

LEASE

The Plaza at Concord Park

700 E. SONTERRA BOULEVARD

San Antonio, TX 78258

PRESENTED BY:

STEVE RODGERS CPM®, CCIM

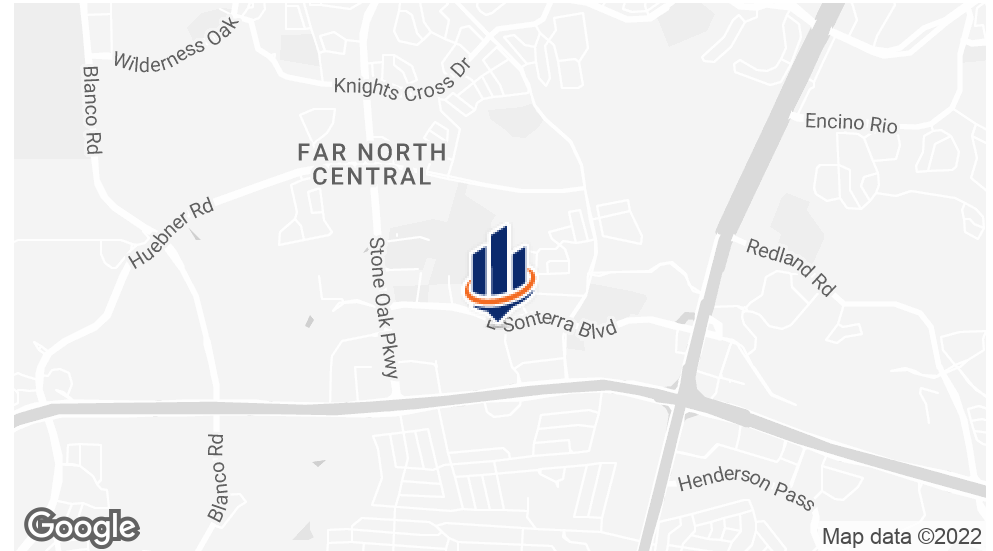
O: 830.500.3787

steve.rodgers@svn.com

TX #0510821



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	65,282 SF
AVAILABLE SF:	1,636 - 12,657 SF
YEAR BUILT:	2006
ZONING:	C-2
MARKET:	San Antonio

PROPERTY OVERVIEW

SVN | Traditions is pleased to present to the market The Plaza at Concord Park for lease. This property offers both retail and office spaces for lease ready for immediate occupancy.

PROPERTY HIGHLIGHTS

- Beautifully Maintained Class A Mixed Use Property.
- Professionally Managed.
- Ideally Located in Popular Stone Oak.
- Great Existing Tenant Mix with Retail, Restaurant, Fitness, and Medical Uses.

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LEASE SPACES



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THE PLAZA AT CONCORD PARK | 700 E. Sonterra Boulevard San Antonio, TX 78258

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LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
206	Available	2,723 SF	NNN	Negotiable	The space was previously occupied by a music school and offers many private offices with a breakroom and private restrooms.
215	Available	5,928 - 12,657 SF	NNN	Negotiable	Formerly the Moon Mippy Store, this space is currently finished out with large open areas, ample built-in cabinetry, recessed lighting, and multi-use rooms.
220	Available	6,729 - 12,657 SF	NNN	Negotiable	The space is currently in shell condition.
303	Available	1,640 SF	NNN	Negotiable	This space offers a large open plan with high ceilings and recessed lighting. Storage and back office areas are located in the back of the space along with the restroom and rear access to the parking lot in the back.
307	Available	1,636 SF	NNN	Negotiable	This space was formerly occupied by The Body Clinic and offers a large waiting room and work area as well as multiple private offices or treatment rooms.

