



2nd Generation Retail Space In Bergheim, TX

SHOPS AT BERGHEIM SQUARE – RETAIL SPACE

919 E. State Highway 46,
Bergheim, TX 78006

ADAM SCHILLER

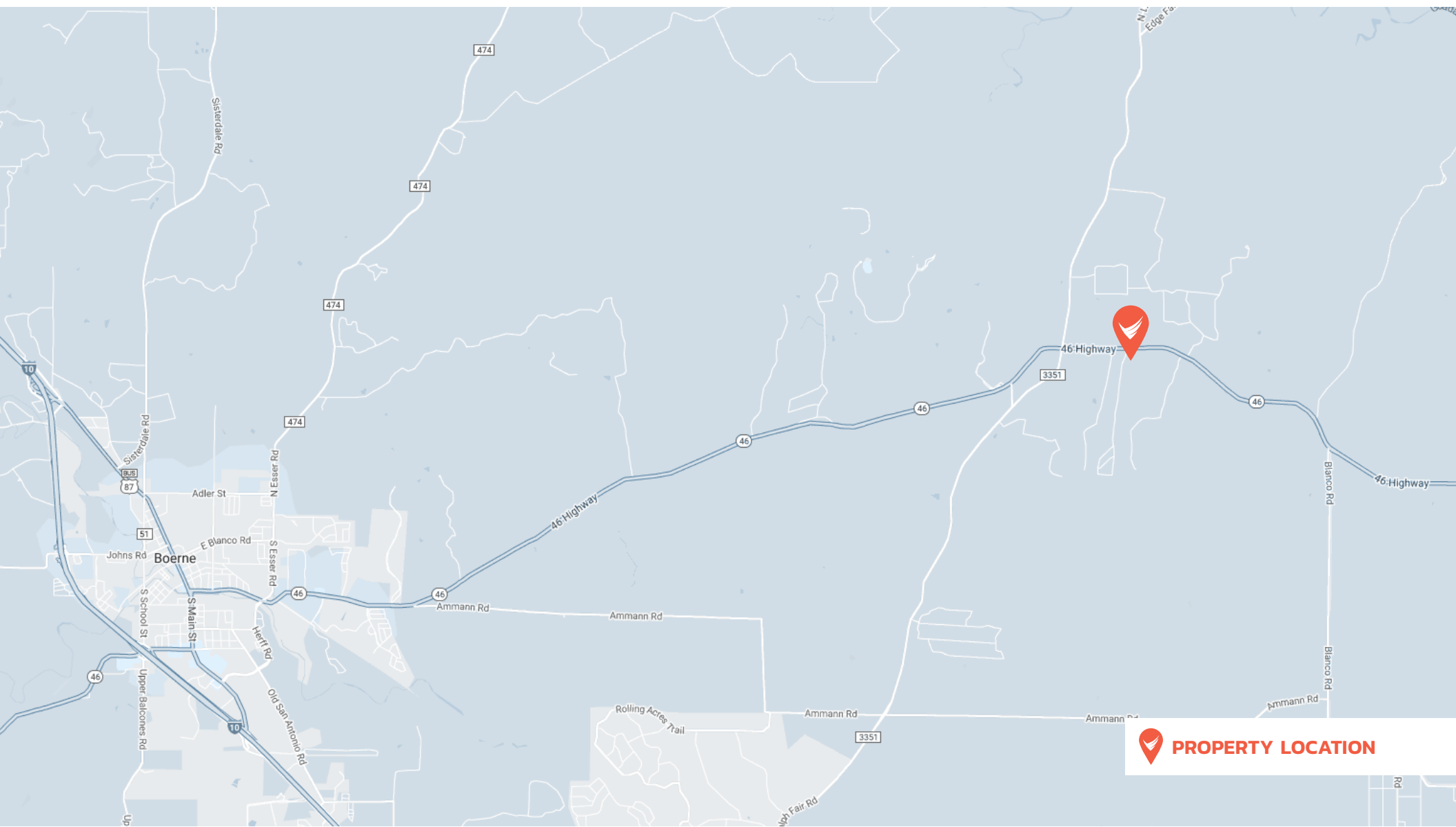
210.742.6681
adam@valcorcre.com

BRAD WILSON

210.745.1438
brad@valcorcre.com

Location Aerial

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Property Overview

SHOPS AT BERGHEIM SQUARE



RETAIL RENTAL RATE

Call For Pricing

RETAIL ESTIMATED NNN

\$5.42/SF

RETAIL AVAILABLE SF

2,784 SF

LOCATION

919 E State Highway 46,
Bergheim, Texas 78006

PROPERTY HIGHLIGHTS

- Located on Hwy 46 & Voss Pkwy adjacent to Voss Middle School
- High growth area with single family growing rapidly
- Retail space with endcap and drive-thru, big box retail, and garden office available for lease

