



CREEKSIDE OF BULVERDE RETAIL

20540 & 20630 State Highway 46 W | Bulverde, TX

RETAIL PROPERTY AVAILABLE FOR LEASE



OFFERING SUMMARY

Available:	1,500 SF
Lease Rate:	Call For Pricing
Lot Size:	2.33 Acres
Year Built:	2000
Building Size:	24,345 SF
Market:	Bulverde

PROPERTY OVERVIEW

A prime leasing opportunity at this prestigious property prominently located on State Highway 46 in Spring Branch, TX. Co-tenants include Premier Dental, Pizza Hut, The UPS Store, Hill Country Nails, Thai Loa Orchid, Taj Mahal Restaurant, Hill Country Vision, Bulverde Donuts and Liquor Bueno. This property offers unparalleled visibility and access. With a diverse mix of amenities and services, tenants benefit from a high-traffic location and a strong sense of community. Join this thriving business hub and position your enterprise for success in this sought-after commercial destination.

PROPERTY HIGHLIGHTS

- Phase I: Suite 103: 1,500 SF - Medical Office
- High-traffic location for maximum visibility
- Proximity to diverse amenities and services
- Prominent frontage along State Highway 46
- Well-maintained and visually attractive exterior
- Strategic positioning in a thriving commercial area
- Generous parking for tenants and visitors
- Easy accessibility from major transportation routes
- Professional and inviting business environment
- Established and respected neighboring businesses
- Convenient access for customers and clients

RICHARD MCCALED

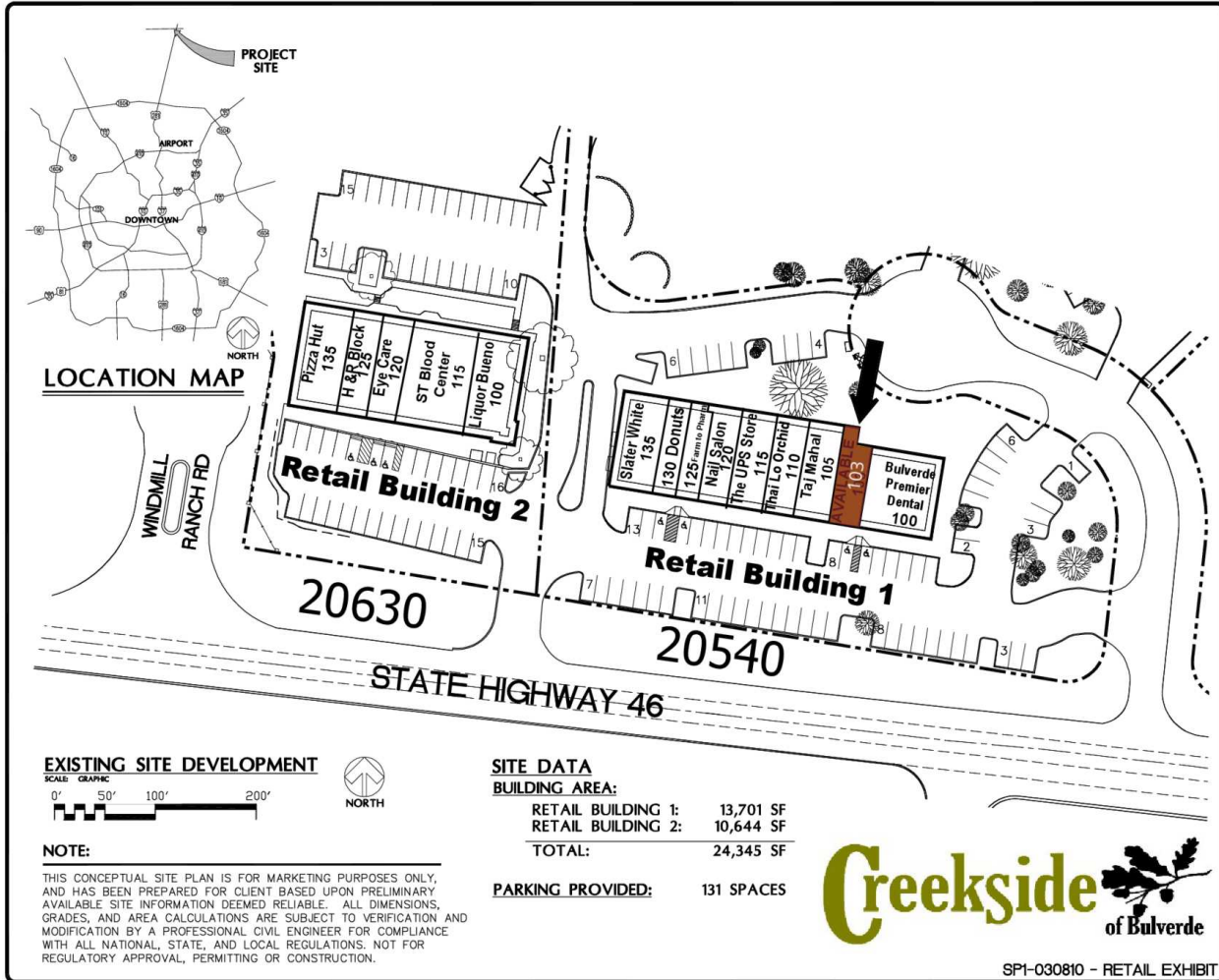
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REVISIONS	BY

