

FOR LEASE

Cattleman Center

14103-14151 Nacogdoches Rd, | San Antonio, TX



2135 E. Hildebrand Ave
San Antonio, Texas 78209
texascommercialassociates.com

Matt Squire | Managing Principal
210.799.7105
matt@txcommercialassociates.com

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14103-14151 Nacogdoches Rd, | San Antonio, TX



Property Address

14103-14151 Nacogdoches Rd, San Antonio, TX 78247

Shopping Center Size

21,360 SF

Available Space

14141 Suite 1: 3,500 SF (end-cap; 2nd gen office)
*Top panel on pylon sign available with Suite 1
14145 Suite 104: 1,126 SF (In-line; shell)

Base Rent & NNNs

Call for information

Property Information

The center benefits from its close proximity to traffic generators that include H-E-B, Planet Fitness, Dollar Tree, WellMed, and Ross.

Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|----------|
| Population | 17,771 | 106,039 | 250,801 |
| Total Households | 6,398 | 37,774 | 93,709 |
| Daytime Employment | 3,108 | 26,999 | 77,445 |
| Avg. HH Income | \$74,899 | \$79,236 | \$79,480 |

Traffic Counts

| | |
|----------------|------------|
| Nacogdoches Rd | 27,485 VPD |
| O'Connor Rd | 16,862 VPD |



