

HWY 281, TPC PKWY CORNER RETAIL CENTER

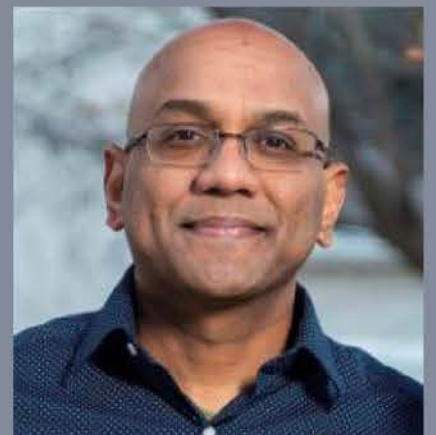
2230 TPC PKWY, SAN ANTONIO, TX 78258

12,000 - 24,000 SF SPACE

FOR LEASE



SUCCESS SQUARE LLC | VISHNU VEMULAPALLI | 210 268 5725 | REALTORVISH@HOTMAILCOM



KEY FEATURES

BUILDING

- **Proposed 2-story, retail/medical office building**
- Total: ±24,000 SF
 - First Floor: ±12,000 SF
 - Second Floor: ±12,000 SF
- Aesthetically appealing multi story building
- Plenty of parking (first floor and cellar parking)
- Highly visible elevated corner building
- **Pylon signage visibility from 281**

LOCATION

- Excellent placement on **very busy 281/TPC Pkwy intersection** - easy access to 281
- Surrounded by established retail centers & large residential subdivisions
 - Across the street from Village at Stone Oak Shopping Center
 - **Nearby national tenants** (ie: Target, In-N-Out, Panera, Chipotle, Tru by Hilton, Olive Garden)



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NEARBY 281 BUSINESSES OF INTEREST

- BJ's Brewhouse
- Chili's
- Chipotle
- Dog Haus
- Golden Chick
- Hand & Stone Massage
- In-N-Out Burger
- JP Morgan Chase Corporate Center
- Longhorn Steakhouse
- Marble Slab Creamery
- Massage Heights
- MOD Pizza
- Olive Garden
- Panera Bread
- Panda Express
- P. Terry's
- RBFCU
- Sleep Number
- Starbucks
- Target
- Tropical Smoothie Cafe
- Tru by Hilton
- Village at Stone Oak



