

Sendero Plaza Shopping Center

▪ 1405 Hwy 123 N Bypass ▪ Seguin ▪ TX ▪ 78155 ▪



Property Highlights:

- Located two minutes from IH-10. Five minutes from State Highway 46 and a short drive to SH 130
- Newly Constructed - 2007
- Close Proximity to Historic Downtown Seguin
- Suite 1417: 1,200 SF (Stained Concrete Floors)
- Rate: \$15.00 Base Rent | NNN: \$4.45 PSF
- Over 20,000 Cars Per Day per TXDOT
- Zoning: C3 with No Restrictions
- Excellent Visibility & Pylon Signage
- Thirty Minute Drive to San Antonio
- Tenants: Anytime Fitness, Atlas Credit, Cloud 9 Vapor Store, Seguin Dentures, HD Accounting



For More Information Contact:
Joe M. Kbouti
Joe M. Kbouti Real Estate, Inc.
7300 Blanco Road, Suite 706 San
Antonio, Texas 78216

TEL: (210) 344-1002
FAX: (210) 342-3405
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SENDERO PLAZA SHOPPING CENTER

1405 HWY 123 N BYPASS | SEGUIN | TEXAS | 78155



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REAL ESTATE, INC.



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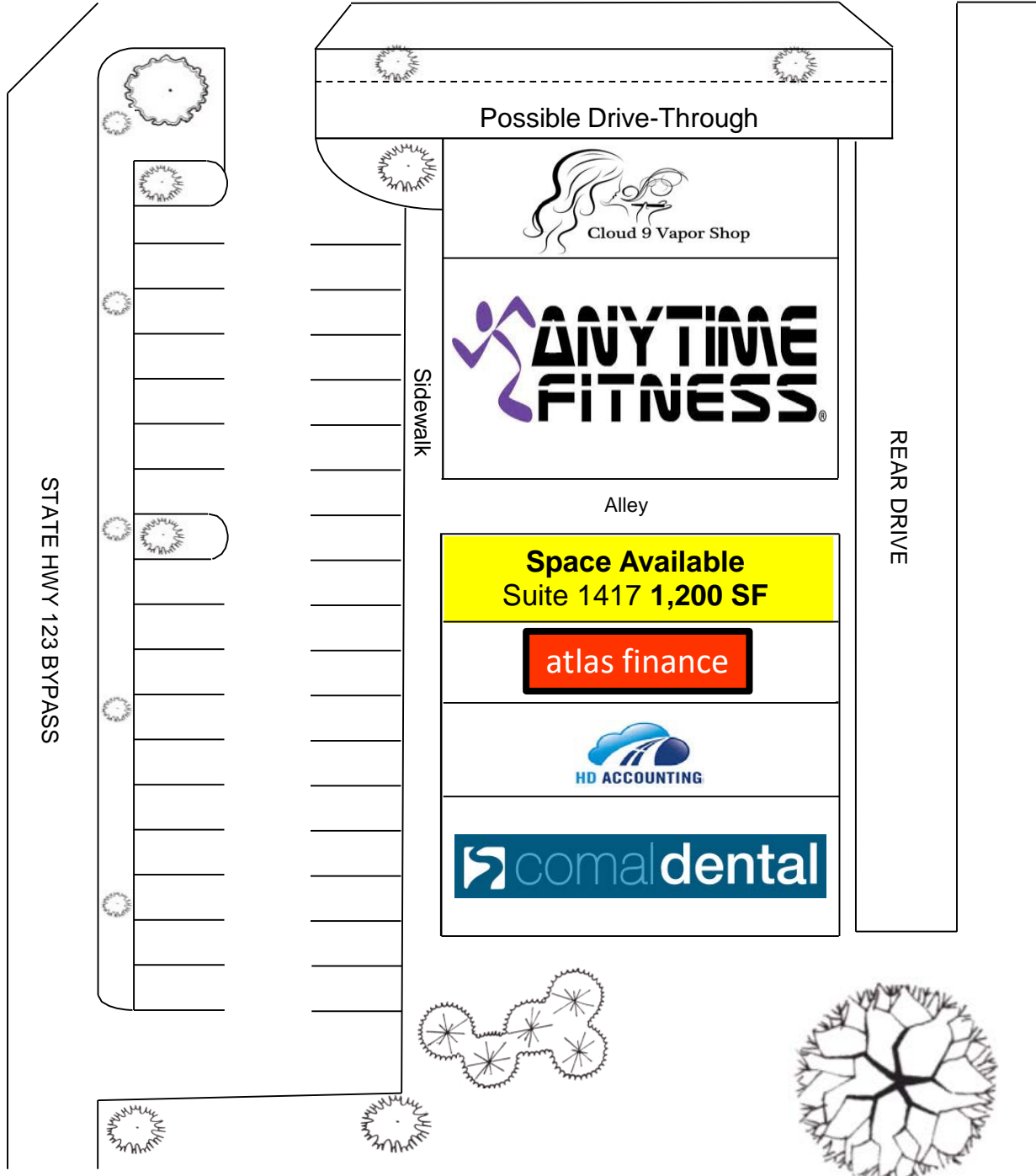
