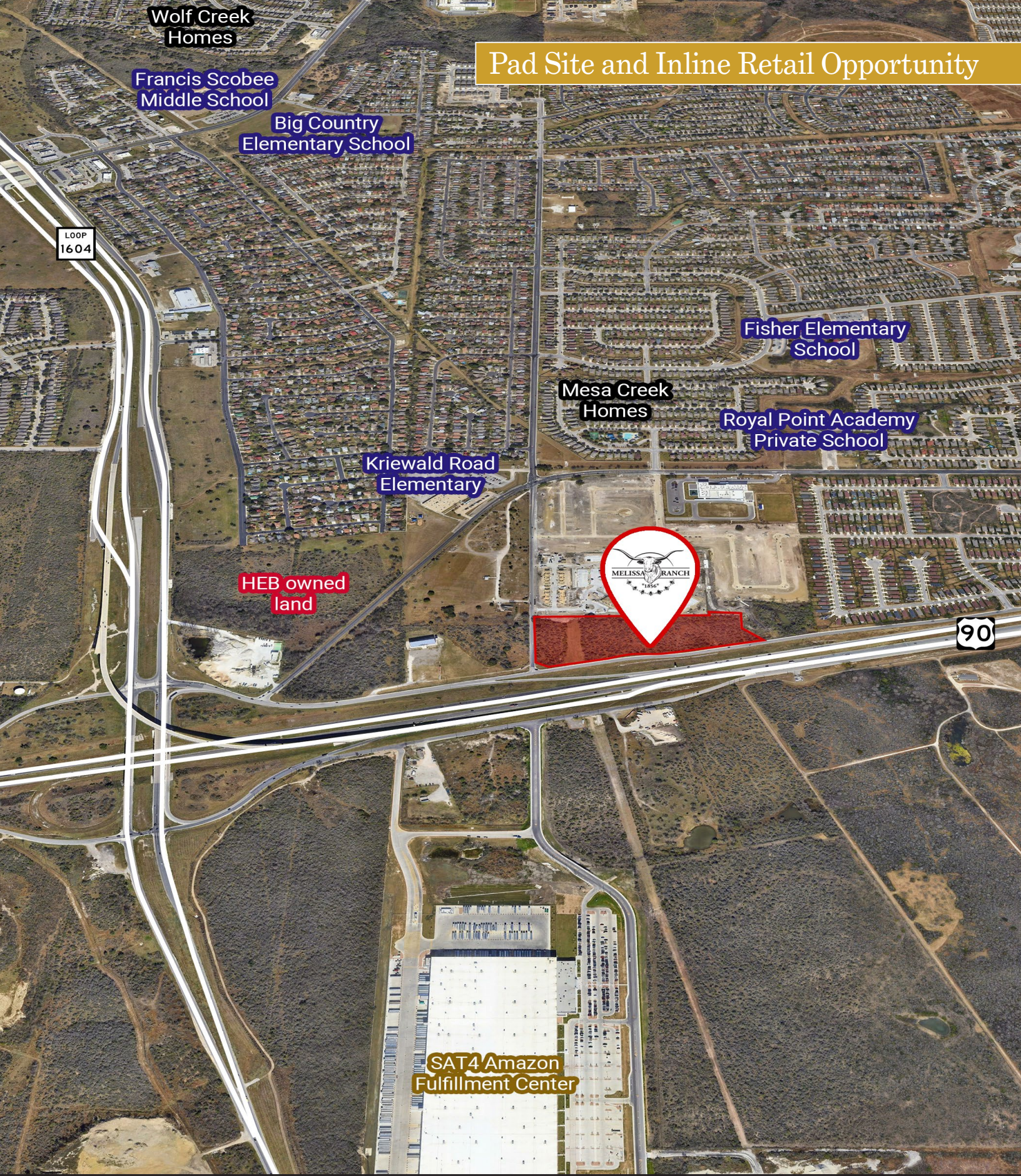


# Pad Site and Inline Retail Opportunity



## Melissa Ranch

4500 W Pue Rd, San Antonio, TX 78245

Offered by:  
