

FOR SUBLEASE

FREESTANDING 2ND GEN QSR

12802 N IH-35 | LIVE OAK, TX



EVAN KETABCHI
210.826.0004
evan@duwestre.com

DUB YARBOROUGH
210.787.8012
dub@duwestre.com

DUWEST

FREESTANDING 2ND GEN QSR

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OVERVIEW



AVAILABILITY

±2,898 SF Freestanding Building with Drive-Thru



PROPERTY HIGHLIGHTS

- ±2,898 SF freestanding QSR with drive-thru for sublease
- Hard corner adjacent to Methodist Hospital and Altura luxury rentals
- Exceptional exposure to 202,668 VPD along Interstate 35



TRAFFIC COUNTS

Interstate 35: 202,668 VPD
Topperwein Rd: 17,536 VPD



AREA CO-TENANTS

Whataburger, Denny's,
LaQuinta Inns & Suites, and
more

DEMOGRAPHICS

1 MILE

Population **11,501**
Daytime Pop. **11,164**
Avg HHI **\$98K**

3 MILE

Population **110K**
Daytime Pop. **102K**
Avg HHI **\$95K**

5 MILE

Population **257K**
Daytime Pop. **239K**
Avg HHI **\$93K**



SITE PLAN

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AVAILABLE SPACES

±2,898 SF



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AERIAL IMAGE

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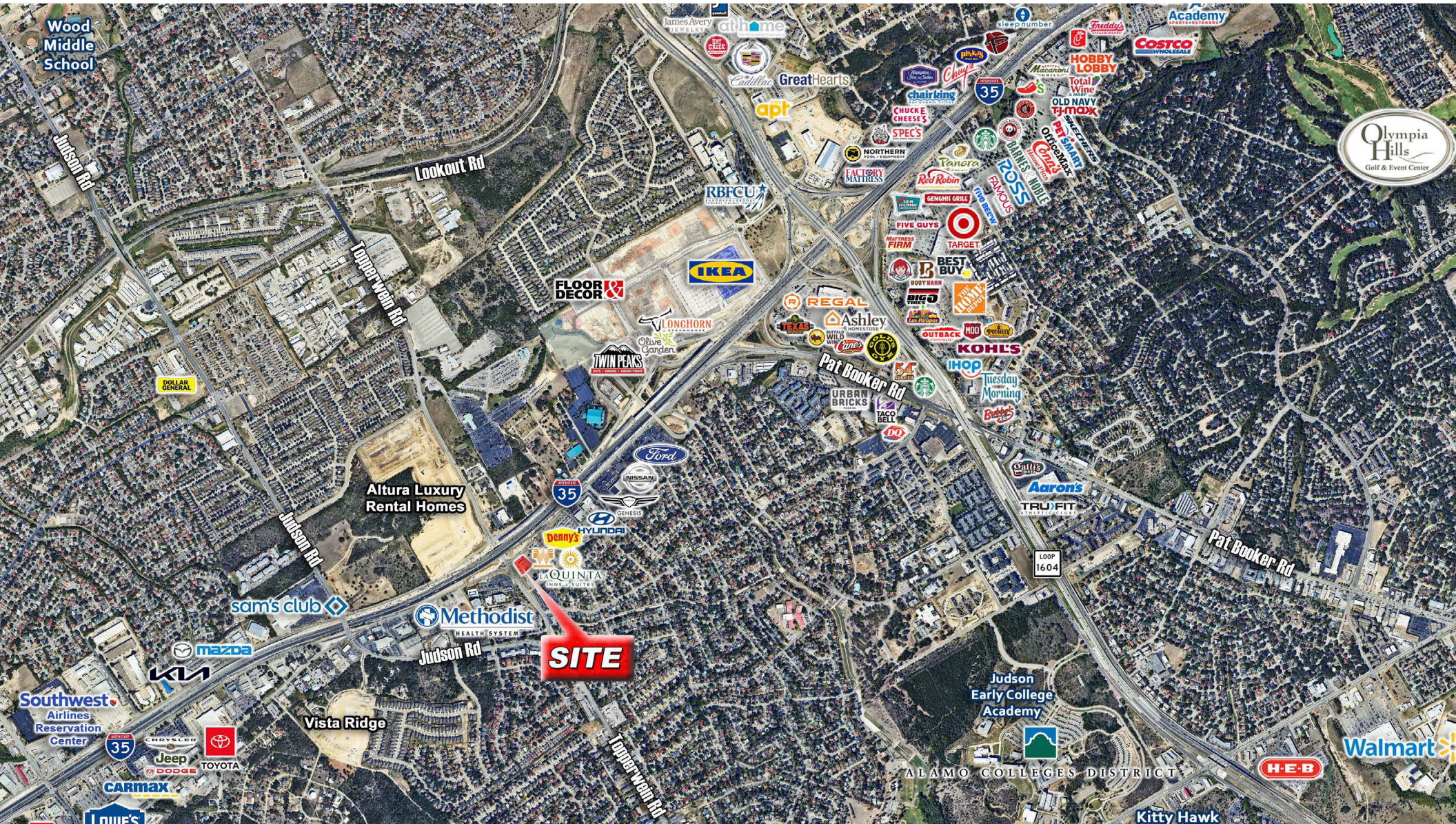
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REGIONAL AERIAL / TRADE AREA MAP

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INFORMATION ABOUT BROKERAGE SERVICES

Texas Real Estate Commission — Required Disclosure

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. Owner's agent fees are not set by law and are fully negotiable.

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. Buyer/tenant's agent fees are not set by law and are fully negotiable.

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; and, with the parties' written consent, may appoint a different license holder associated with the broker to each party to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

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.





2520 Broadway Street, Suite 200
San Antonio, Texas 78215

duwestre.com

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