

Bandera One Shopping Center

▪ 5720 Bandera Rd ▪ San Antonio ▪ TX ▪ 78238 ▪



Property Highlights:

- Located in an established, high-traffic area of San Antonio. Visibility from Loop 410 (Over 100,000 VPD)
- Across the street from H-E-B Marketplace
- Recent Exterior Renovations
- Suite 4: 1,642 SF
- Suite 7: 1,761 SF (Shell Space)
- Suite 8: 2,204 SF (Loading Dock)
- Rate: \$15-\$16 Base Rent | NNN: \$5.32 PSF
- Over 30,000 Cars Per Day per TXDOT
- Tenants: Allstate Insurance, Cavendar Auto Offices, Nova Healthcare, Enterprise Rent-a-Car, Custom Sounds, Mai Nails, Palomino's Bar & Grill, Champion Computers, Any Lab Test Now, Bank of America ATM, The Escape Room, Simple Tax



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

TEL: (210) 344-1002
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www.kbouti.com
jmkbouti@aol.com

BANDERA ONE SHOPPING CENTER

5720 BANDERA ROAD | SAN ANTONIO | TEXAS | 78238



JOE M. KBOUDI
REAL ESTATE, INC.

FIRST FLOOR



SPACE AVAILABLE
2,024 SF
Suite 8

SPACE AVAILABLE
1,731 SF — Suite 7

ANYLABTEST!
NOW

SPACE AVAILABLE
1,642 SF - Suite 4

Allstate
You're in good hands.

Palominos
Restaurant & Bar
Breakfast • Lunch • Dinner
Full Bar

PATIO

Medical Centers
Nova

CUSTOM
SOUNDS

Great Nails

COMPUTERS

Enterprise
rent-a-car

STEMMONS RD

BANDERA ROAD

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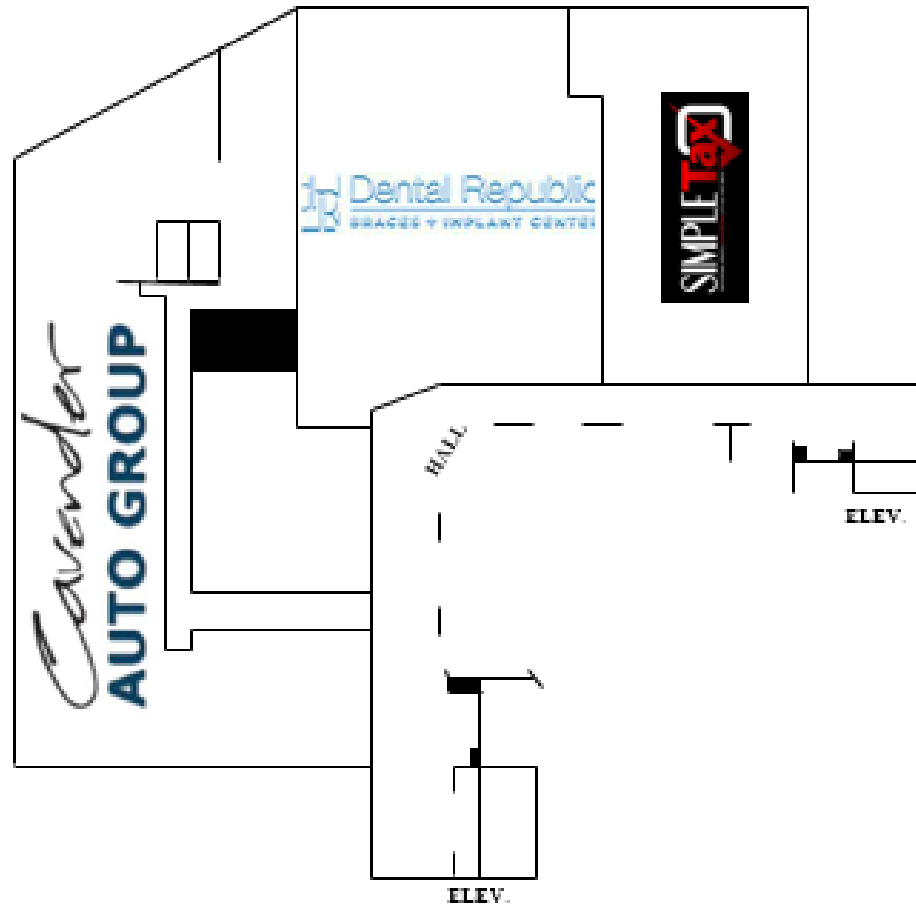
This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

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JOE M. KBOUDI
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SECOND FLOOR

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ANGIRA



SITE

Allstate Bank of America
Cavender AUTO GROUP ESCAPE ROOM
enterprise Dental Republic BRACES • IMPLANT CENTER
NOVA HEALTHCARE



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REAL ESTATE, INC.

Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	11,119	133,443	398,448
Avg Household Income	\$45,109	\$45,297	\$43,910

Population			
2015 Population	10,800	122,864	364,669
2010 Population	10,656	109,128	319,554
Absolute Growth	5.4%	9.2%	10.9%
Median Age	39	39	39

Income			
Median Income	\$34,176	\$36,724	\$36,548
Average Income	\$45,109	\$45,297	\$43,910
Per Capita Income	\$18,954	\$17,309	\$16,094

Housing			
Total Households	4,945	50,917	149,625
Owner	1,546	23,010	74,387
Renter	3,315	25,046	65,854

Race & Ethnicity			
Hispanic	7,415	94,002	273,733
White	2,832	29,961	92,813
Black	734	6,609	22,331
Asian	314	4,594	12,440

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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