

For Lease

6000 sqft



 **28322 LESLIE PFEIFFER DR, FAIR OAKS RANCH, TX 78015**

PROPERTY FEATURES

-  Situated at a high-traffic intersection with **69,073 cars per day**, ensuring maximum exposure.
-  Located along one of the fastest-growing corridors in the San Antonio metro area, at **IH-10 and Fair Oaks Parkway**.
-  Next to **Schott Country Store** - a well-known local business that attracts steady foot traffic
-  Surrounded by **Residential Communities** and Close to major subdivisions, providing a built-in customer base.
-  The property is zoned for **commercial use**, offering flexibility for various retail operations.

RETAIL STRIP

Available Area:

1800 - 4800

SqFt (Coldshell condition)

\$35 PSF

(Base Rent)

NNN \$13 psf

TIA \$20 psf

Lease Term: **5 yrs**

Nearing Completion. Early Lease Incentives Offered.

CONTACT US



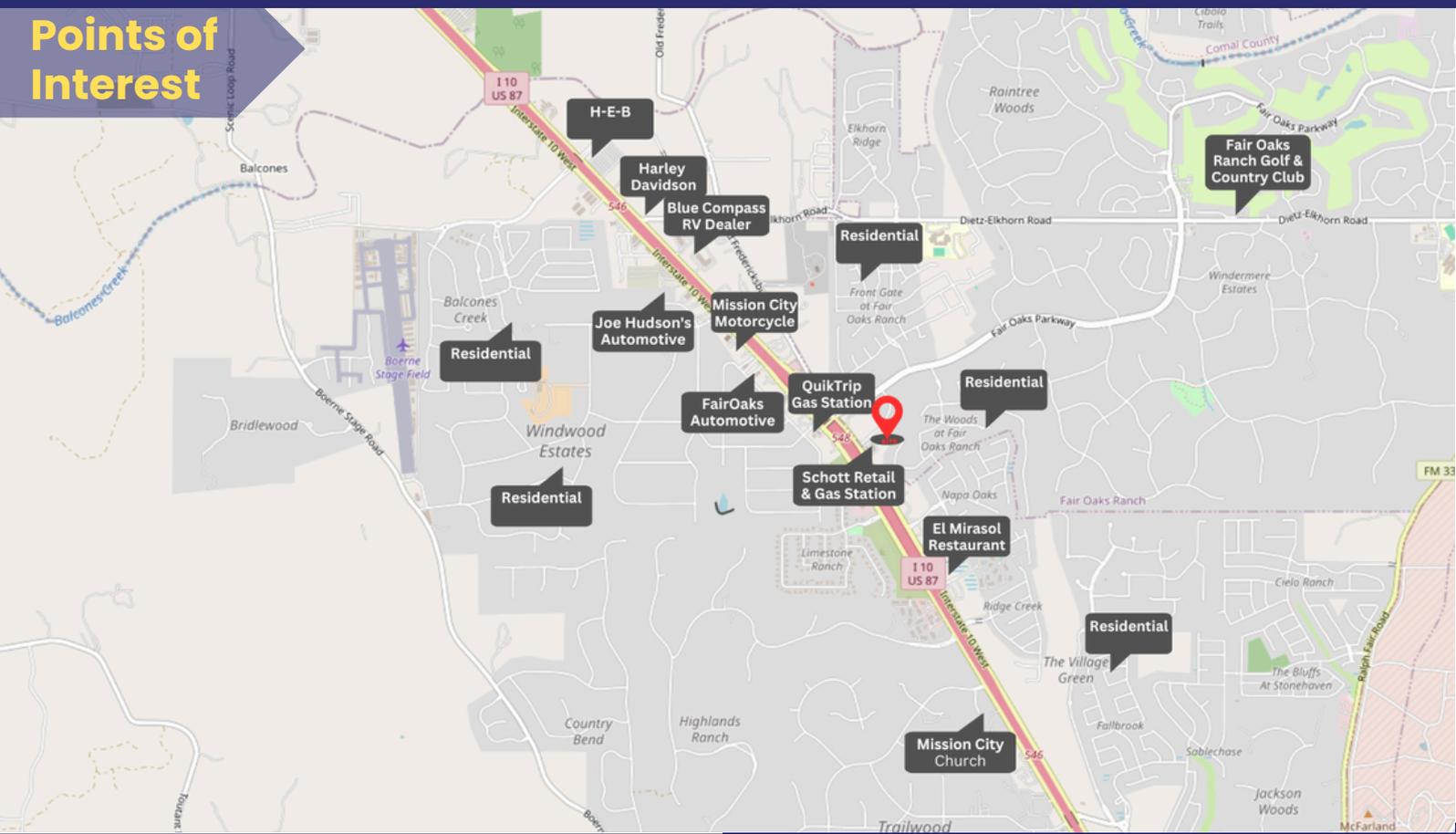
NAOMI FREEMAN
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Points of Interest



