish-out
- Tenants: Allstate Insurance, A+ Foot Spa, Jeff Ryder's Drum Shop, A-Tex Above Ground Pools, Spas, & Billiards, Harvest Church



**For More Information Contact:**  
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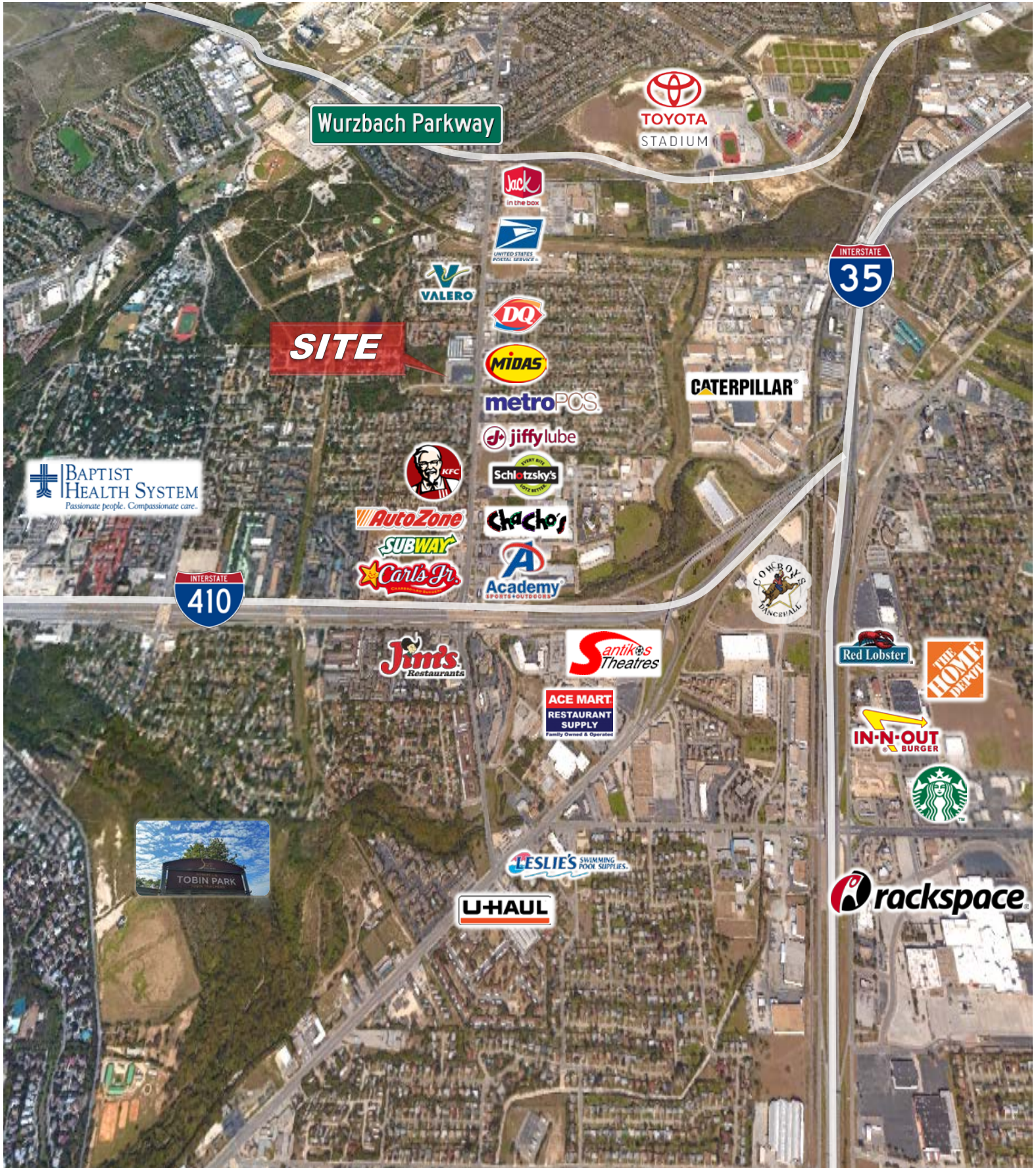
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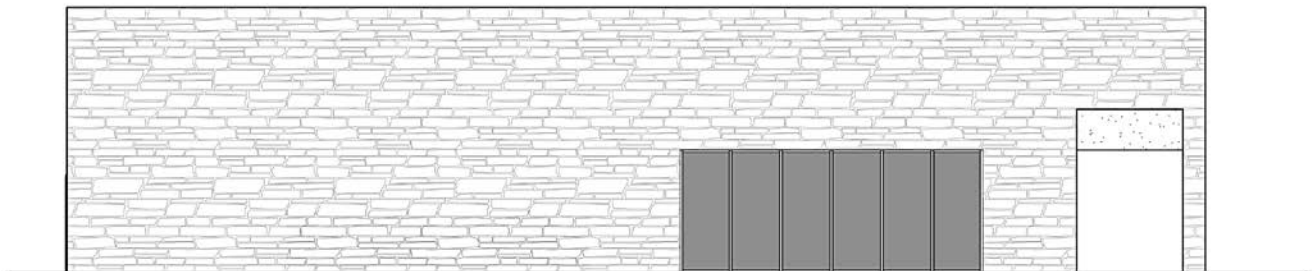
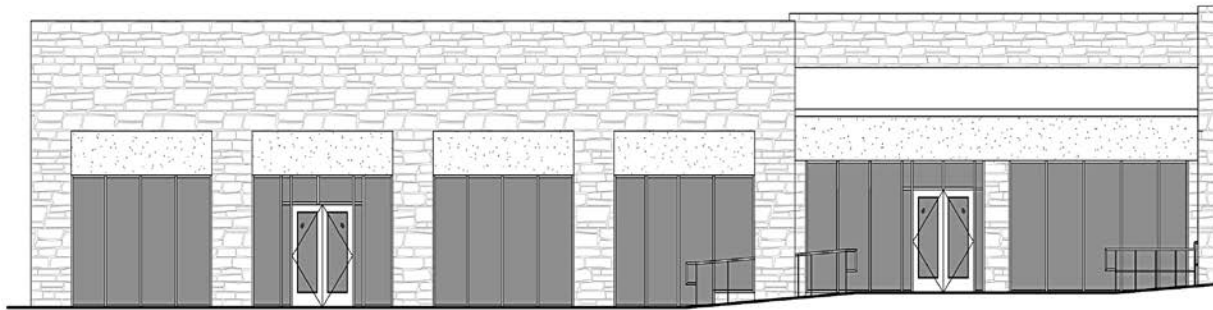
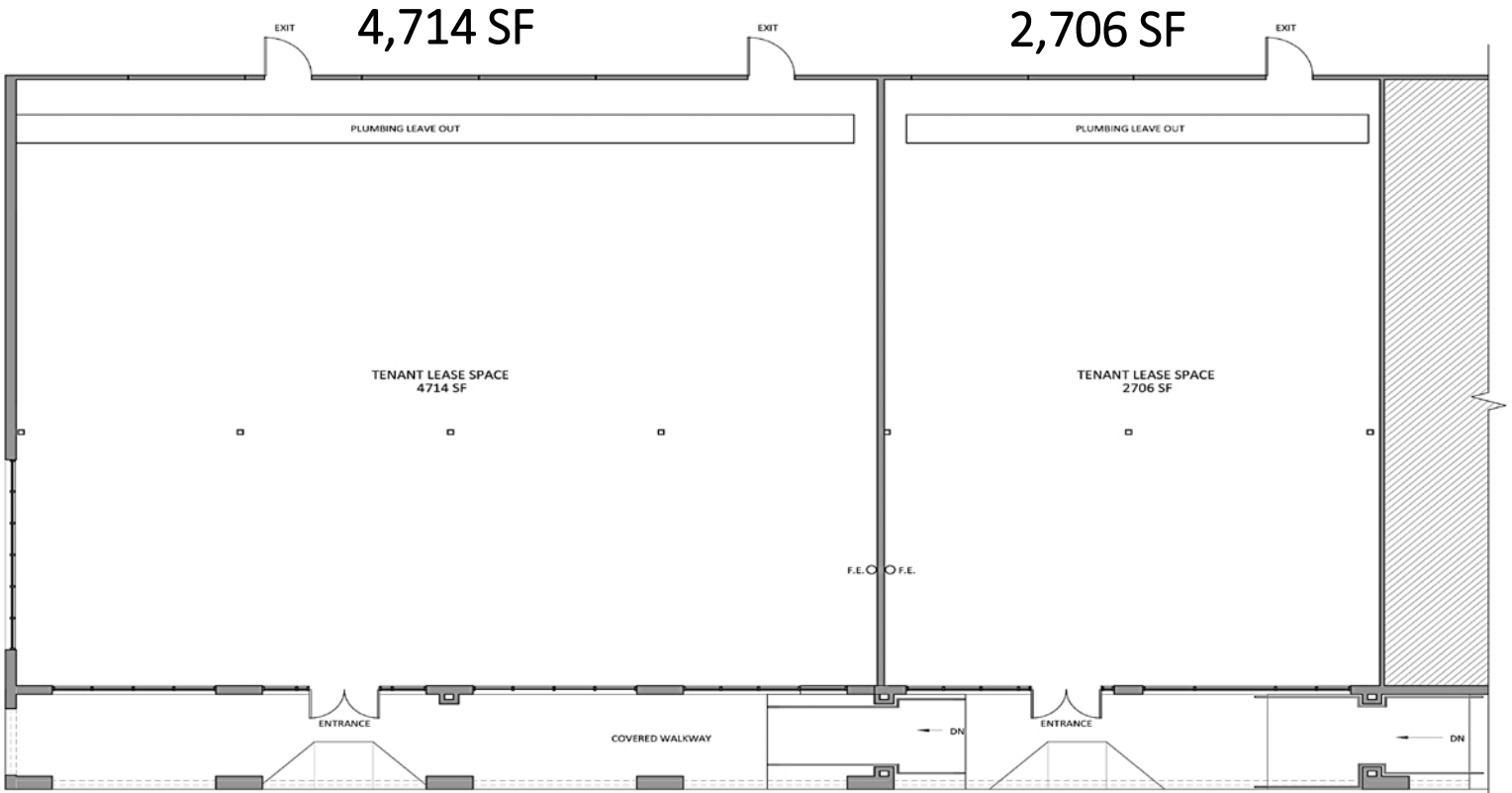
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## Suite 101 – 2<sup>nd</sup> Generation Restaurant Space Former Chinese Buffet 7,073 – 9,023 SF



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Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	12,730	93,121	281,619
Avg Household Income	\$44,017	\$51,204	\$58,631

Population			
2015 Population	11,848	86,641	256,337
2010 Population	11,836	83,598	236,563
Absolute Growth 2010-2015	1.4%	3.6%	2.8%
Median Age	40	45	44

Income			
Median Income	\$37,473	\$42,960	\$48,532
Average Income	\$44,017	\$51,204	\$58,631
Per Capita Income	\$19,347	\$21,709	\$23,459

Housing			
Total Households	5,799	39,020	109,417
Owner	1,680	21,537	68,299
Renter	3,861	18,274	42,121

Race & Ethnicity			
Hispanic	4,788	35,636	103,552
White	4,670	40,150	126,560
Black	2,534	12,933	36,734
Asian	913	4,392	11,138

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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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Omri Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date