

HELOTES PLAZA

12902 - 12952 Bandera Road, Helotes, TX 78023



PROPERTY HIGHLIGHTS

AVAILABLE

- 100% Leased

RATE

- Please call for information.

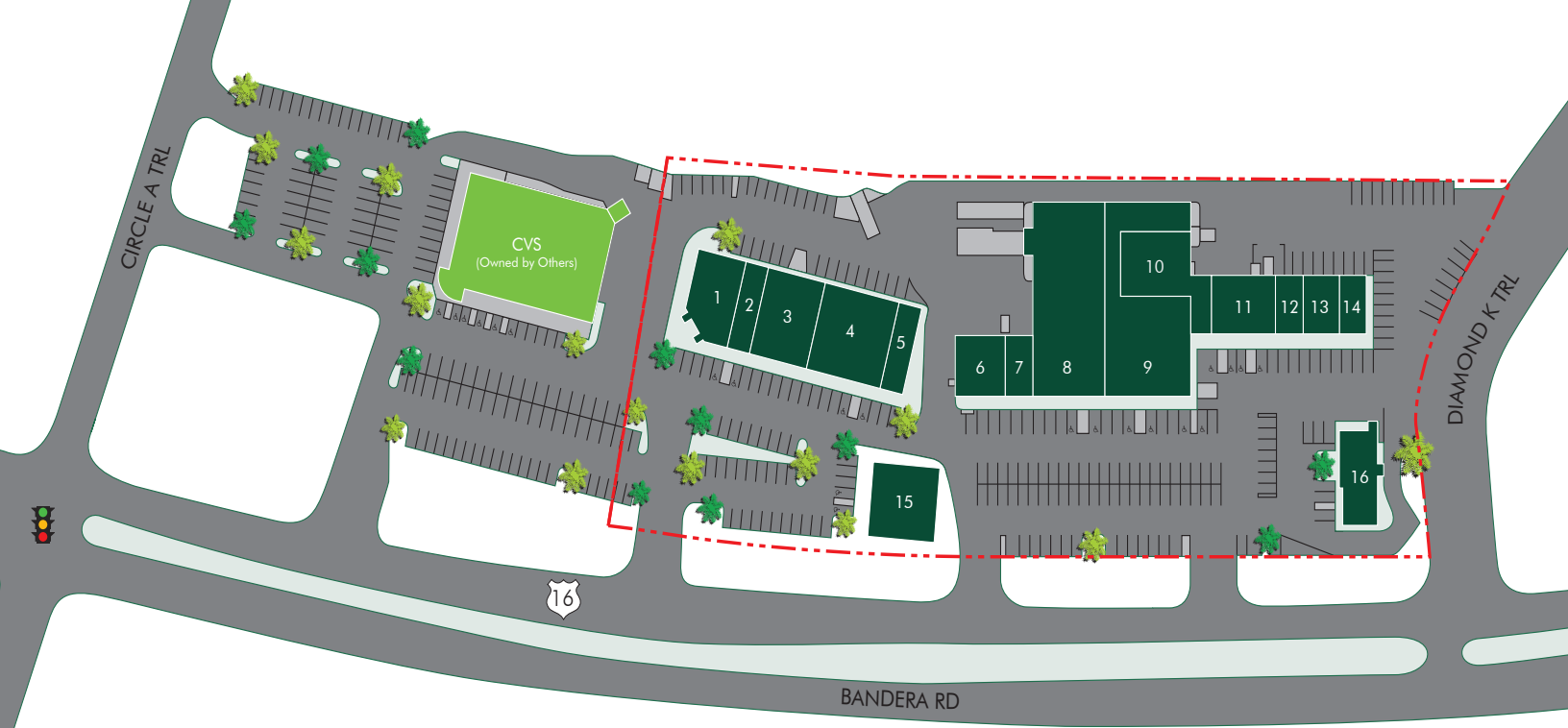
NNN

- CAM: \$2.73 INS: \$0.79 TAX: \$4.55 = \$8.06

SITE DETAILS

- Located in the heart of the City of Helotes, Texas on Bandera Road (Hwy 16)
- Excellent access and visibility along Bandera Road
- Outstanding traffic counts along Bandera Road with 42,614 vpd





Site Plan #	Tenant	SF	USPS Address
1	Schott's Meat Market	2,680	12952-101
2/3	Bandera Family Health	5,132	12952-105
4	Momentum PT.	4,751	12952-107
5	Subway	1,500	12952-110
6	El Rodeo Grill	2,448	12932
7	The Line Up Barbershop	852	12930
8	Dollar Tree	10,352	12928
9	Advanced Auto	5,500	12929