Andrew J. Lyles  
Teddy Childers



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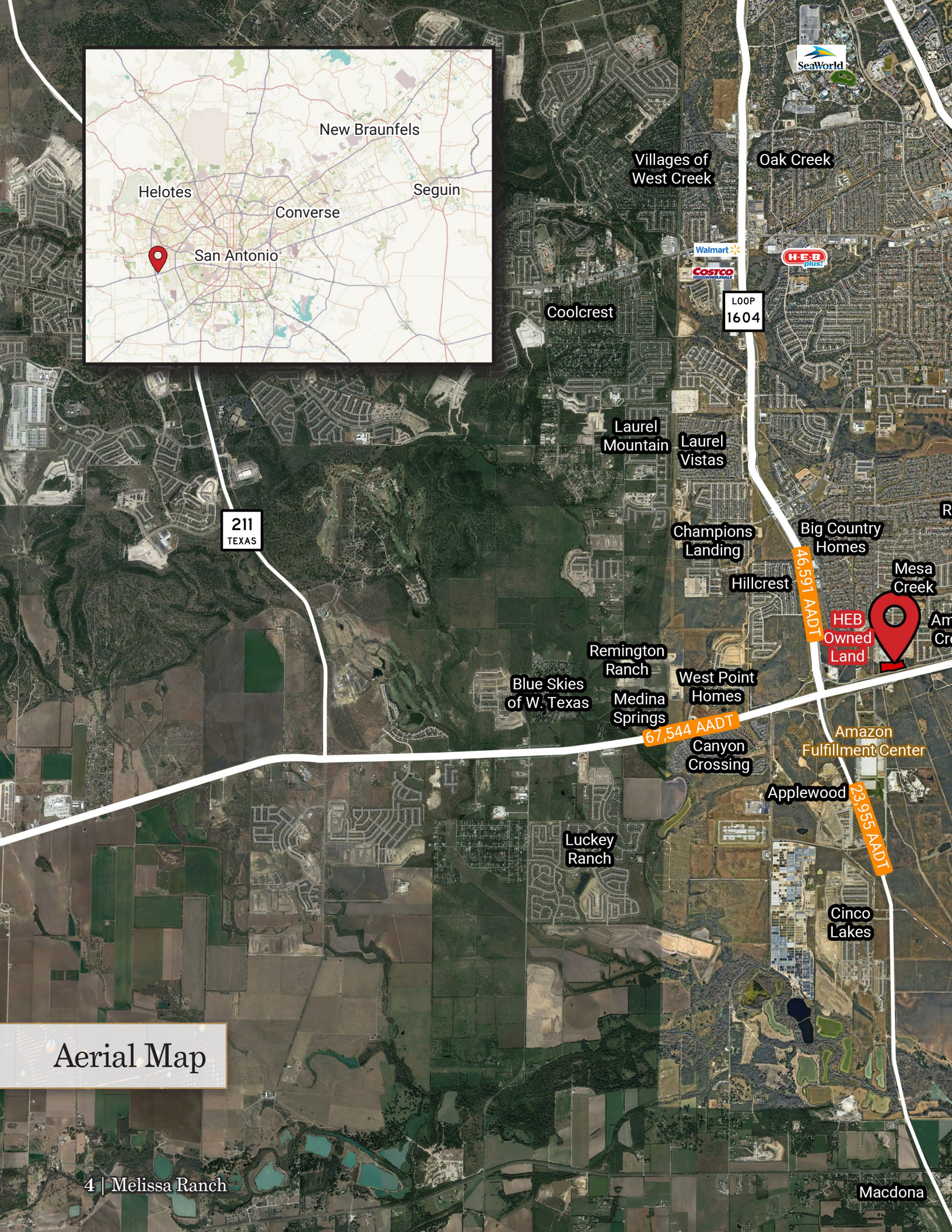
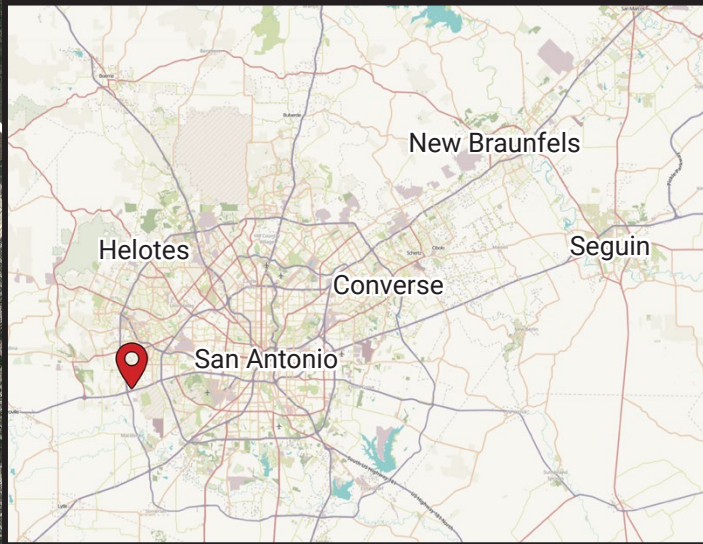


