



Thomas Tyng

Senior Vice President

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Property Overview

- Available Spaces
 - Suite 301 7,200 SF
 - Suite 402 1,600 SF
 - Suite 701a 5,515 SF (Flex Space)
- Rate
 - Please contact Broker.

NNN Breakdown

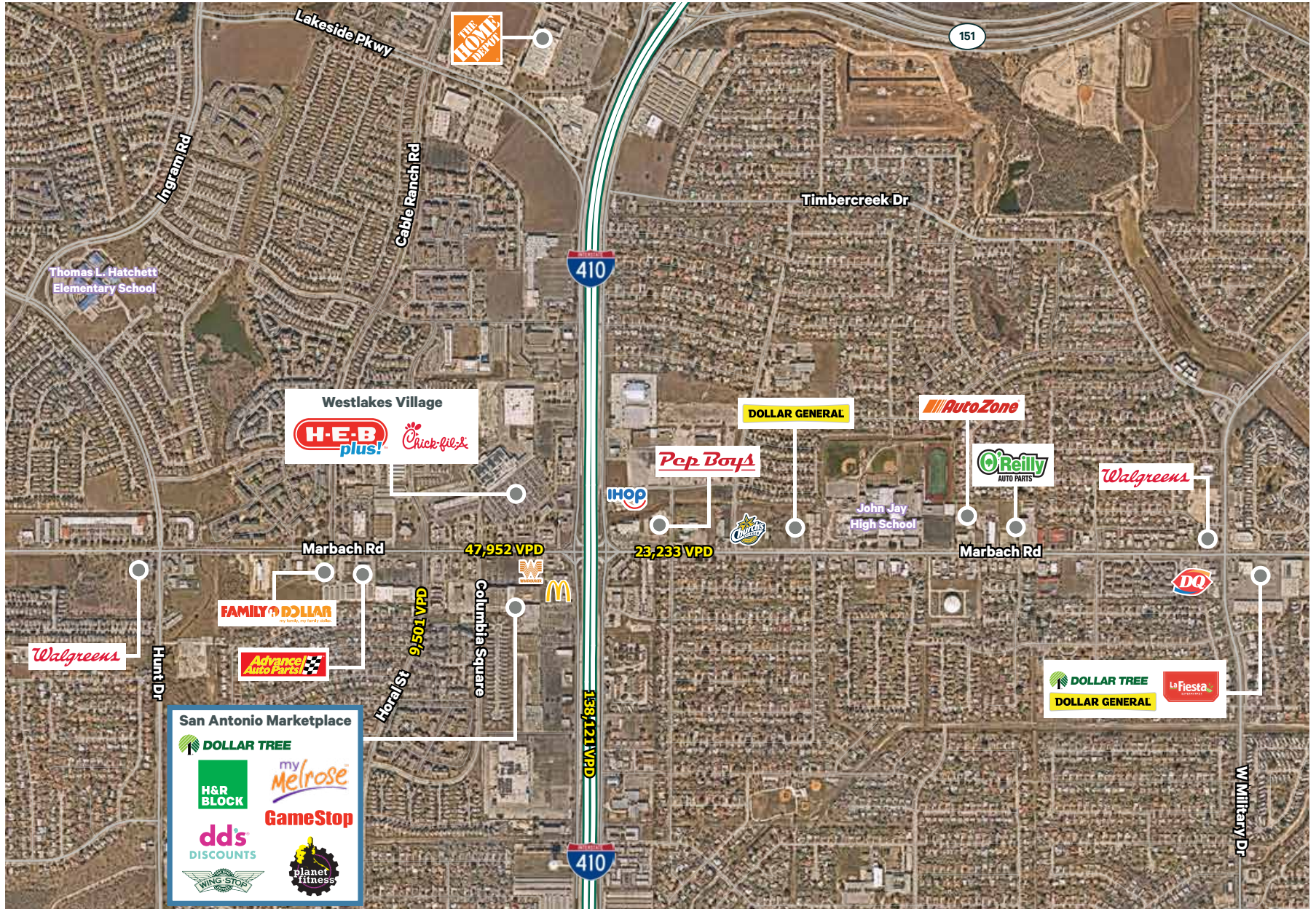
CAM	\$1.60 PSF
Tax	\$3.23 PSF
Insurance	\$1.27 PSF
Total	\$6.10 PSF