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population:	1,664	7,239	66,242
Average HH Income:	\$178,369	\$170,746	\$141,098
Employees:	1,517	6,626	59,741



***Suite 102 -
2nd Generation
Space**

- A** BEER GARDEN
- 1** BEER GARDEN - PATIO
- B** RETAIL/OFFICE
- C** RETAIL/OFFICE
- D** RETAIL/OFFICE
- E** RETAIL/OFFICE
- F** RETAIL/OFFICE
- 2** PARK/PLAZA
- 3** PAVILLION
- 4** PARK
- G** RETAIL/RESTAURANT
- H** BIG BOX RETAIL
- 5** DRIVE-THRU
- 6** BOH ACCESS



Available

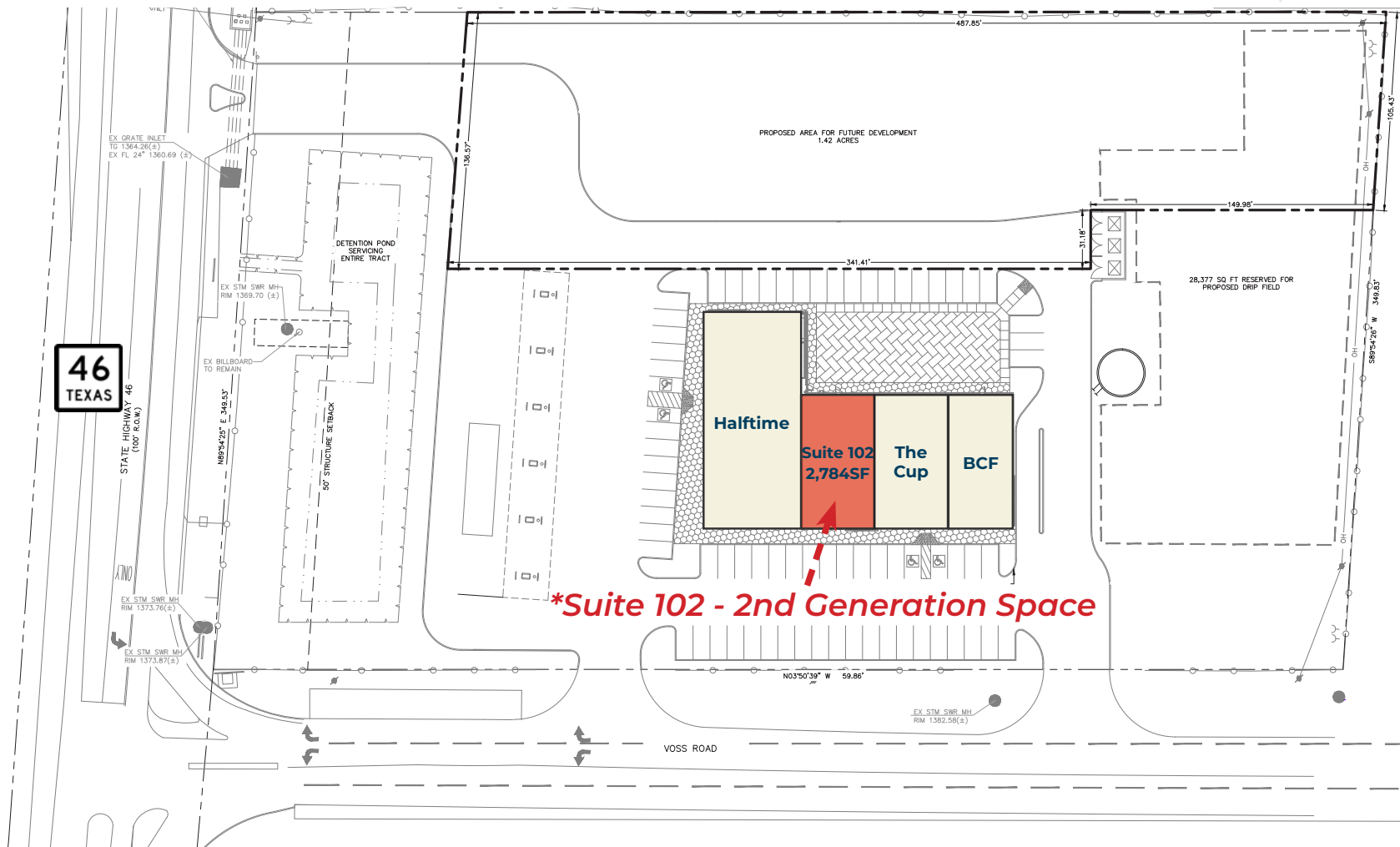
SITES	AVAILABLE SPACE
*102	2,784 SF

919 Hwy 46 Building

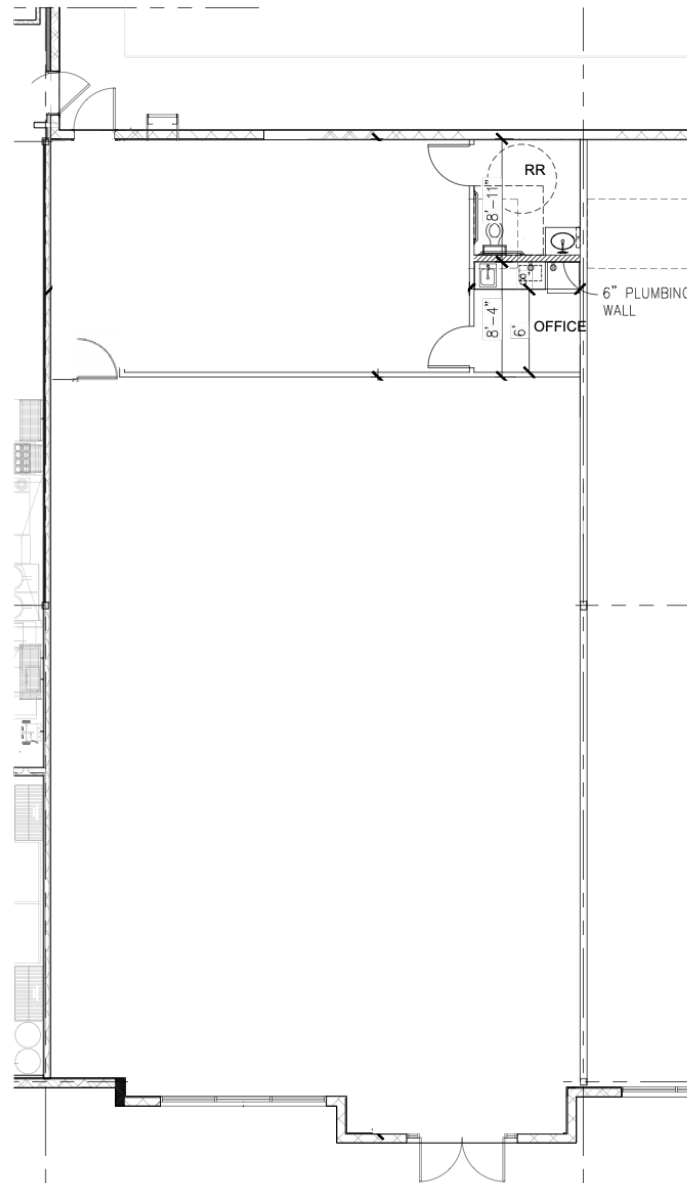
SHOPS AT BERGHEIM SQUARE

[Click To View The Virtual Tour](#)

SITES	AVAILABLE SPACE
*102	2,784 SF



Suite 102 || 2,784 SF
2nd Generation Space



[Click To View The Virtual Tour](#)

Property Photos

SHOPS AT BERGHEIM SQUARE



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.

Valcor Properties, LLC.	602931		210.824.4242
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
Designated Broker of Firm	License No.	Email	Phone
Adam Schiller	534038	adam@valcorcre.com	210.824.4242
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Brad Wilson	739633	brad@valcorcre.com	210.824.4242
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Buyer / Tenant / Seller / Landlord Initials	Date		