

*Move-In Ready Suites For Lease
Contact Christine Villarreal
210.391.4319*



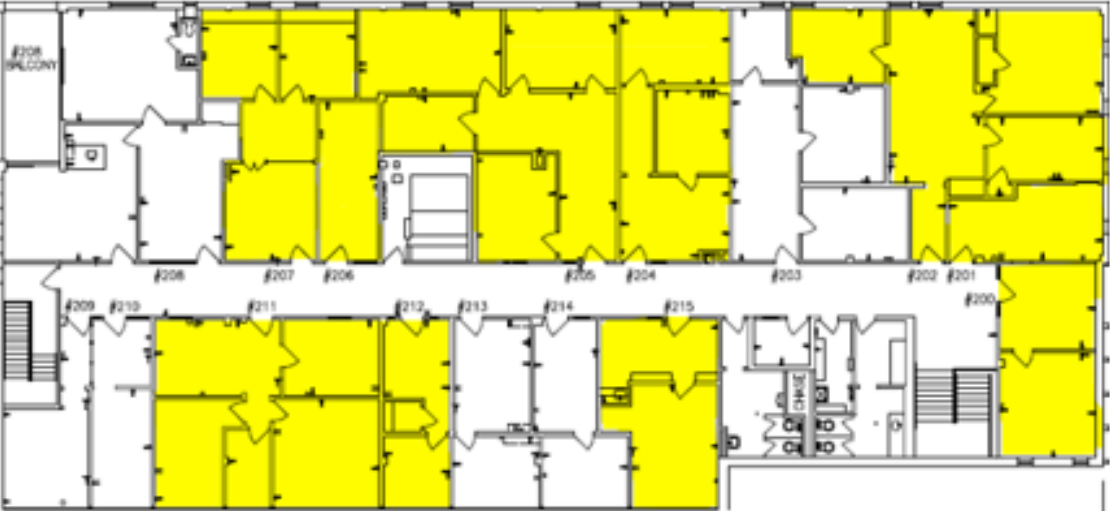
**COMMERCIAL SPACE
FOR LEASE**
210.391.4319
Bringing Multiplicity to Your Real Estate Needs

VARIETY REAL ESTATE GROUP
POWERED BY MEDORA REALTY, LLC





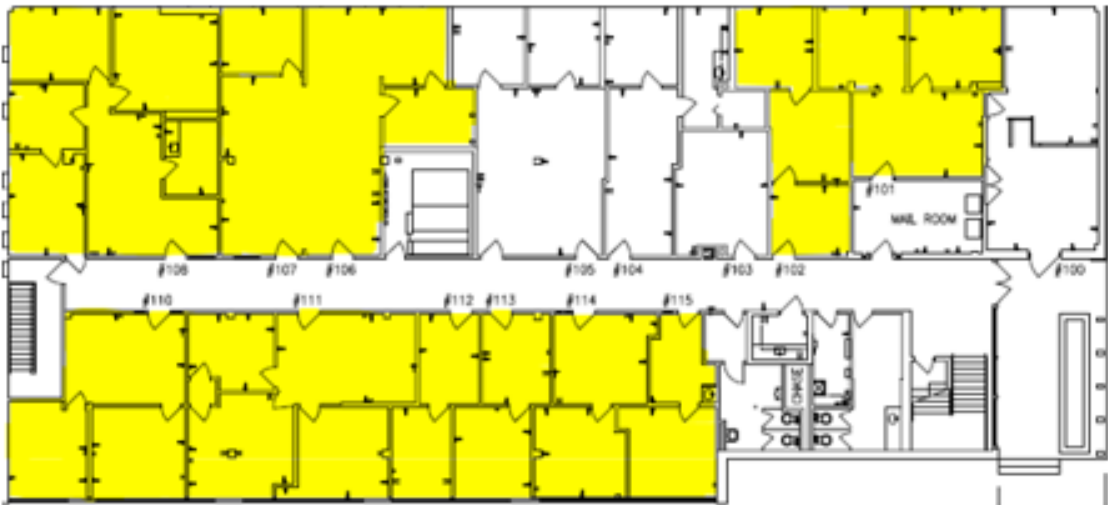
First Floor Available Suites



Vacant Suites:

- Suite 200: 489 SF
- Suite 202: 1,115 SF
- Suite 206: 233 SF
- Suite 211: 978 SF
- Suite 215: 481 SF
- Suite 201: 256 SF
- Suite 204-205: 1,815 SF
- Suite 207: 667 SF
- Suite 212: 300 SF

Second Floor Available Suites



Vacant Suites:

- Suite 101: 636 SF
- Suite 102: 480 SF
- Suite 106-107: 1,203 SF
- Suite 108: 1,234 SF
- Suite 110: 656 SF
- Suite 111: 938 SF
- Suite 112: 271 SF
- Suite 113: 328 SF
- Suite 114: 414 SF
- Suite 115: 333 SF





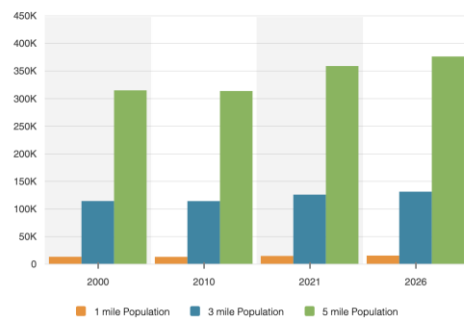
Population

	1 mile	3 mile	5 mile
2010 Population	12,558	113,606	313,084
2021 Population	14,193	125,325	358,337
2026 Population Projection	14,851	130,680	375,596
Annual Growth 2010-2021	1.2%	0.9%	1.3%
Annual Growth 2021-2026	0.9%	0.9%	1.0%
Median Age	36	36.4	35.9
Bachelor's Degree or Higher	23%	29%	30%
U.S. Armed Forces	14	328	4,595

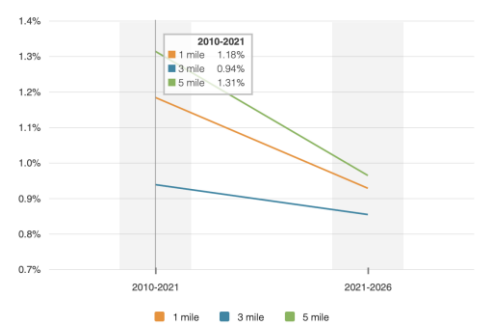
Households

	1 mile	3 mile	5 mile
2010 Households	5,000	43,974	127,879
2021 Households	5,499	48,033	144,266
2026 Household Projection	5,725	49,955	150,726
Annual Growth 2010-2021	0.3%	0.4%	0.7%
Annual Growth 2021-2026	0.8%	0.8%	0.9%
Owner Occupied Households	2,644	26,648	66,762
Renter Occupied Households	3,081	23,307	83,964
Avg Household Size	2.5	2.5	2.3
Avg Household Vehicles	1	2	2
Total Specified Consumer Spe...	\$133.8M	\$1.3B	\$3.8B

Population



Annual Population Growth



Consumer Spending Details

2021 2026

Radius	1 mile			3 mile			5 mile		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$8,781,661	\$1,534	\$591	\$82,048,047	\$1,642	\$628	\$235,894,040	\$1,565	\$628
Entertainment, Hobbies & Pets	\$19,845,739	\$3,467	\$1,336	\$203,292,113	\$4,070	\$1,556	\$577,097,699	\$3,829	\$1,536
Food & Alcohol	\$46,060,452	\$8,045	\$3,102	\$431,435,501	\$8,636	\$3,301	\$1,249,316,739	\$8,289	\$3,326
Household	\$22,373,024	\$3,908	\$1,506	\$233,898,311	\$4,682	\$1,790	\$648,546,971	\$4,303	\$1,727
Transportation & Maintenance	\$40,299,379	\$7,039	\$2,714	\$402,237,025	\$8,052	\$3,078	\$1,144,579,980	\$7,594	\$3,047
Health Care	\$7,674,359	\$1,340	\$517	\$75,656,531	\$1,514	\$579	\$211,452,285	\$1,403	\$563
Education & Daycare	\$7,802,597	\$1,363	\$525	\$90,946,336	\$1,821	\$696	\$252,079,685	\$1,672	\$671
Total Specified Consumer Spending (\$)	\$152,837,211	\$26,696	\$10,291	\$1,519,513,864	\$30,418	\$11,628	\$4,318,967,399	\$28,654	\$11,499

2026 Expected Consumer Spending



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.

<u>Redkorr Realty, LLC</u>	<u>9013020</u>	<u>info@redkorr.com</u>	<u>(210)888-2626</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Richard Moya</u>	<u>0578919</u>	<u>richard@redkorr.com</u>	<u>(830)708-8383</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Aaron Matthews</u>	<u>0679952</u>	<u>aaron@redkorr.com</u>	<u>(210)709-2932</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Christine Villarreal</u>	<u>632121</u>	<u>christine@varietyregroup.com</u>	<u>(210)391-4319</u>
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Christine Villarreal

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IABS 1-1

IABS - (Buyer)



VARIETY REAL ESTATE GROUP

POWERED BY: REDKORR REALTY, LLC