- San Antonio Marketplace sits directly across Marbach from H-E-B Plus! with excellent access & visibility to Loop 410.
- Located less than three miles from major employers in Westover Hills including Wells Fargo, JP Morgan/ Chase, QVC Network, Microsoft and Lackland AFB.
- Anchors include: dd's Discounts & Melrose Fashions



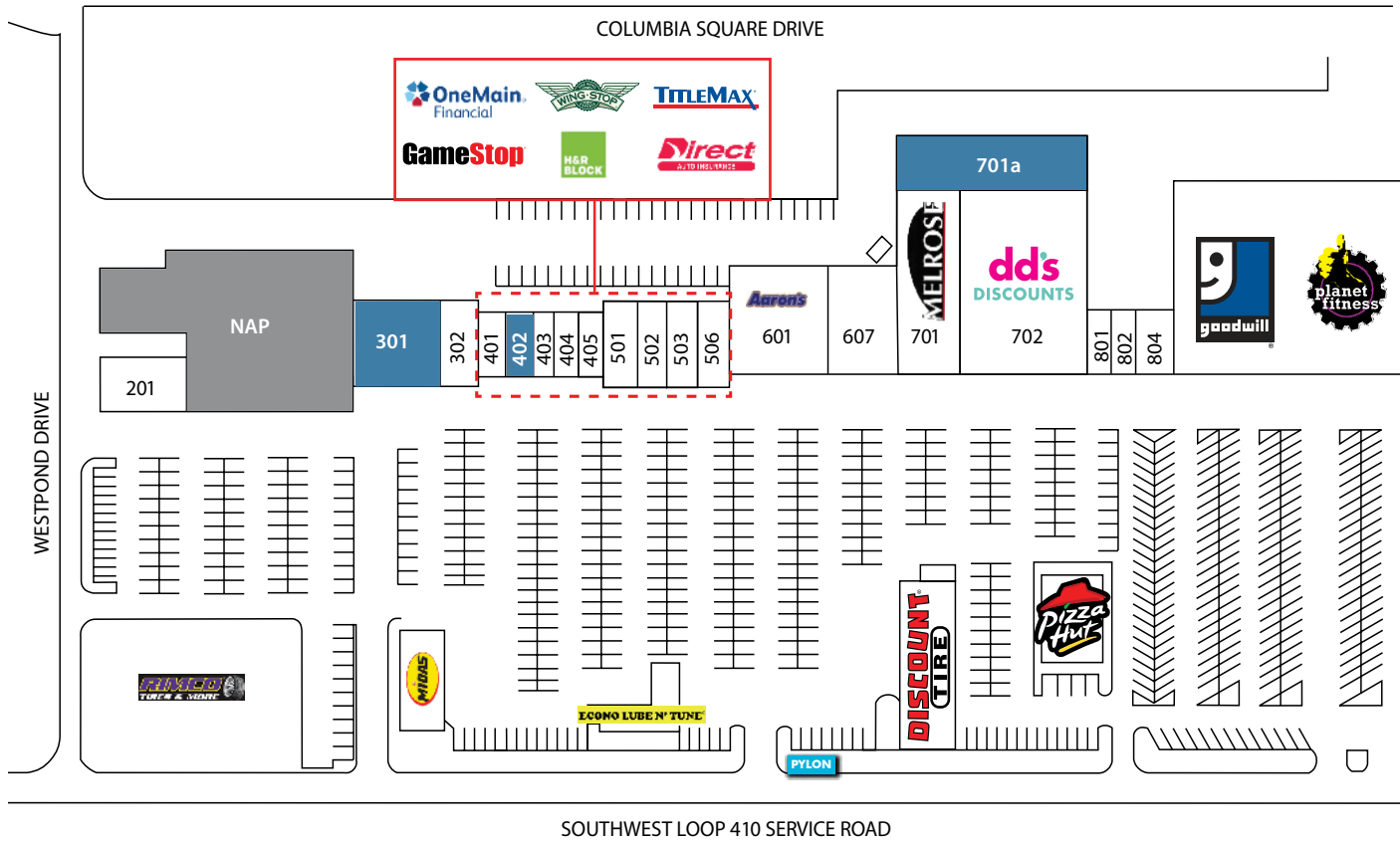
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LOCATION AERIAL



