

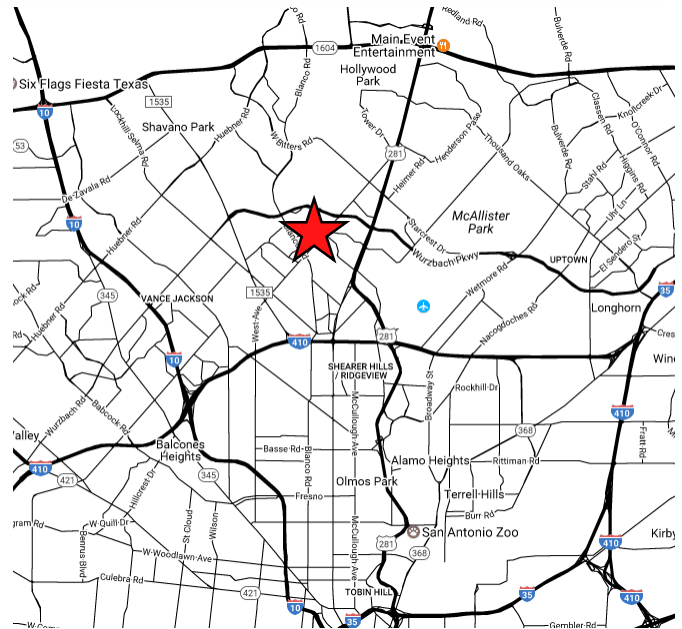
West Plaza Shopping Center

• 11825 West Avenue • San Antonio • TX • 78216 •



Property Highlights:

- Located two minutes from Churchill High School and Eisenhower Middle School. Five minutes from Highway 281, Loop 410 and Wurzbach Parkway
- Excellent Condition
- Suite 101: 856 SF
- Rate: \$14 Base Rent | NNN: \$4.57 PSF
- Over 30,000 Cars Per Day per TXDOT
- Zoning: C3 with No Restrictions
- Close Proximity to San Antonio International Airport
- Tenants: Edward Jones Investments, Taco Rey, Prime Nutrition, Pediatrician Roy M. Guerrero MD, Sue Sheff, Salon Techs



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
www.kbouti.com
jmkbouti@aol.com

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.

WEST PLAZA SHOPPING CENTER

11825 WEST AVENUE | SAN ANTONIO | TEXAS | 78216



JOE M. KBOUDI
REAL ESTATE, INC.



Eisenhower Middle School

Church of Christ
Churchill High School

Marshalls

CHASE

H-E-B

BLANCO ROAD

SITE

Taco Rey
Mexican Grill

SUE SHEFF

Pediatrics

BODYBELLA
MEDICAL AESTHETICS

Edward Jones | INVESTMENTS

30,000 CPD

WEST PLAZA SHOPPING CENTER

11825 WEST AVENUE | SAN ANTONIO | TEXAS | 78216



JOE M. KBOUDI
REAL ESTATE, INC.