VILLA PARK
ARCHITECTURE/PLANNING/INTERIOR
PH (210) 384-8900

EXISTING SITE DEVELOPMENT
CREEKSIDE
STATE HIGHWAY 46
BULVERDE, TEXAS

GRAPH: DOC
CHECKED: MCM
DATE: 03/10/20
PROJECT: CREEKSIDE
JOB NO: 03-2025
SHEET: **SP1**
1 OF 1 SHEETS



SP1-030810 - RETAIL EXHIBIT

AVAILABLE SPACES

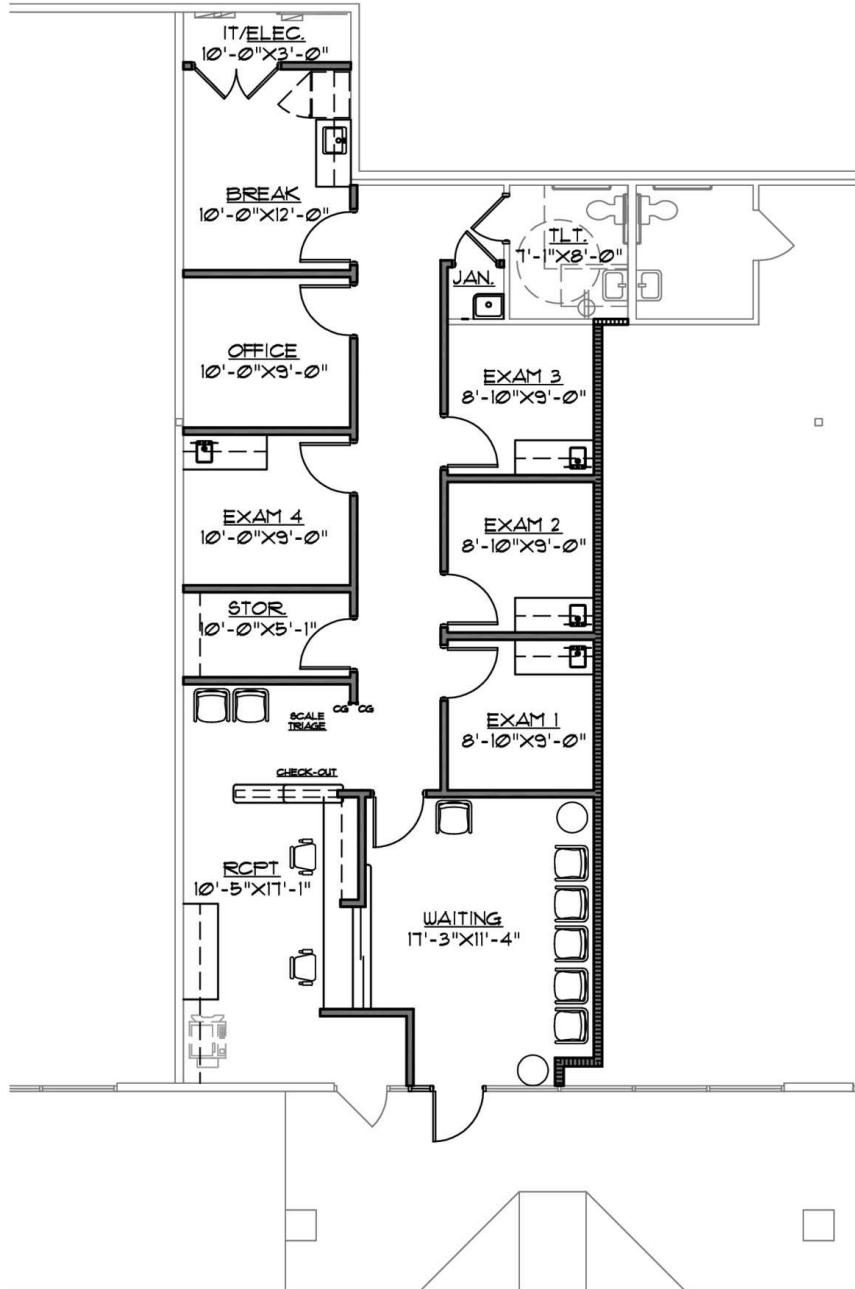
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Phase I: Suite 103	Available	1,500 SF	NNN	Call For Pricing	Medical Office Layout