JP Morgan & Chase
Corporate Center

Village at
Stone Oak

281

~ 66,000 VPD

VIA Stone Oak
Park & Ride

SUBJECT RETAIL
CENTER

Encino Ridge
Community

Upcoming
Multi-Family
Development

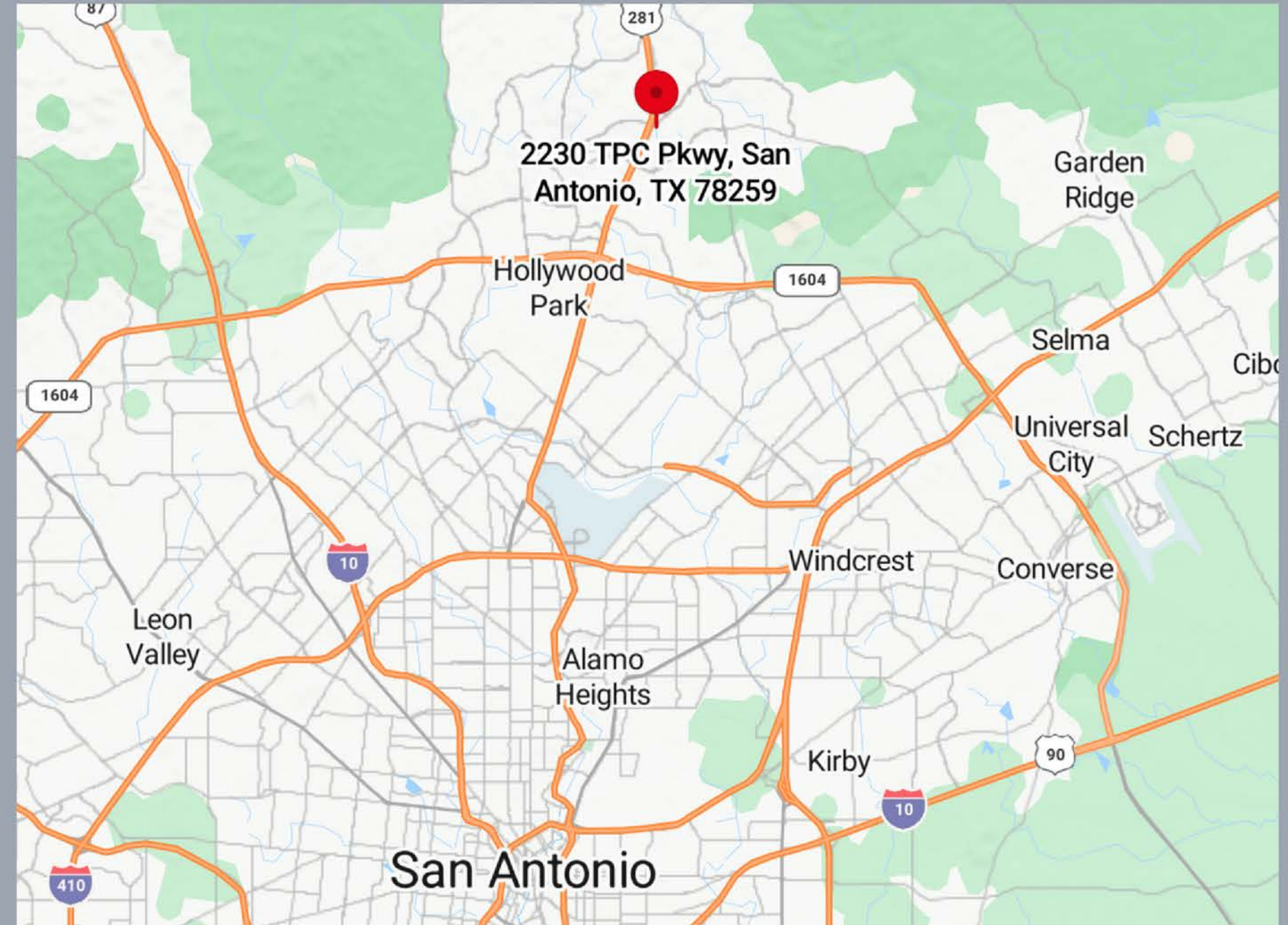
LOCATION DETAILS

Traffic Intersection Traffic Volume Count Yr

Traffic Intersection	Traffic Volume	Count Yr
Hwy 281 Stone Oak Pkwy N	65,782	2022
Hwy 281 Stone Oak Pkwy S	56,971	2022

Demographics 1 mile 3 mile

2023 Population	9,796	81,909
2023 Households	3,526	28,971
Median HHI	\$109,707	\$97,834



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BUILDING ELEVATIONS



West Marketing Elevation

SCALE: 1/16" = 1' 0"

East Marketing Elevation

SCALE: 1/16" = 1' 0"



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BUILDING ELEVATIONS

North Marketing Elevation

SCALE: 1/16" = 1' 0"



South Marketing Elevation

SCALE: 1/16" = 1' 0"



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Revisions		
Number	Description	Date

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**TPC RETAIL & OFFICE
DEVELOPMENT**

2230 TPC PARKWAY,
SAN ANTONIO, TEXAS 78258

project #: 19.269
date: 07.03.20
dwn by: Author
checked by: Checker
drawing title:

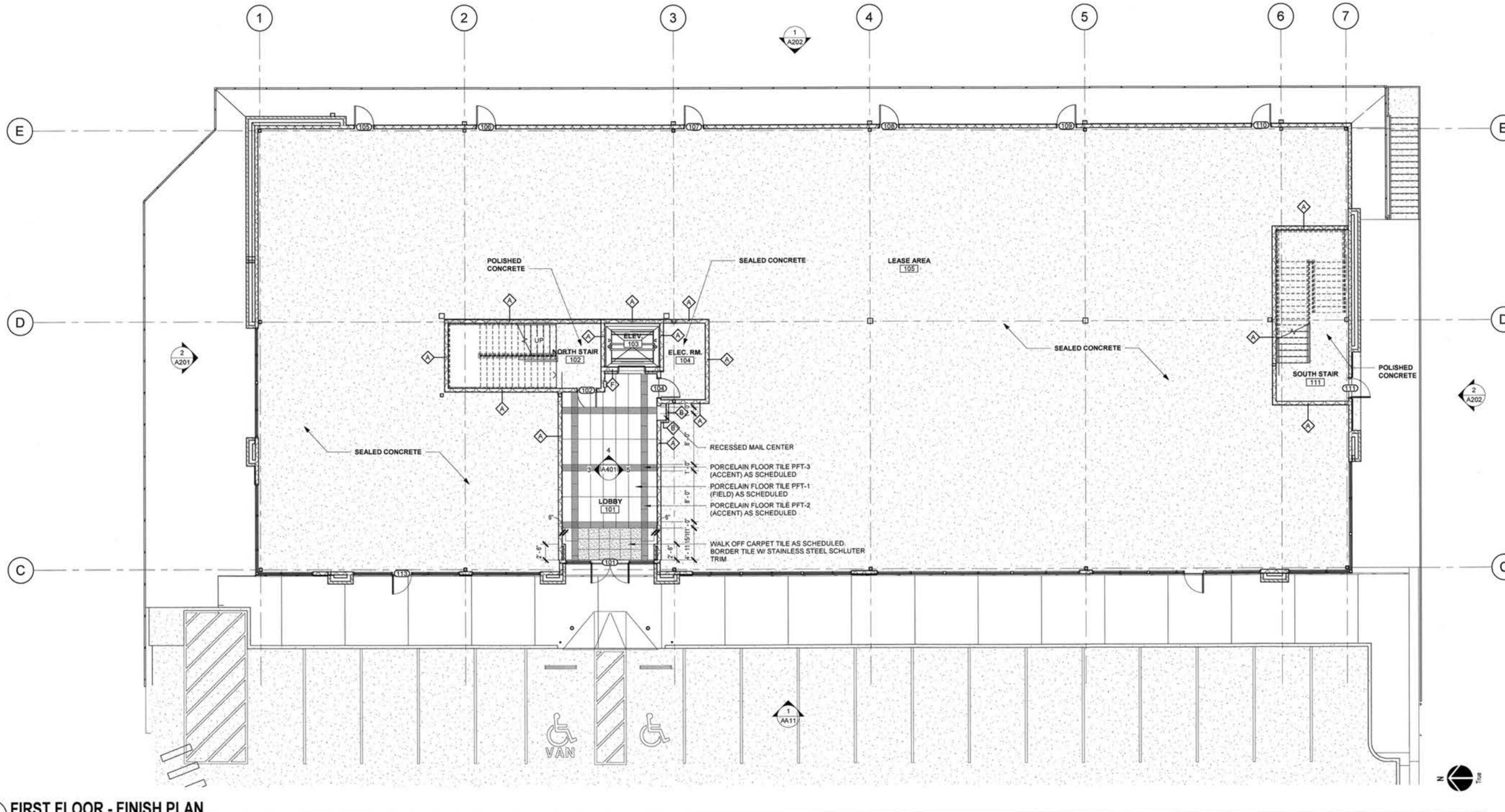
FIRST FLOOR - FINISH PLAN

drawing number:



BUILDING PLANS

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1 FIRST FLOOR - FINISH PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR



Professional Engineer
Name: _____
License No.: _____
Date: 07.03.20

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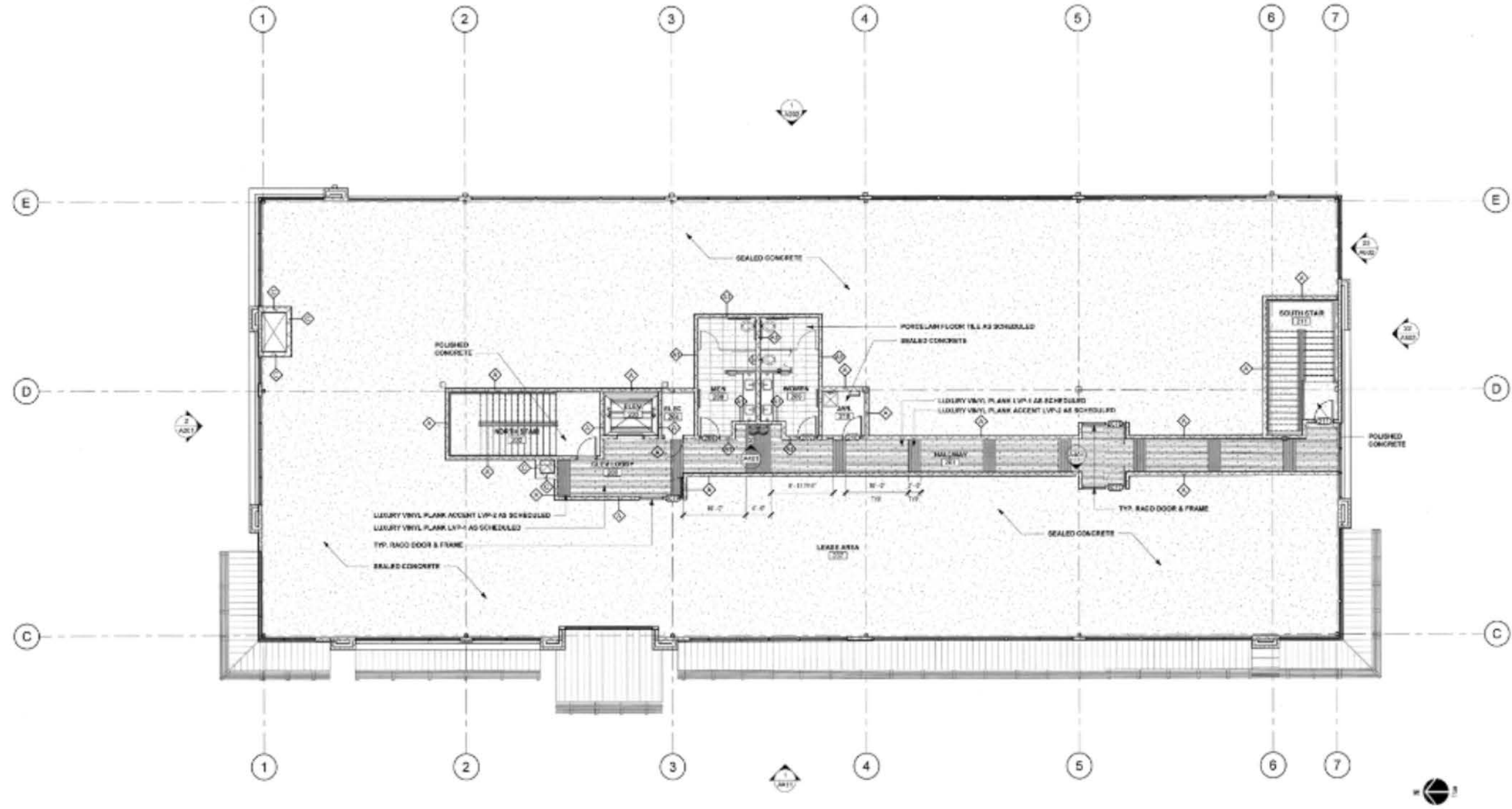
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**SECOND FLOOR - FINISH
PLAN**



