

FOR LEASE

**15,893 SF of Retail in
Thriving Center**

**3150 Pat Booker Rd
Universal City,
TX 78148**



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 **ASTERRA**

Executive Summary

3150 Pat Booker Road is a retail shopping center located at the corner of FM 1604 and Pat Booker Road. Situated just off the I35 and beside Fourm Crossing. Current tenants include Rush Fun Park, SynergenX, Wayback Burgers, Bubba's 33, and more. The property provides ample parking and easy access to nearby roadways.

The unit is a 15,893 SF open retail space located right beside rush fun park and mega furniture. This location provides prime visibility to the high volume of daily traffic right on the frontage rd of FM 1604 with easy access to IH-35.

Highlights

- Located in Retail Center at Corner of FM 1604 and Pat Booker Rd just off I-35 and beside Fourm Crossing
- Well Known Retail Tenants Located in the Retail Center
- Easy Access to Nearby Roadways
- Ample Parking
- Ideal Location
- High Traffic Volumes

Listing Details

Lease Rate: \$17.50/SF

Estimated OPEX (NNN): \$6

Property Type: Retail

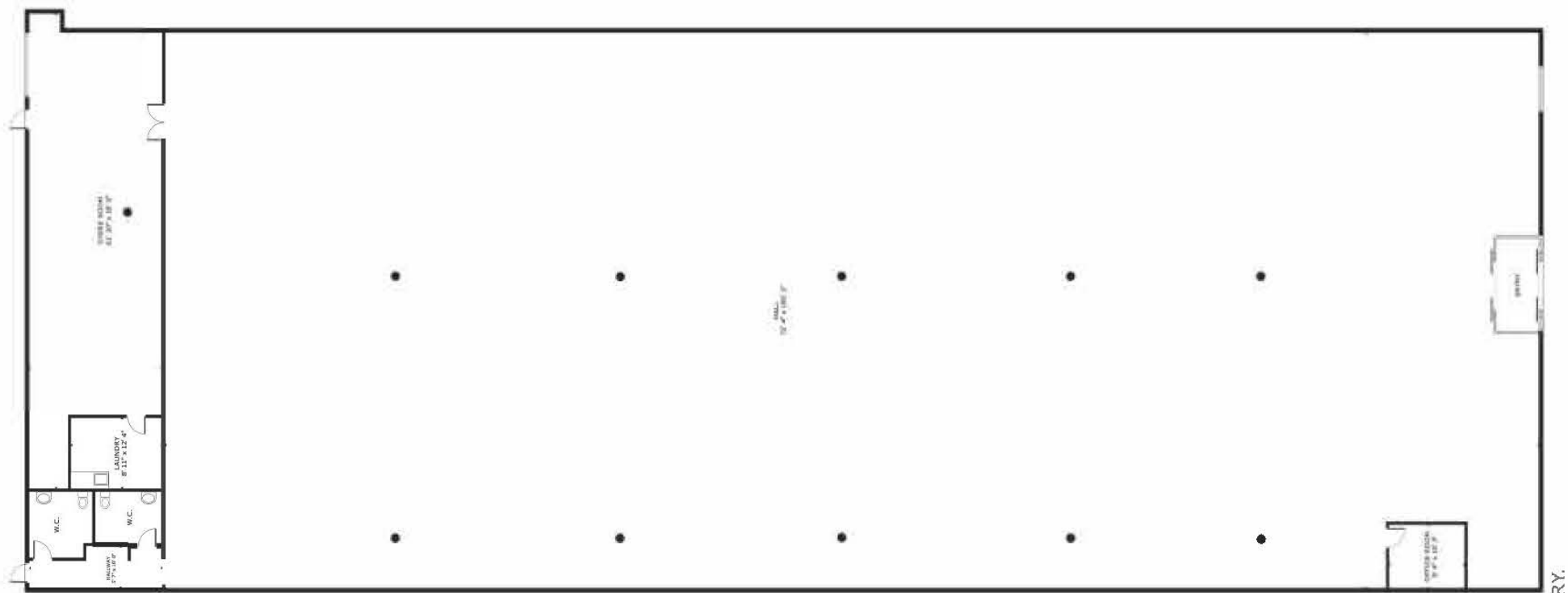
Total Building SF: 102,000 SF