ZONE FEATURES

-  Surrounded by established neighborhoods like **Windwood Estates, The Woods, Front Gate,** and more, businesses attract clientele with substantial disposable income.
-  Located in Fair Oaks, a town experiencing significant growth, businesses here tap into a **burgeoning market**, with new home developments expanding the customer base.
-  Situated close to **I-10, Schott Retail and Gas stations,** businesses can capitalize on the daily influx of commuters, ensuring maximum visibility for their signage.
-  Projections foresee rising traffic from suburban growth, ensuring **steady customer flow for businesses.**

CONSUMER SEGMENTATION:

Boomburbs
Established wealth--educated, well-travelled married couples

MEDIAN AGE: 42.70

ZONE DEMOGRAPHY

TX-78015	2023	2028
Total Population	23,955	25,417
Total Household Population	22,091	23,391
Average Household Income	\$172,592	\$189,547
Disposable income	\$124,482	

ZONE TRAFFIC COUNT

1	2	3	4	5
72,459 2022 Est. daily traffic counts	67,048 2024 Est. daily traffic counts	58,191 2024 Est. daily traffic counts	57,908 2024 Est. daily traffic counts	48,366 2024 Est. daily traffic counts
Street: -- Cross: -- Cross Dir: -- Dist: --	Street: TX 121 Cross: Stahmann Way Cross Dir: SE Dist: --	Street: I-10 Cross: I-10 Access Rd Cross Dir: NW Dist: --	Street: I-10 Cross: I-10 Access Rd Cross Dir: SE Dist: --	Street: I-10 Cross: Fair Oaks Pkwy Cross Dir: SE Dist: --
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year Count Type	Year Count Type	Year Count Type	Year Count Type	Year Count Type
2021 ▲ 62,528 AADT		2018 ▲ 64,961 AADT	2013 ▲ 53,302 AADT	2013 ▲ 52,260 AADT
2020 ▲ 56,766 AADT		2011 ▲ 47,000 AADT		2010 ▲ 48,000 AADT
2019 ▲ 67,133 AADT		2010 ▲ 48,000 AADT		2008 ▲ 45,000 AADT
2018 ▲ 63,531 AADT		2008 ▲ 47,000 AADT		
		2004 ▲ 44,000 AADT		