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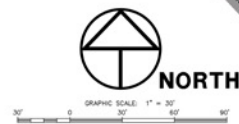
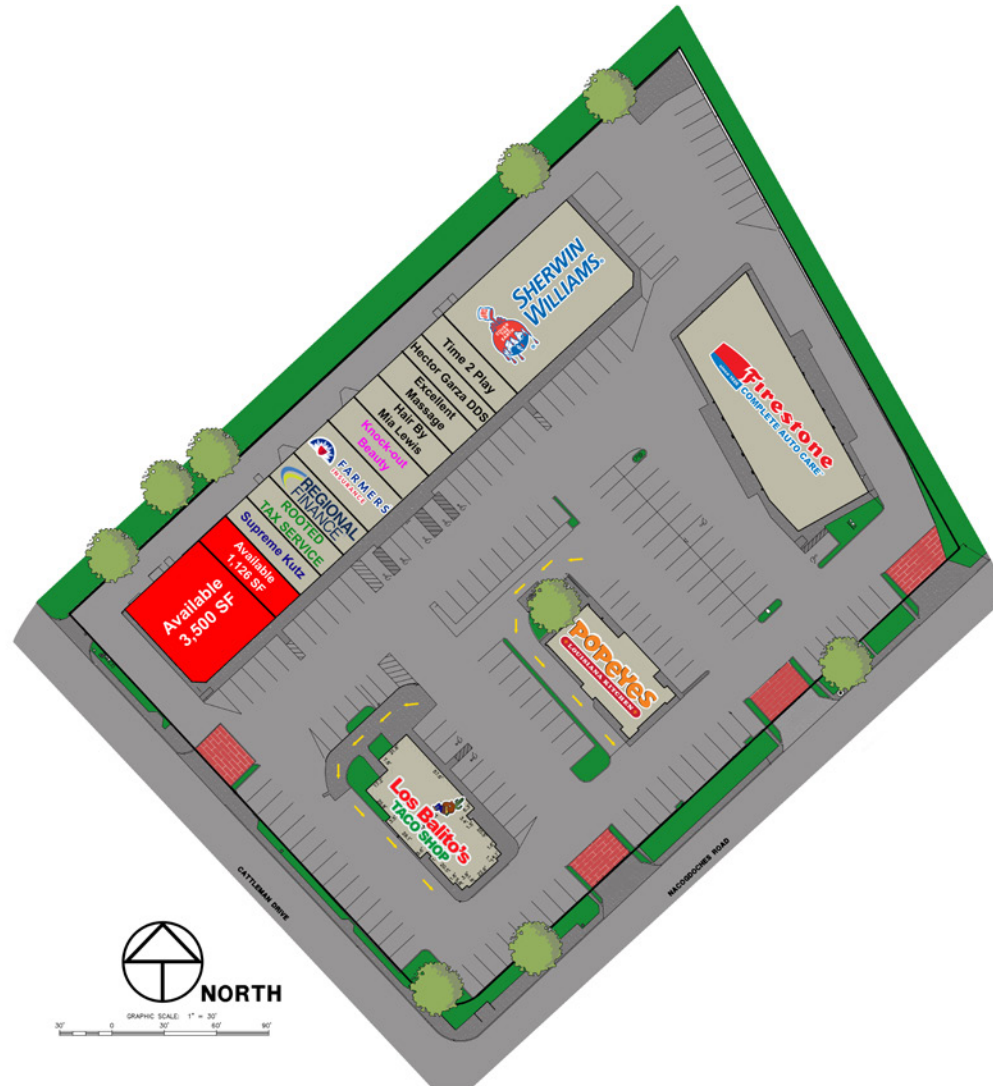
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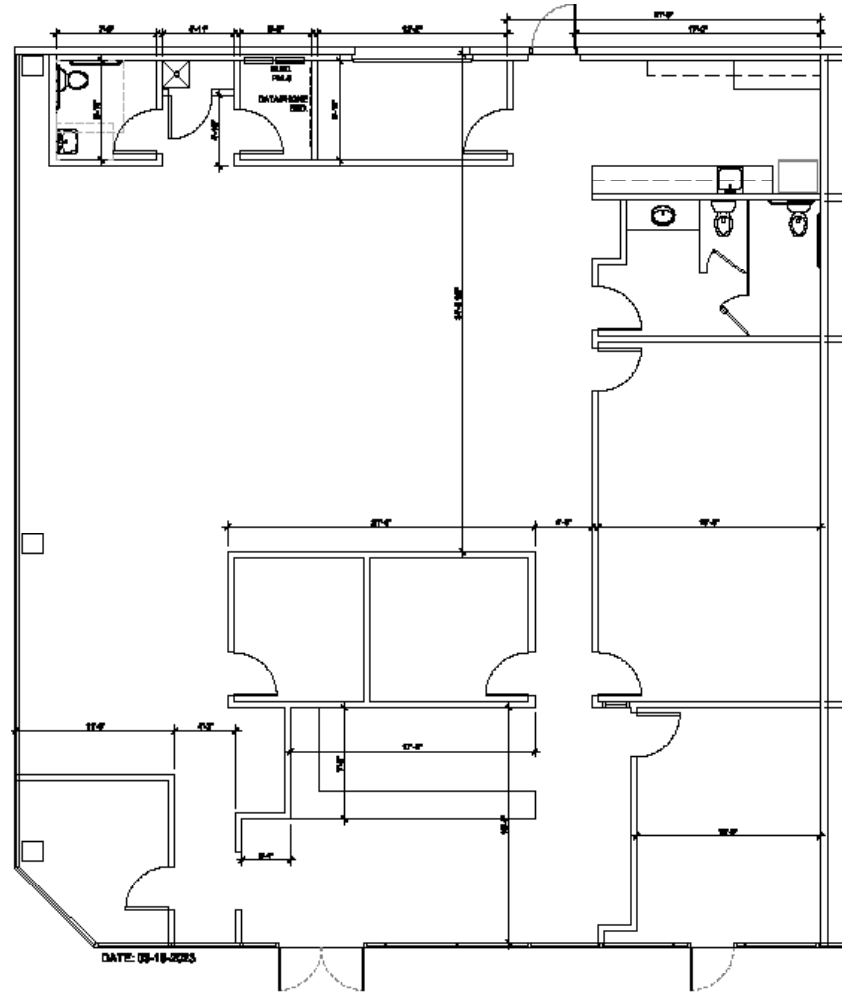
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A Cattlemans Center Ste. #1
SCALE: $\frac{1}{8}'' = 1'$ (8x11)
3,500 SQ.FT.



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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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

| | | | |
|-------------------------------------------------------------------|----------------|---------------------------------|----------------|
| Texas Commercial Associates, LLC | 9010469 | luke@txcommercialassociates.com | (210) 799-7105 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License Number | Email | Phone |
| Luke Rogers | 571303 | luke@txcommercialassociates.com | (210) 799-7105 |
| Designated Broker of Firm | License Number | Email | Phone |
| Luke Rogers | 571303 | luke@txcommercialassociates.com | (210) 799-7105 |
| Licensed Supervisor of Sales Agent/Associate | License Number | Email | Phone |
| Matt Squire | 588535 | matt@txcommercialassociates.com | (210) 799-7105 |
| Sales Agent/Associate | License Number | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date