

ATRIUM OF ARCADIA

PRE-LEASING



±1,093 SF RETAIL SUITES
±7,996 SF, ±4,525 SF AVAILABLE

13746 Potranco Rd.
San Antonio, Texas 78245

ron heller
Properties, Inc.

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PROPERTY SPECS

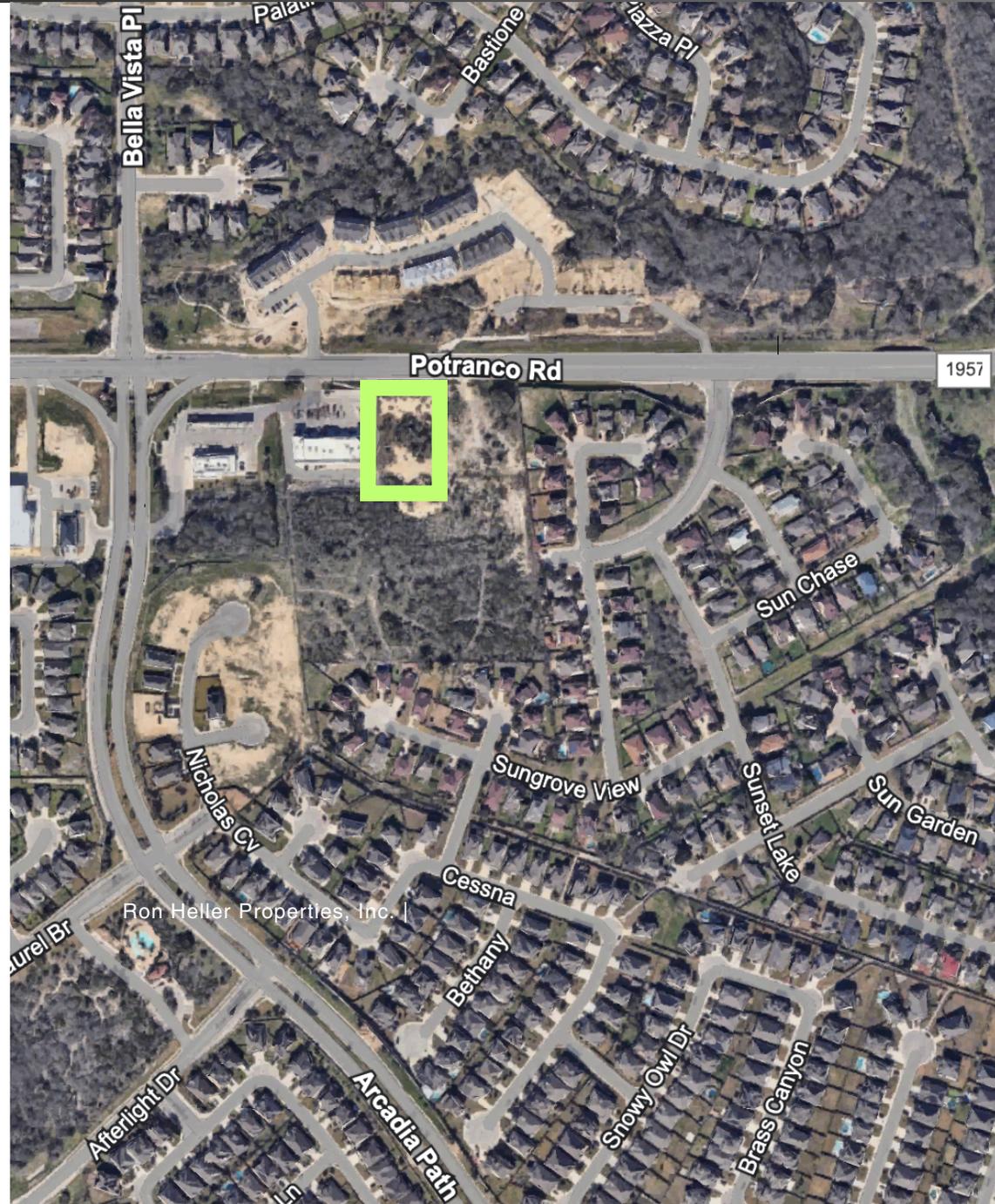
LEASE RATE **call for rate**

TI **Negotiable**

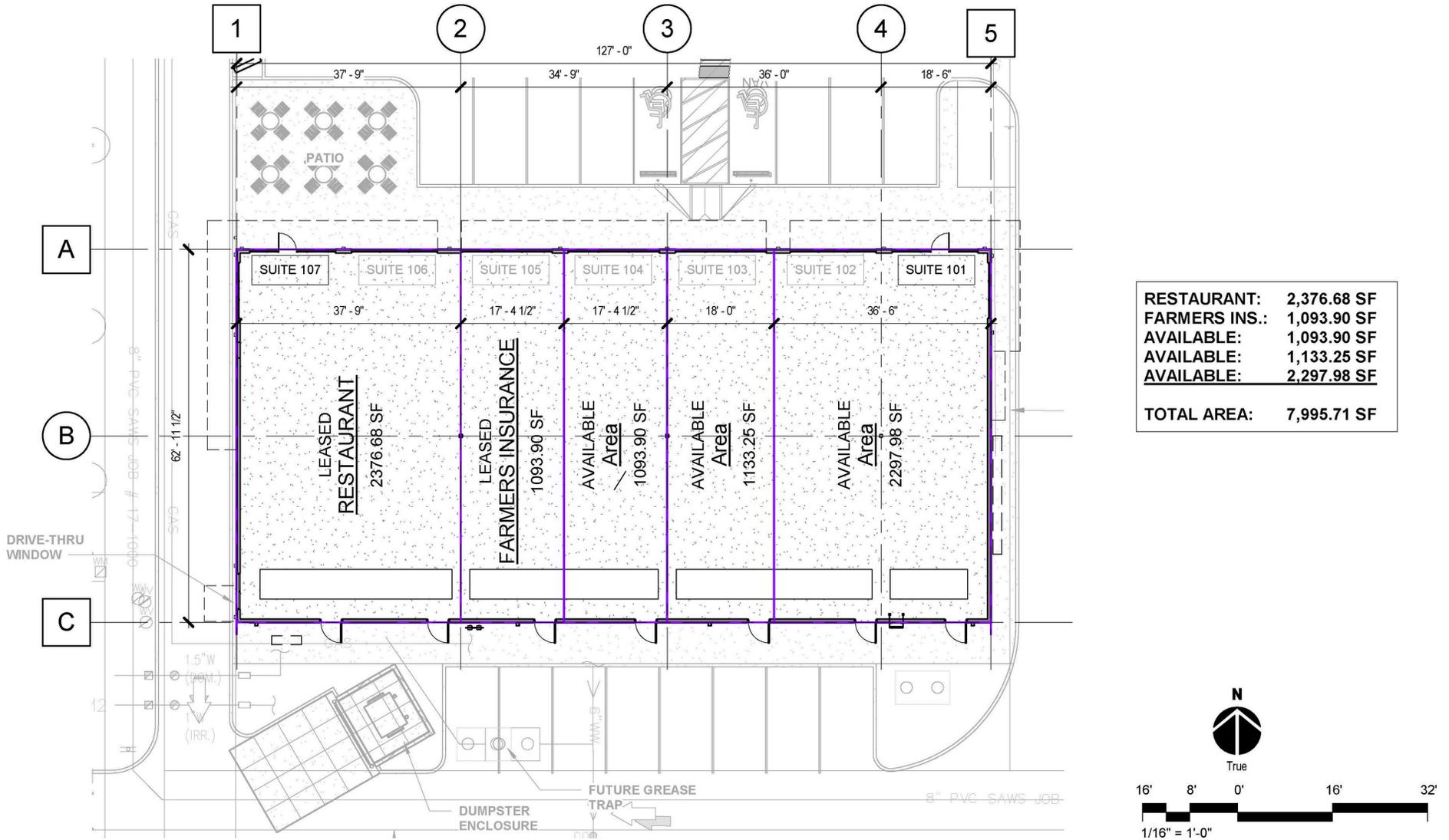
TOTAL GLA **±7,996 SF**

TYPE **Retail**

FEATURES **End-Cap W/Drive-Thru Access**



SITE PLAN



| | |
|--------------------|--------------------|
| RESTAURANT: | 2,376.68 SF |
| FARMERS INS.: | 1,093.90 SF |
| AVAILABLE: | 1,093.90 SF |
| AVAILABLE: | 1,133.25 SF |
| AVAILABLE: | 2,297.98 SF |
| TOTAL AREA: | 7,995.71 SF |