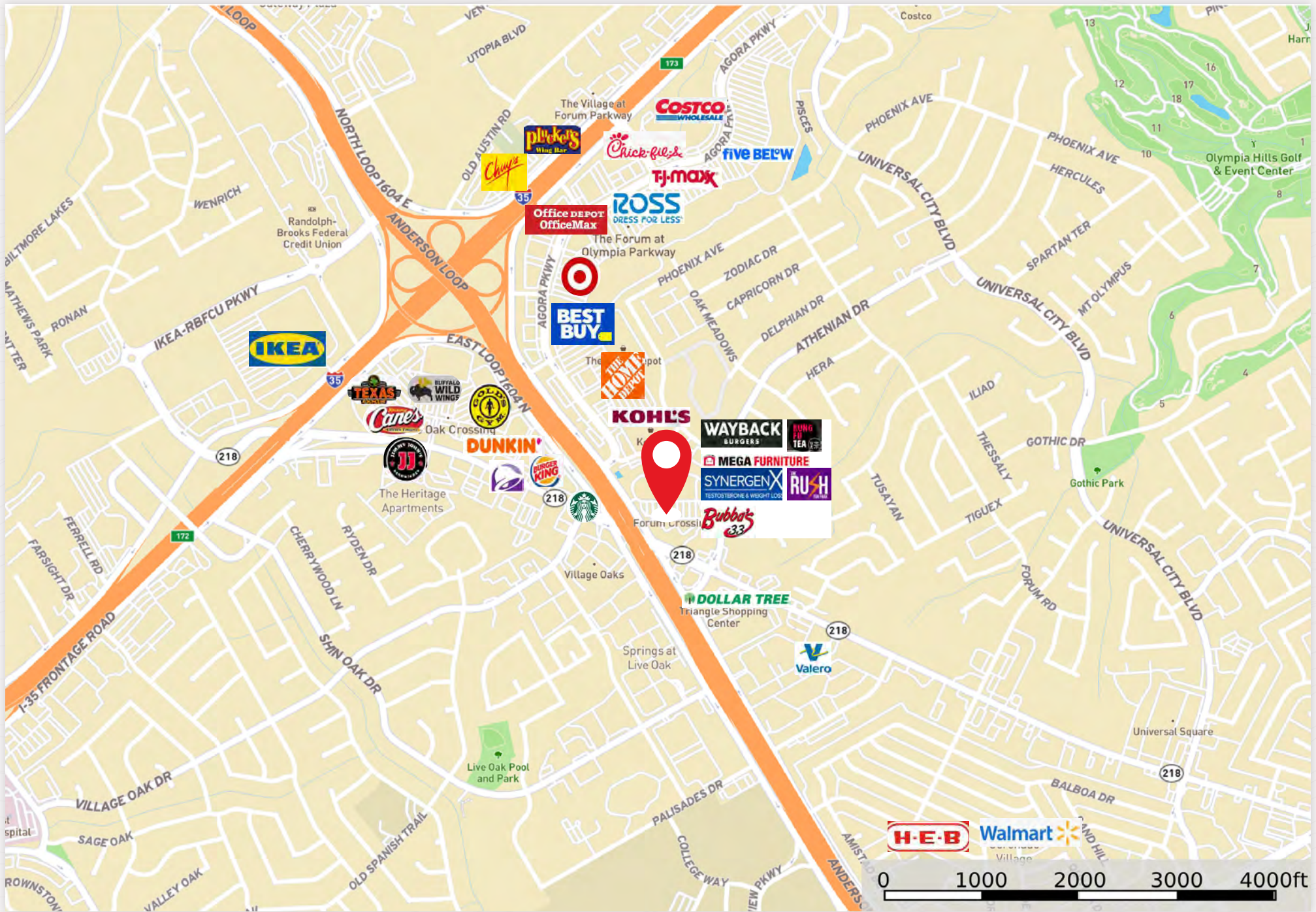
Available SF: 15,893 SF

Available: Immediately

Year Built/Renovated: 1975/2015







Contact

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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.

Demographics



Population

1 Mile	3 Miles	5 Miles
10,580	87,923	224,777



Avg Household
Income

1 Mile	3 Miles	5 Miles
\$74,590	\$86,031	\$88,226

Radius	1 Mile	3 Miles	5 Miles
Households	8,812	62,362	153,511
Annual Consumer Spending			
Apparel	\$6,503	\$54,667	\$138,970
Entertainment	\$17,543	\$142,280	\$360,336
Food & Alcohol	\$34,489	\$275,208	\$692,935
Household	\$19,057	\$162,249	\$411,418
Transportation	\$31,604	\$269,289	\$674,661
Health Care	\$5,885	\$46,014	\$118,129
Education/Day Care	\$6,230	\$55,034	\$140,900

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Information About Brokerage Services

Texas law requires all real estate licensees 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' 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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Sales Agent/Associate's Name	License No.	Email	Phone
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