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Creekside Clinic

Creekside Retail, 20630 HWY 46 W, Suite #100

Scale: 1/8" = 1'-0"

October 13, 2014

LKDG Prj. No. 14162



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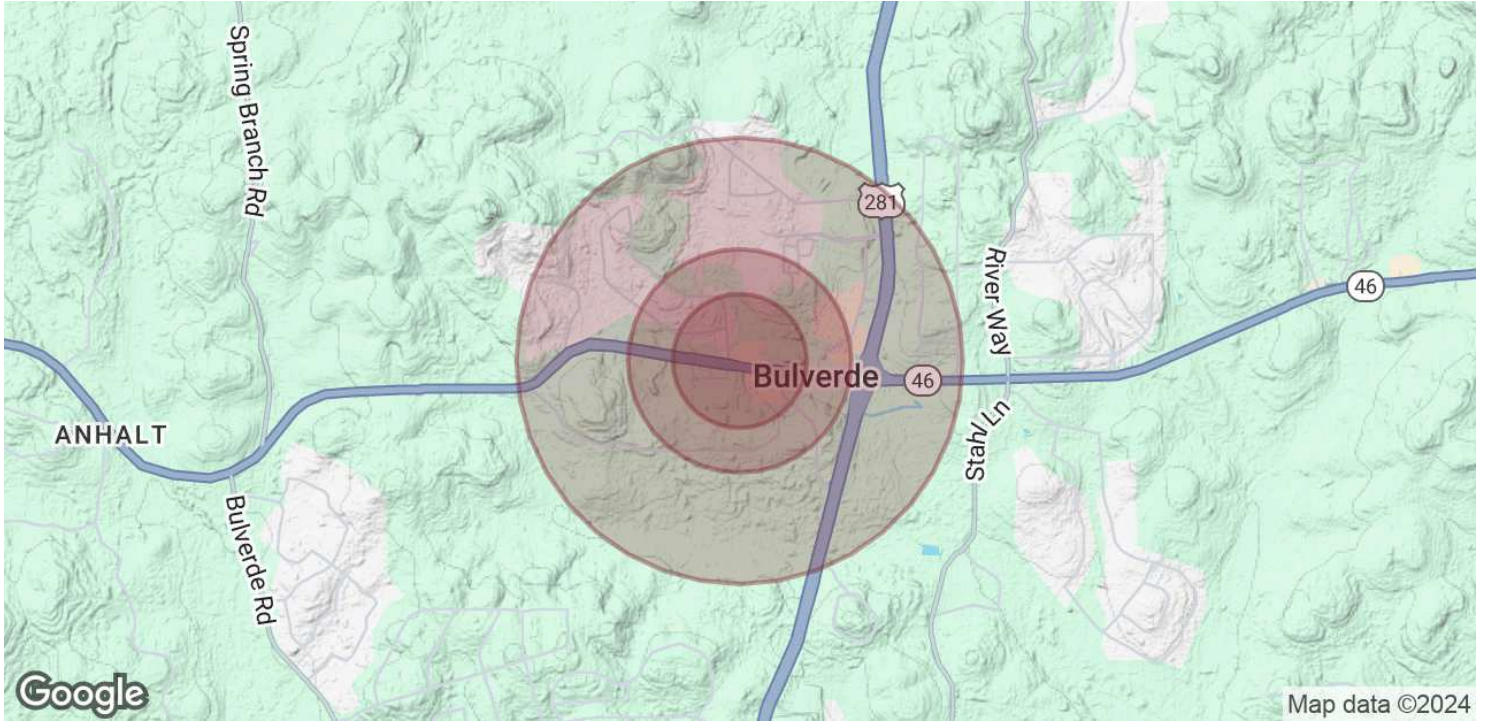
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	1	4
Average Age	44	44	44
Average Age (Male)	44	44	45
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	2
# of Persons per HH	0		2
Average HH Income	\$115,167	\$115,167	\$115,167
Average House Value	\$237,296	\$237,296	\$237,296

Demographics data derived from AlphaMap

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

RFM Commercial, Inc.	447768	info@rfmcommercial.com	2108260036
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard F. McCaleb	336252	dick@rfmcommercial.com	2108260036
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