ATRIUM OF ARCADIA RETAIL SHELL

13746 POTRANCO RD
SAN ANTONIO, TX 78253

LEASE OUTLINE DRAWING

project #: 24.132

11.07.25

LOD-1

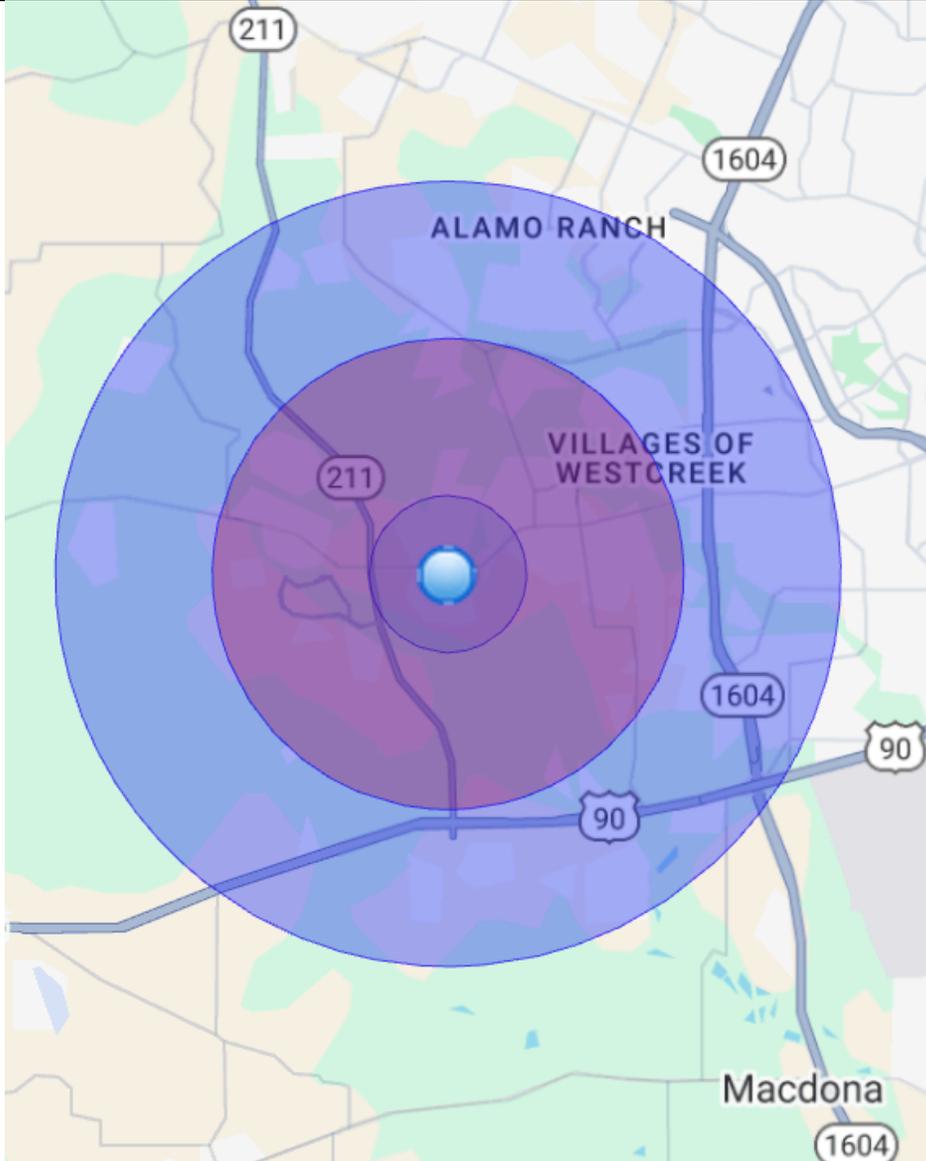
PROPERTY SUMMARY

Prime Retail Space
±1,093 - ±4,525 SF Available
End Cap with Drive Thru also Available
Projected Q2 2026 Delivery

Property Highlights

- Prime Location with High Visibility: Situated on bustling Potranco Road in San Antonio's rapidly growing Far West Side, offering excellent exposure to heavy daily traffic and proximity to thriving residential communities
- Vibrant Retail Hub: Join a dynamic retail environment surrounded by popular destinations such as H-E-B and new dining options, drawing consistent customer foot traffic.
- Growing Community Demand: Benefit from the area's ongoing development, including new commercial projects and a diverse customer base from nearby schools, SeaWorld, and Northwest Vista College.
- Modern Amenities and Accessibility: Well-maintained property with ample parking, easy access to major roads, and proximity to recreational spots like Castroville Regional Park, enhancing appeal for both businesses and their customers.

DEMOGRAPHICS



POPULATION

2024 Population

| 1-mile | 3-mile | 5-mile |
|--------|--------|---------|
| 6,827 | 52,657 | 142,485 |

HOUSEHOLDS

2024 Households

| 1-mile | 3-mile | 5-mile |
|--------|--------|--------|
| 1,949 | 16,014 | 45,246 |

INCOME

2024 Average HH Income

| 1-mile | 3-mile | 5-mile |
|-----------|-----------|-----------|
| \$154,744 | \$131,351 | \$123,635 |

Traffic Counts

STREET

Potranco Rd

FM 211

AADT

31,610

19,528

This offering, including any associated digital marketing materials, provides selected information about the Property. It is not a comprehensive representation of the Property's condition, boundaries, or suitability, nor does it include all information prospective buyers or lessees may need to evaluate a potential purchase or lease.

