

FOR SALE & LEASE

Owner User or Investment Retail Opportunity

4447 Thousand Oaks Drive, San Antonio, TX 78233




partners


PRIMARY CONTACT



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David Ballard, CCIM

Partner

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PROPERTY AT A GLANCE

ADDRESS	4447 THOUSAND OAKS DR
CITY, STATE, ZIPCODE	SAN ANTONIO, TX 78233
LAND ACRES	0.6 AC
BUILDING SIZE	7,458 SF
YEAR BUILT	2005
ZONING	C-2

EXECUTIVE SUMMARY

Located across from major retailers H-E-B and Walmart, this property presents a prime value-add opportunity for owner-users or investors. Situated within a high-traffic retail corridor, it allows you to capitalize on the strong synergy of established businesses in a highly desirable location. Whether you're looking to occupy the space or invest, this is an excellent opportunity to position yourself in a thriving market.

Please contact Brian Heines for more information at (540) 628-5465





OFFERING DETAILS



SALE PRICE
\$995,000



PRICE PER SQUARE FOOT
\$133.41/PSF



RENTAL RATE
Contact Broker for Pricing



BUILDING SIZE
7,458 SF



LOT SIZE
0.6 AC



VEHICLES PER DAY ON THOUSAND OAKS
7,334



YEAR BUILT
2005



TENANCY TYPE
Multi-tenant



PARKING RATIO
2.95/1000

PROPERTY HIGHLIGHTS

SPACIOUS AND FLEXIBLE LAYOUT

With approximately 7,458 SF and an open floor plan, this one-story freestanding property provides versatile space ideal for single or multi-tenant retail, office, fitness, wellness, or entertainment uses.

HIGH VISIBILITY & EXCELLENT FRONTAGE

The property offers 157 feet of prominent frontage along Thousand Oaks Drive, ensuring visibility to a high-traffic corridor.

EXCELLENTLY-MAINTAINED BUILDING

The property is in excellent condition, offering a move-in ready opportunity with minimal capital improvements required. Its solid construction and well-kept interiors make it an attractive option

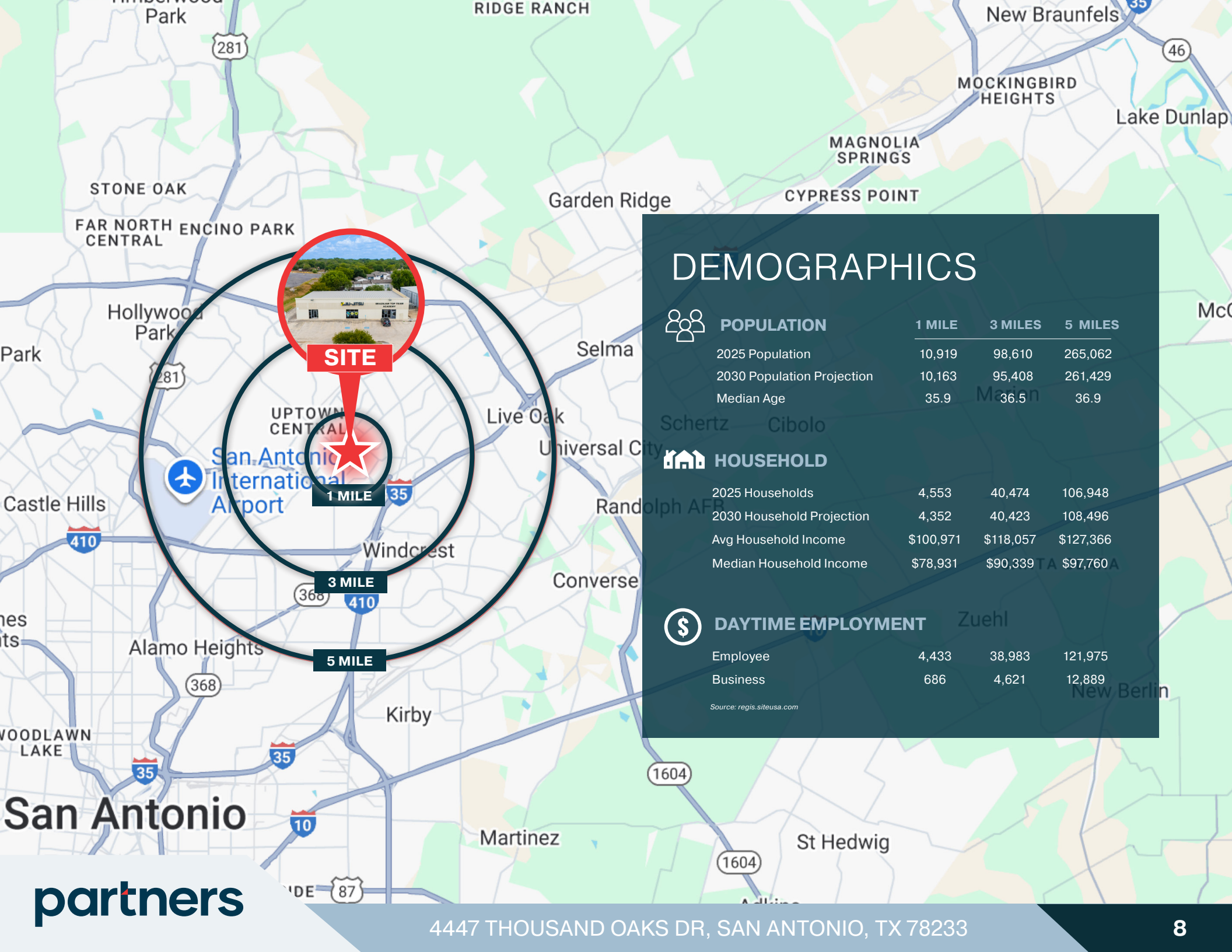


INTERIOR PHOTOS



SITE OVERVIEW





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population	10,919	98,610	265,062
2030 Population Projection	10,163	95,408	261,429
Median Age	35.9	36.5	36.9