MELISSA RANCH

MARKET  
1856

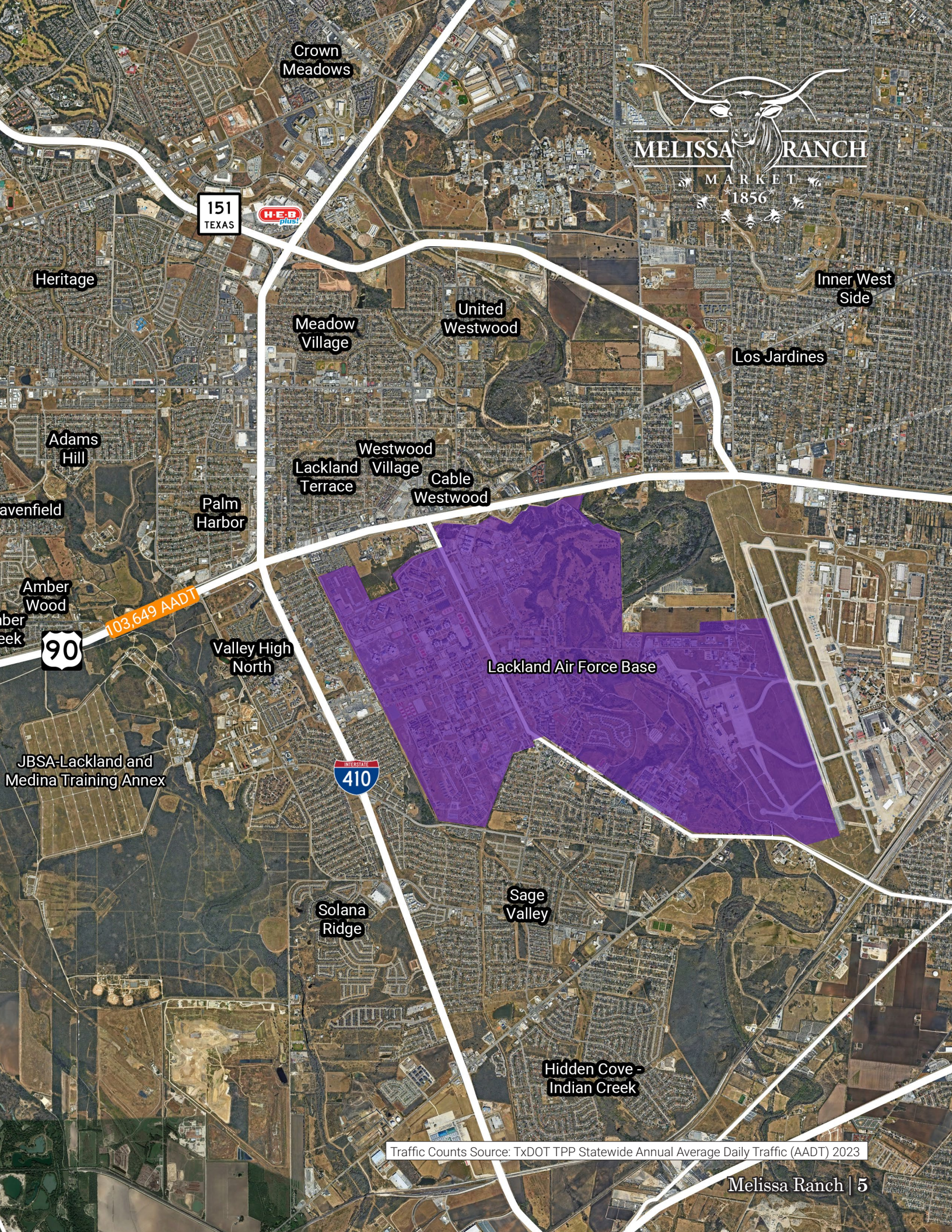
WUS 90





# Aerial Map





Crown Meadows

151 TEXAS



Heritage

Inner West Side

Meadow Village

United Westwood

Los Jardines

Adams Hill

Lackland Terrace

Westwood Village

Cable Westwood

avenfield

Palm Harbor

Amber Wood

90

103,649 AADT

Valley High North

410

Lackland Air Force Base

JBSA-Lackland and Medina Training Annex

Solana Ridge

Sage Valley

Hidden Cove - Indian Creek

Traffic Counts Source: TxDOT TPP Statewide Annual Average Daily Traffic (AADT) 2023



# Property Summary

## Description

12 acre retail development with pad site, inline retail and medical office opportunities. Located in a densely populated market on SW San Antonio, near the intersection of Loop 1604 and Hwy 90.

## Melissa Ranch Market

South Side San Antonio's newest 12 acre retail development fronts Highway 90 at Pue Road near Loop 1604. Surrounded by Melissa Ranch Apartments, Melissa Ranch single family homes, as well as hundreds of other homes, Melissa Ranch Market will provide families with entertainment, quick food options, a convenience store, and a daycare. With easy access to Highway 90 and Pue Road, businesses will appreciate a steady stream of customers. Pad site leasing and build to suit options available.

## Highlights

- Direct visibility from Hwy 90
- Accessible off Hwy 90 and Pue Rd
- Convenient location near Loop 1604 and Hwy 90 intersection
- In the middle of multiple expanding neighborhoods
- More than 30 schools within a 5-mile radius
- Across from Lackland AFB Annex