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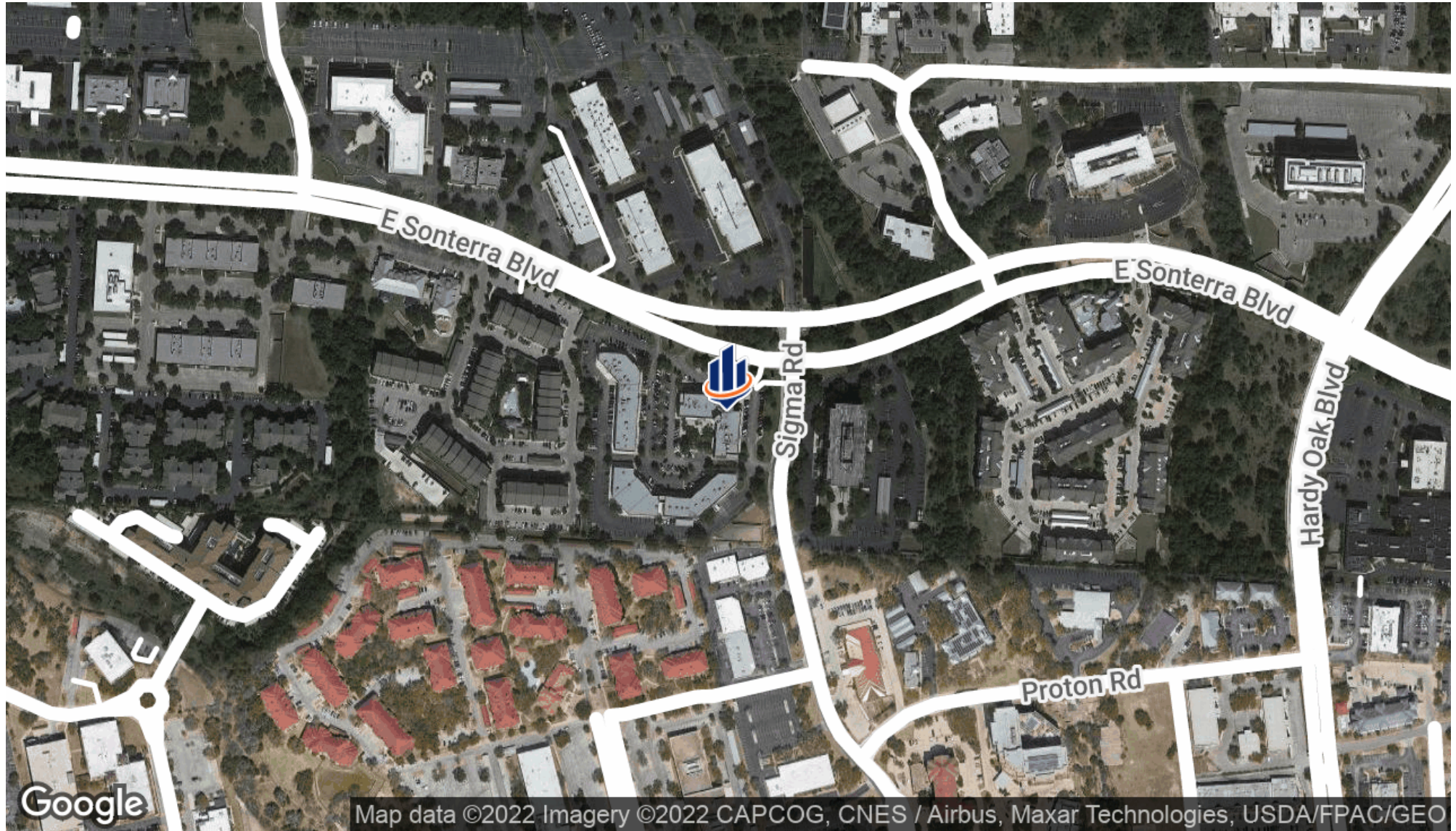
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ADDITIONAL PHOTOS



STEVE RODGERS CPM®, CCIM
 O: 830.500.3787
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