References to acreage, square footage, and other measurements are approximations. Information regarding demographics, geographic information systems (GIS), maps, photographs, zoning, site plans, surveys, engineering or architectural drawings, and other materials is provided without guarantees of accuracy, completeness, timeliness, or approval status. Neither the Seller, Lessor, or Ron Heller Properties, Inc., nor their respective directors, officers, affiliates, or representatives make any express or implied warranties regarding the accuracy or completeness of this Offering Memorandum, the financial performance of the Property, or its condition. This includes, but is not limited to, the quality of materials, workmanship, or mechanical components of structures, foundations, roofs, heating, plumbing, electrical, sewage, drainage, or air conditioning systems, as well as environmental conditions, soil conditions, pest or mold presence, zoning, or the Property's suitability for any intended use. Prospective buyers or lessees must conduct their own inspections and investigations to assess the Property.

Brokerage Information



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

| | | | |
|--|---------------|---|-----------------------|
| Ron Heller Properties, Inc | 489453 | ronbeat@aol.com | (210) 639-2469 |
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| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Juan Carlos Rodriguez | 836528 | jcrodriguez@ronhellerproperties.realestate | (210) 392-0565 |
| Name of Sales Agent/Associate | License No. | Email | Phone |
| | | | |
| | | | |
| | | | |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2