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SITE PLAN

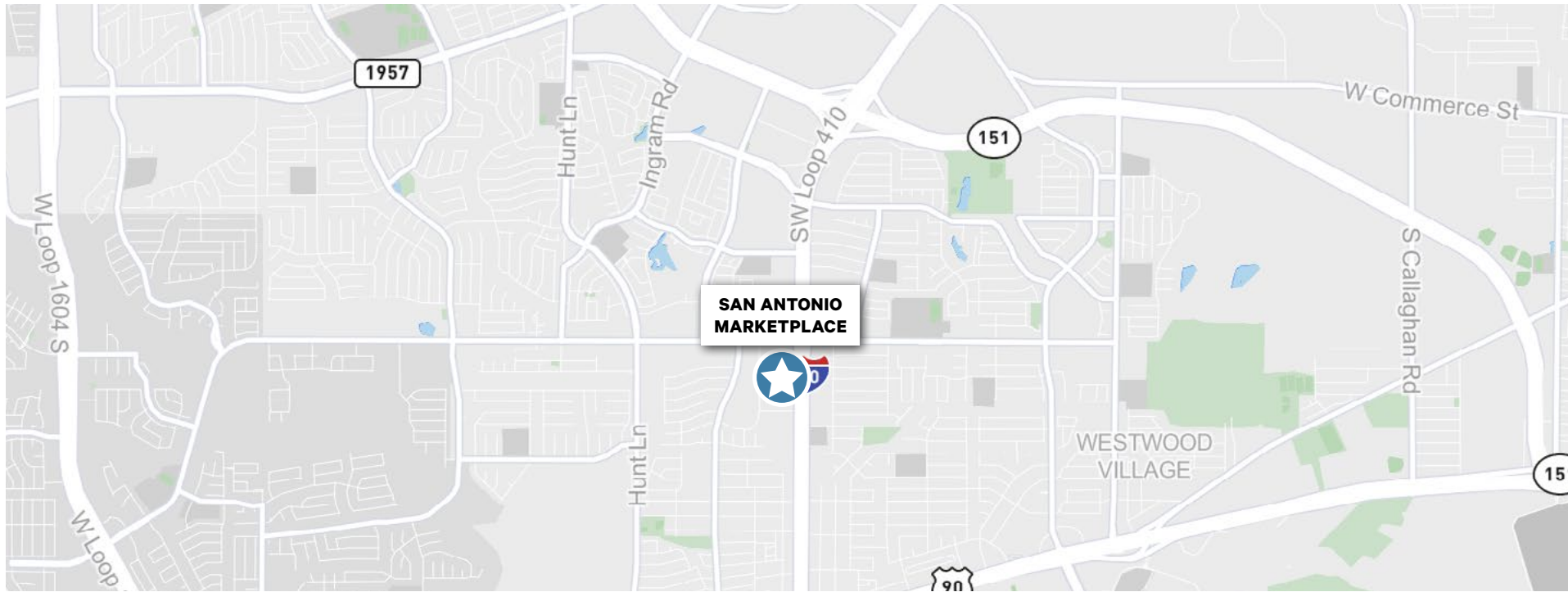


Suite	Tenant	Size
201	Asia Market & Kitchen	4,000 SF
301	Available	7,200 SF
302	One Main Financial	2,400 SF
401	Gamestop	1,600 SF
402	Available	1,600 SF
403	H&R Block	1,200 SF
404	El Centro Finance	1,000 SF
405	Direct General Insurance	1,800 SF
501	Wingstop	3,125 SF
502	Golden Cash Exchange	1,600 SF
503	Star Nails	2,500 SF
506	Titlemax	2,400 SF
601	Aaron's Rent	9,000 SF
607	Shine Beauty	7,000 SF
701	Melrose	11,780 SF
701a	Available: Office Flex Space	5,515 SF
702	dd's Discounts	22,800 SF
801	Hair System 7	1,000 SF
802	Sally's Beauty	1,800 SF
804	Cricket Wireless	2,100 SF
Total GLA		91,420 SF

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TRADE AREA



2024 Demographics	1 Mile	3 Miles	5 Miles
Population - Current Year Estimate	17,317	113,058	279,987
Daytime Population	13,631	97,444	243,862
Average Household Income	\$68,349	\$78,953	\$80,359
Median Age	32.8	31.6	32.2

Traffic Counts	Vehicles per day
Loop 410	113,317 VPD
Marbach Road	33,265 VPD

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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. **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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