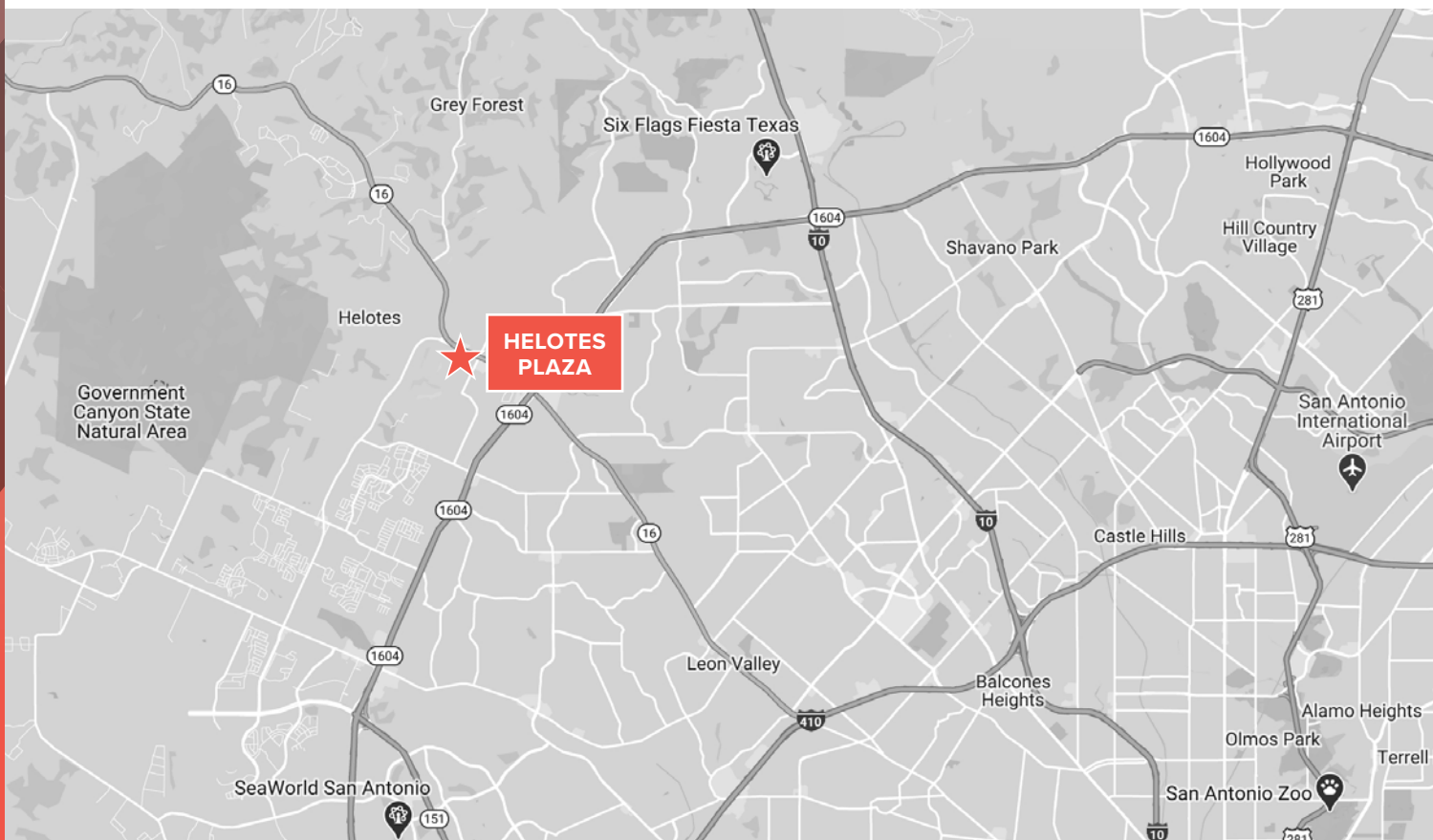
Site Plan #	Tenant	SF	USPS Address
10	Mushin BJJ	4,189	12918
11	Klicks Café	2,672	12916
12	Tito's Snack Bar	1,200	12914
13	Kuman of SA	1,563	12910
14	Vicom PC	1,051	12908
15	Fink Cigars	3,364	12950
16	Dairy Queen	2,400	12902

SITE PLAN & DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
2024 Population	5,557	72,126	209,484	373,473
2024 Daytime Population	6,110	56,725	168,748	343,122
2024 Households	2,007	24,813	73,444	140,865
2024 Avg HH Income	\$134,050	\$130,495	\$119,278	\$112,899
2024 Median Age	41.2	36.7	34.9	34.6

TENANTS





HELOTES PLAZA

PLEASE
CONTACT:

Land Folkes

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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.

2-10-2025



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. **An 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. **A 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;
- 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