WEST PLAZA SHOPPING CENTER

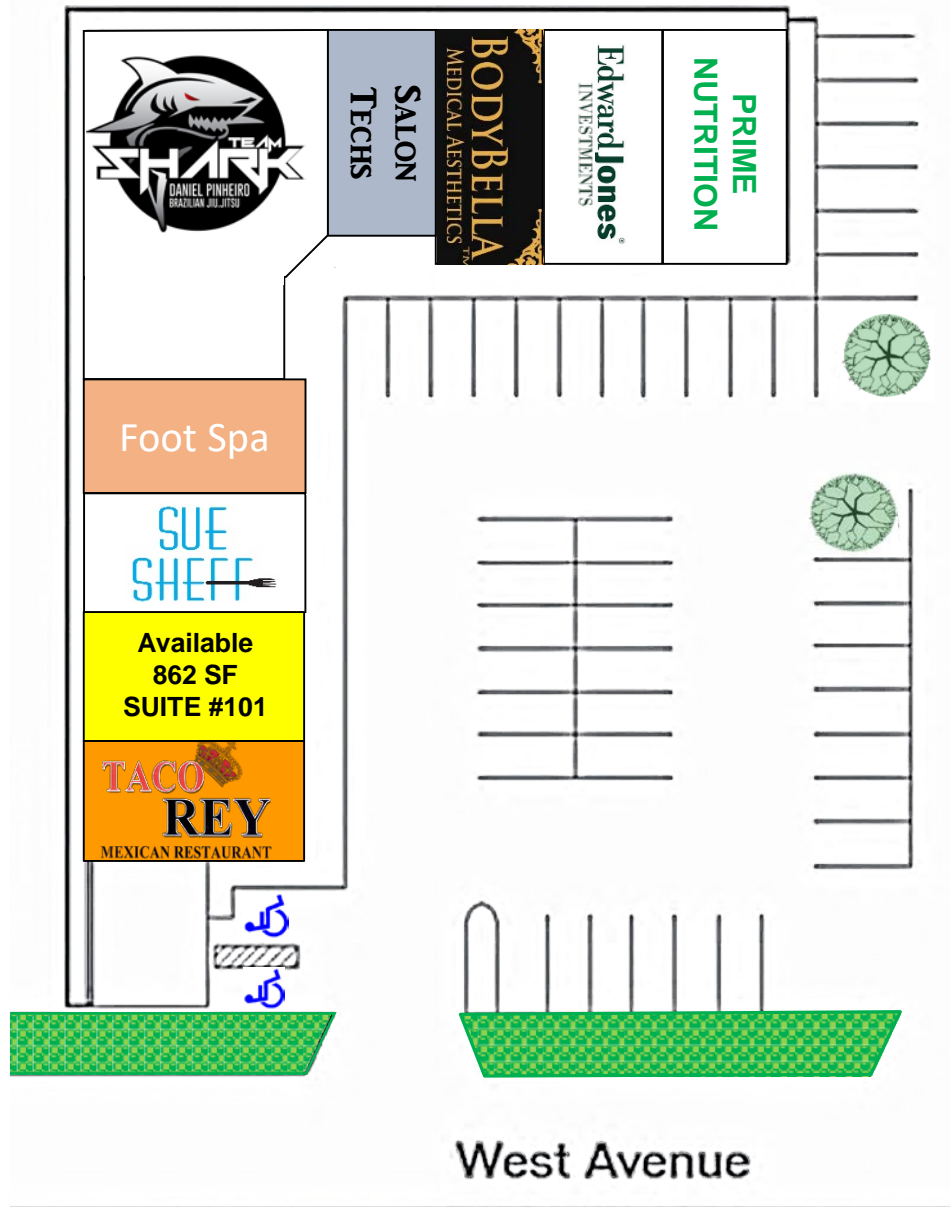
11825 WEST AVENUE | SAN ANTONIO | TEXAS | 78216



JOE M. KBOUDI
REAL ESTATE, INC.

West Plaza Shopping Center

• 11825 West Avenue • San Antonio • TX • 78216 •



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

TEL: (210) 344-1002
FAX: (210) 342-3405
www.kboudi.com
jmkboudi@aol.com

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.

WEST PLAZA SHOPPING CENTER

11825 WEST AVENUE | SAN ANTONIO | TEXAS | 78216



JOE M. KBOUDI
REAL ESTATE, INC.

Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	20,886	112,572	317,392
Avg Household Income	\$58,818	\$74,472	\$64,958

Population			
2015 Population	18,025	100,427	287,748
2010 Population	13,894	85,855	252,954
Absolute Growth 2010-2015	20.3%	9.9%	7.5%
Median Age	46	47	45

Race & Ethnicity			
White	8,963	56,542	143,388
Hispanic	9,367	43,667	139,831
Black	1,353	4,988	15,087
Asian	700	3,854	12,008

Housing			
Total Households	10,579	50,908	137,790
Owner	2,822	25,148	69,362
Renter	7,146	26,222	67,119

Income			
Median Income	\$49,338	\$58,023	\$51,649
Average Income	\$58,818	\$74,472	\$64,958
Per Capita Income	\$26,809	\$31,709	\$26,971

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

TEL: (210) 344-1002
FAX: (210) 342-3405
www.kboudi.com
jmkboudi@aol.com

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.



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.

Joe M Kboudi Real Estate Inc.	446375	joe@kboudi.com	(210) 344-1002
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