HOUSEHOLD

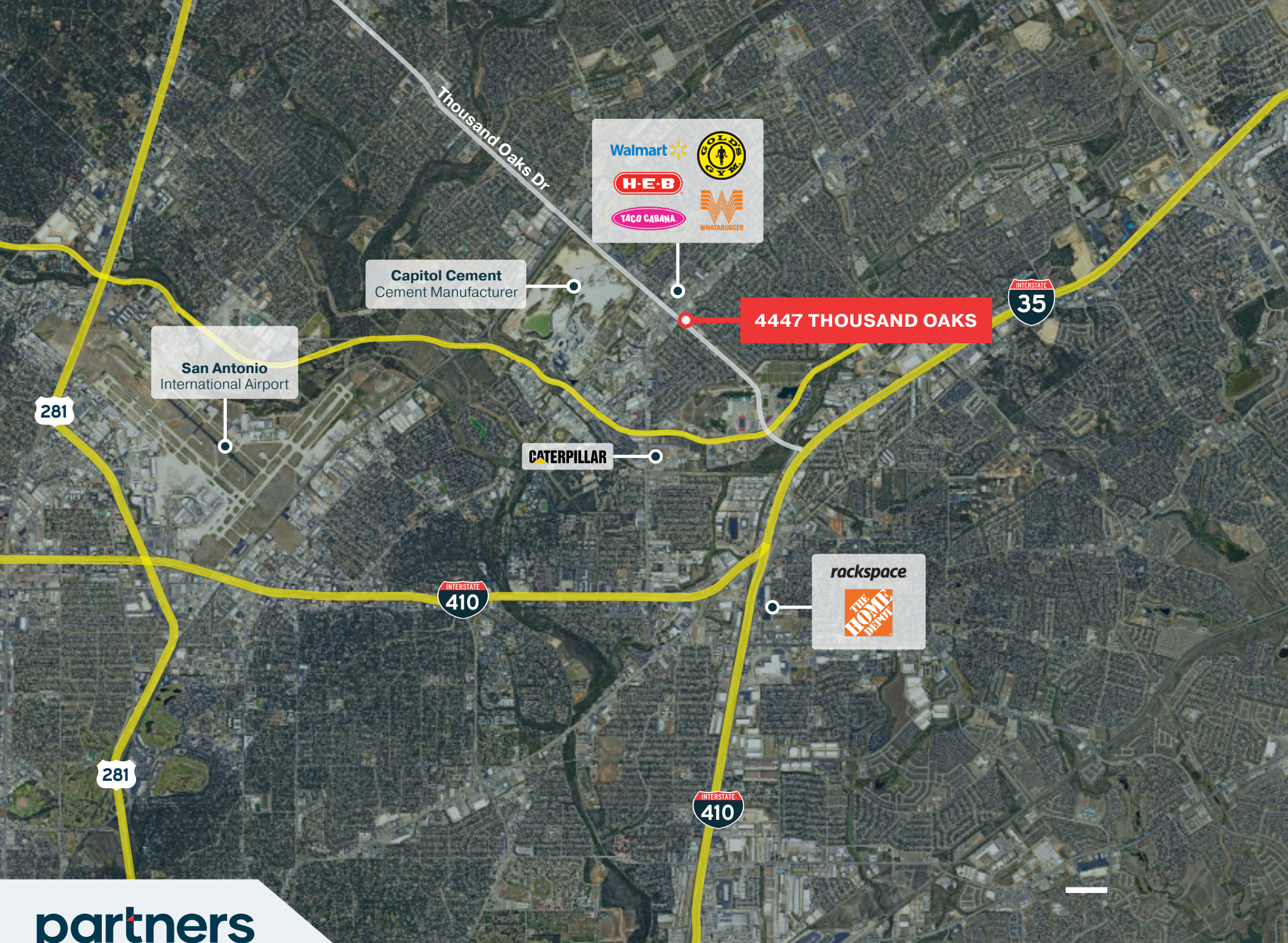
2025 Households	4,553	40,474	106,948
2030 Household Projection	4,352	40,423	108,496
Avg Household Income	\$100,971	\$118,057	\$127,366
Median Household Income	\$78,931	\$90,339	\$97,760



DAYTIME EMPLOYMENT

Employee	4,433	38,983	121,975
Business	686	4,621	12,889

Source: regis.siteusa.com



Capitol Cement
Cement Manufacturer

San Antonio
International Airport

4447 THOUSAND OAKS

CATERPILLAR

rackspace
THE HOME
DEPOT



DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date