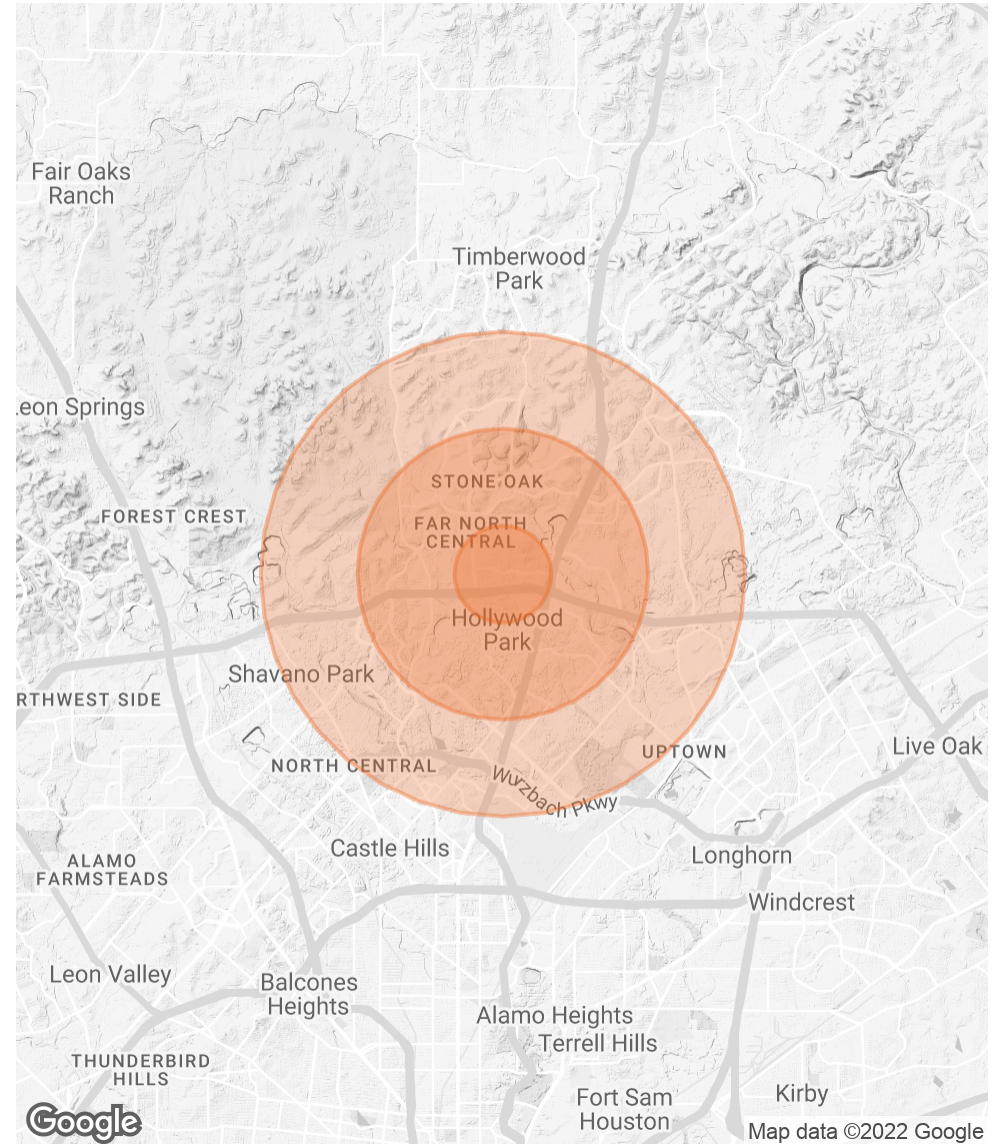
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,233	71,626	181,962
AVERAGE AGE	39.5	36.8	36.4
AVERAGE AGE (MALE)	37.4	36.7	35.9
AVERAGE AGE (FEMALE)	41.3	37.2	36.7

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,368	26,788	69,891
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$112,157	\$109,713	\$100,686
AVERAGE HOUSE VALUE	\$270,477	\$262,284	\$262,363

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



STEVE RODGERS CPM®, CCIM

Managing Director

steve.rodgers@svn.com

Direct: 830.500.3787 | **Cell:** 214.914.1357

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PROFESSIONAL BACKGROUND

Steve Rodgers is an active Commercial Real Estate Broker licensed by the Texas Real Estate Commission. Mr. Rodgers is Co-Managing Director of SVN | Traditions, which he co-founded in 2022 to offer both Brokerage and Property Management Services to clients in the San Antonio and surrounding markets. Steve began his career in the construction industry in Dallas, Texas where he served as a Project Manager and Senior Estimator. He soon moved to the Owner's side of Real Estate and performed the duties of Leasing Agent, Sales Agent, Asset Manager and Property Manager in the Dallas market totaling 16 years.

Steve moved to the San Antonio area in 2012 with his wife and family where he continued to work in Commercial Real Estate as a Senior Advisor with Sperry Van Ness, a national Brokerage and Property Management Company. In addition to forming Rodgers Commercial Realty in 2015, Steve was appointed to the Board of Directors for the San Antonio Chapter of the Institute of Real Estate Management (IREM) where he served as President in 2018 and 2019.

EDUCATION

Texas A&M University, Bachelors of Science, Construction Science
Certified Commercial Investment Member (CCIM)
Certified Property Manager (CPM®)

MEMBERSHIPS

SVN | Traditions
1619 E. Common Street, #1104
New Braunfels, TX 78130

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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.

11-2-2015



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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date