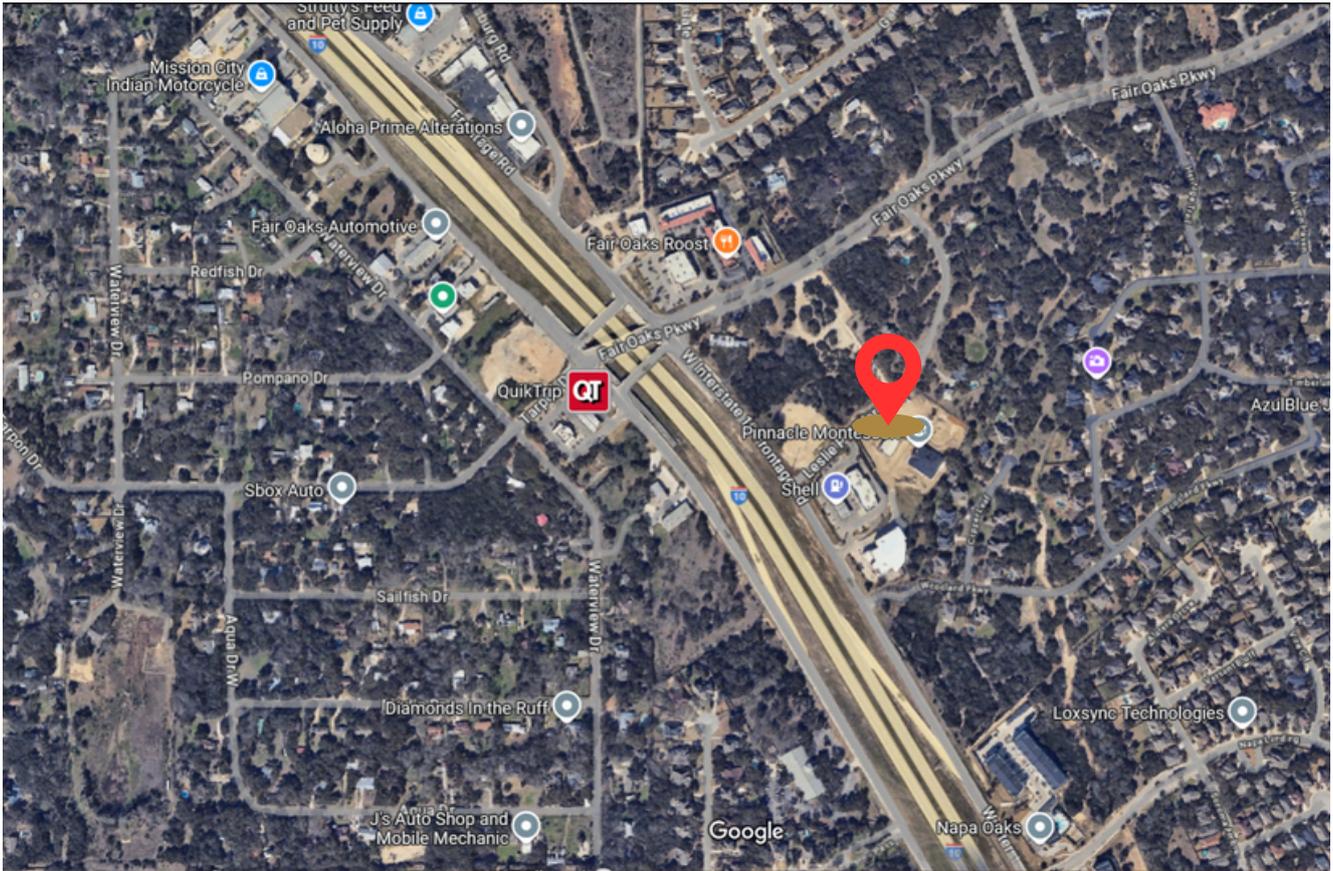
NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Annual Average daily traffic- the total number of vehicles passing the site in a year divided by 365