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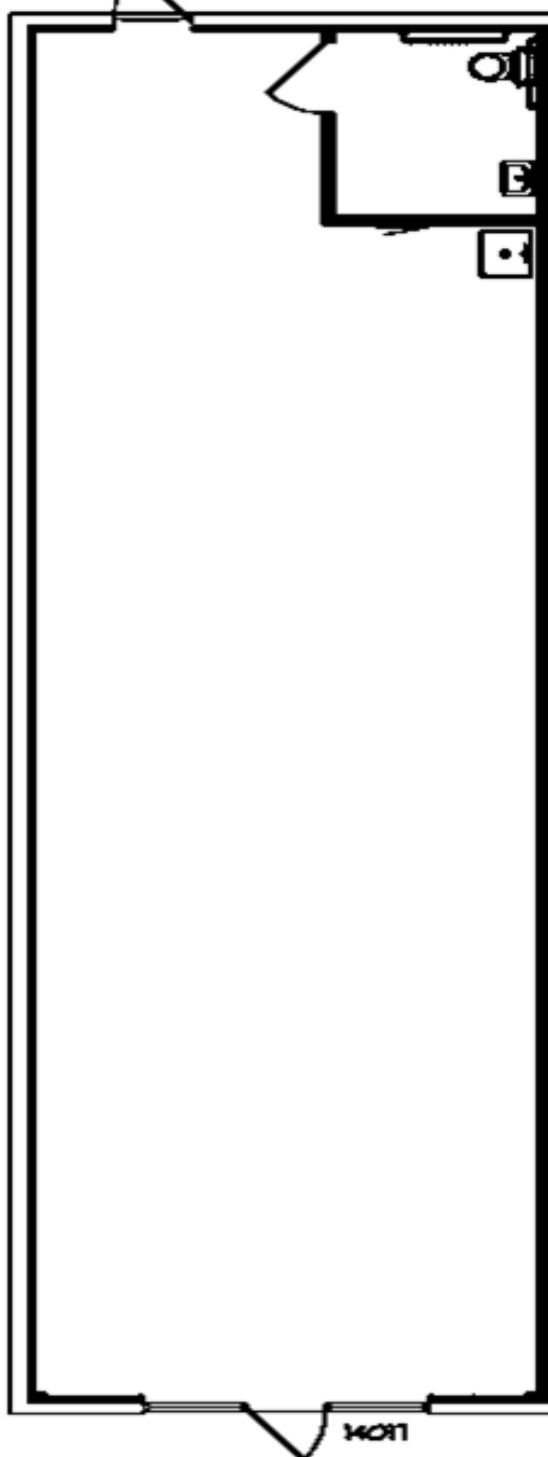
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Suite 1417 – 1,200 SF



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Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	4,544	32,724	46,287
Avg Household Income	\$42,244	\$37,920	\$41,446

Population			
2015 Population	3,989	28,062	39,049
2010 Population	3,456	23,048	31,108
Absolute Growth 2010-2015	15.2%	20.1%	23.0%
Median Age	42	41	42

Race & Ethnicity			
White	1,806	12,266	20,523
Hispanic	2,060	16,378	20,552
Black	633	4,047	4,665
Asian	125	535	661

Housing			
Total Households	1,632	11,429	16,402
Owner	812	6,025	9,384
Renter	627	3,659	4,510

Income			
Median Income	\$34,453	\$32,385	\$34,994
Average Income	\$42,244	\$37,920	\$41,446
Per Capita Income	\$15,492	\$13,604	\$14,971

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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
Joe Kboudi	276333	joe@kboudi.com	(210) 344-1002
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