BUILDING PLANS

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1 SECOND FLOOR - FINISH PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR

CONTACT FOR LEASING

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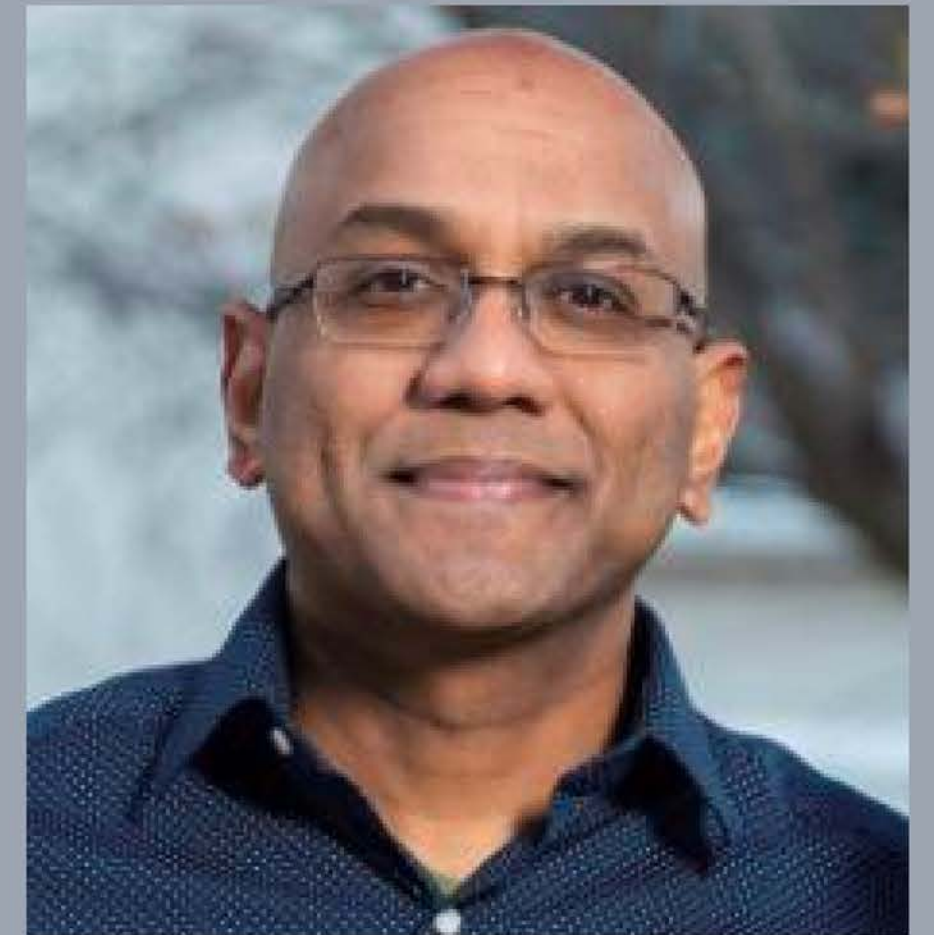


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Information About Brokerage Services

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' 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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Designated Broker of Firm	License No.	Email	Phone
<u>Jian Luo</u>	<u>427030</u>	<u>jmr868@hotmail.com</u>	<u>(210)520-1693</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Vishnu P Vemulapalli</u>	<u>685830</u>	<u>realtorvish@hotmail.com</u>	<u>(210)549-7284</u>
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

IABS 1-0 Date