## Road Frontage

1,350 ft

## Legal Description

NCB 18160 P-3 (1.088 AC) & CB 5983 P-3 (11.4419 AC) ABS 506

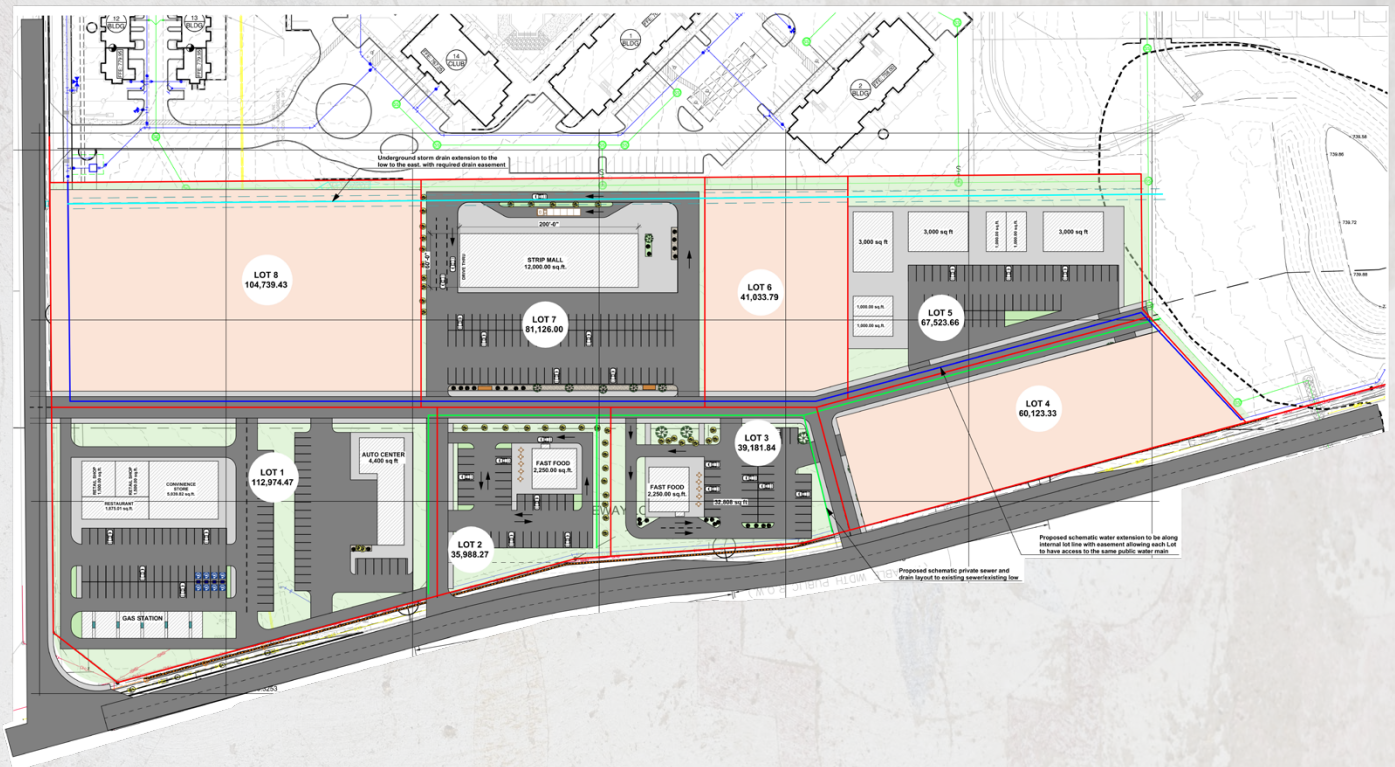
Demographics	1 Mile	3 Mile	5 Mile
Population	10,506	82,923	223,425
Median Age	31.5	32.2	31.6
Average Household Size	3.25	3.22	3.08
Median Household Income	\$79,523	\$82,186	\$83,465

Source: Esri Forecasts for 2024

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



# Site Plan



## Availability & Rates

<b>Smallest Available SF</b>	1,200
<b>Total Available SF</b>	10,000
<b>Lease Rate</b>	Contact Broker
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Deposit</b>	Equal to one (1) month's Base Rental (typical)
<b>Financial Information</b>	Required prior to submission of lease document

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.





# 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:
    - 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>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-1314</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Andrew J. Lyles</u>	<u>720555</u>	<u>alyles@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date





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Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-1314</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Theodore Curtis Childers III</u>	<u>792352</u>	<u>tchilders@reocsanantonio.com</u>	<u>(210) 524-1303</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date













8023 Vantage Dr.  
Suite 100  
San Antonio, Texas 78230

210 524 4000  
[reocsanantonio.com](http://reocsanantonio.com)