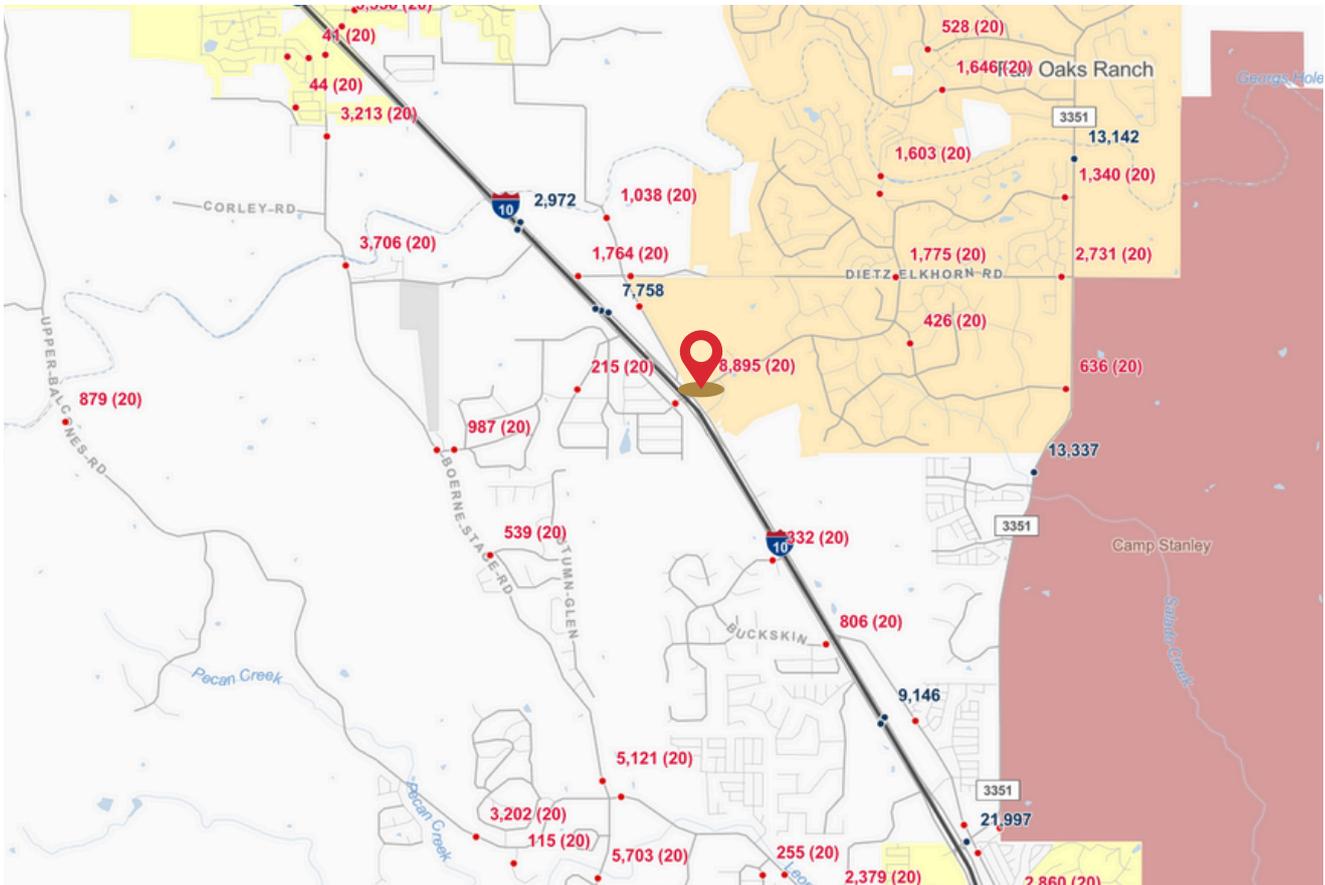


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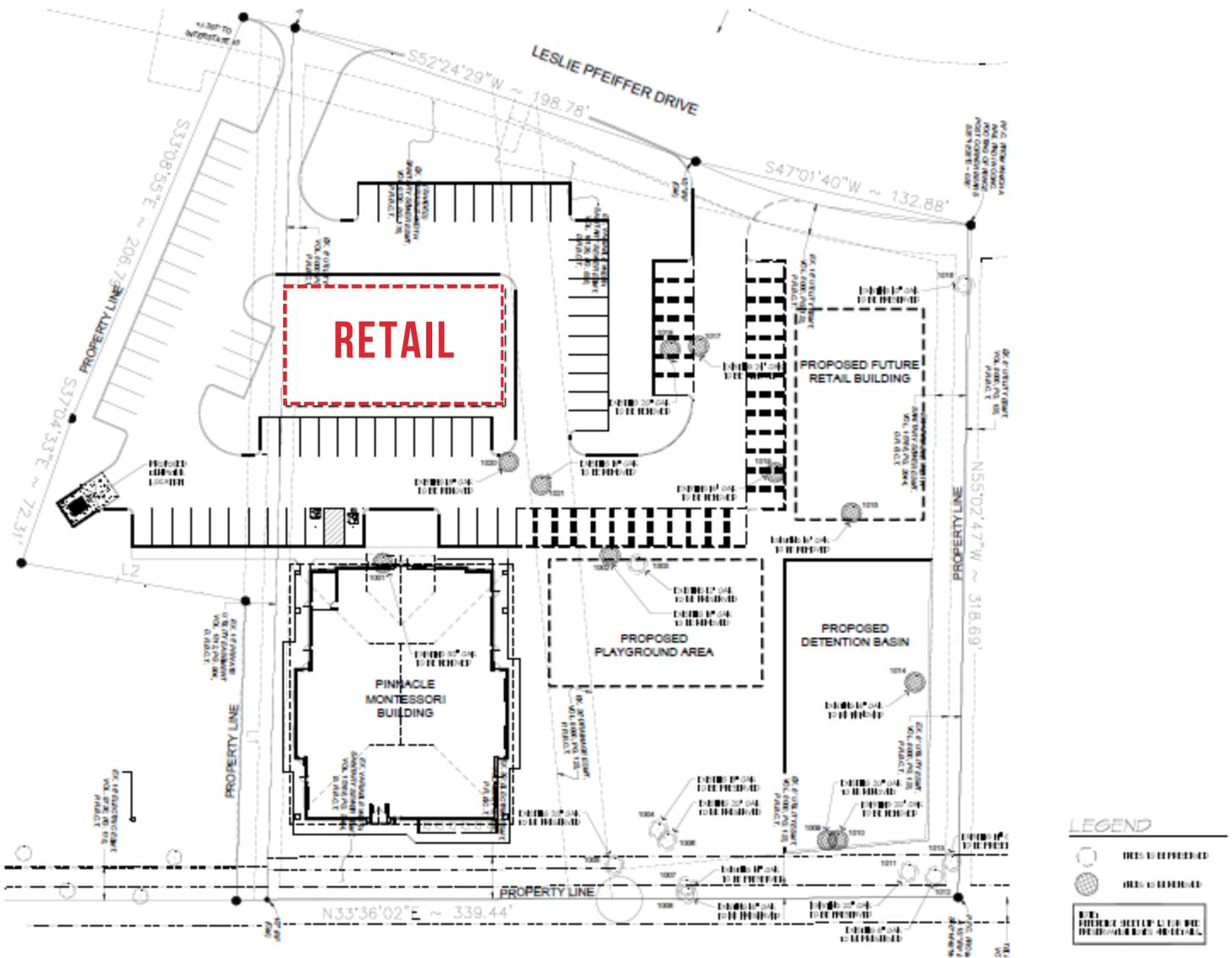
SATELLITE MAP SHOWING LOCATION OF RETAIL STRIP



TRAFFIC COUNT MAP



SITE PLAN



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PHOTO



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Boerne, TX 78015: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



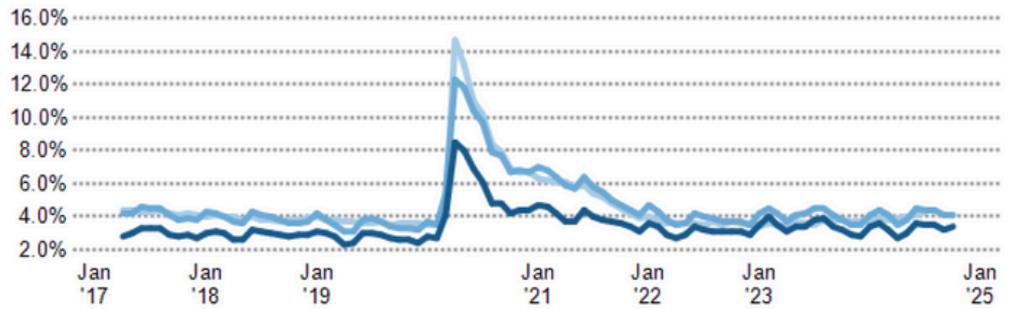
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

■ Kendall County
■ Texas
■ USA



Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually





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.

2-10-2025



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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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