

RETAIL FOR LEASE

13140 US HIGHWAY 281 N



FOR LEASE

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



BROWNING COMMERCIAL
REAL ESTATE

PRESENTED BY:

ERIK HERNANDEZ
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

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Property Summary

Lease Rate:	21.00
Available SF:	4225
Frontage:	188
Year Built:	1999
Parking:	88
Parking Ratio:	20.83
Zoning:	OCL

Property Overview

Ready to go 2nd Generation Restaurant. Right off US 281 Hwy in a growing community of Spring Branch, TX. Metal Construction with a loading dock.

Location Overview

Freeway Visibility, Pylon Sign, Signage, Heavy Traffic, and Plenty Parking.

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PROPERTY PHOTOS

13140 U.S. HIGHWAY 281 NORTH | SAN ANTONIO, TX 78259



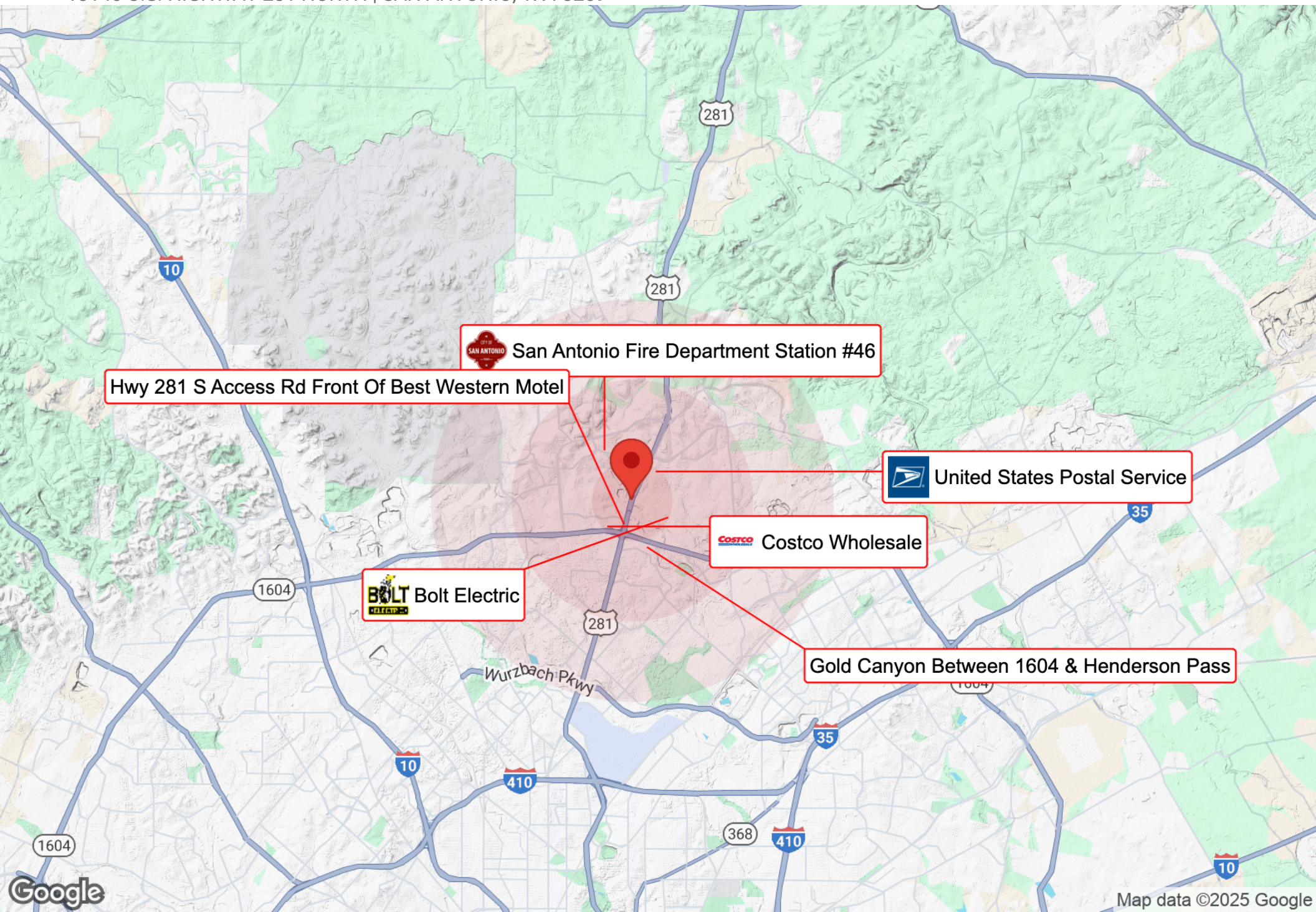
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BUSINESS MAP

13140 U.S. HIGHWAY 281 NORTH | SAN ANTONIO, TX 78259



San Antonio Fire Department Station #46

Hwy 281 S Access Rd Front Of Best Western Motel



United States Postal Service



Costco Wholesale



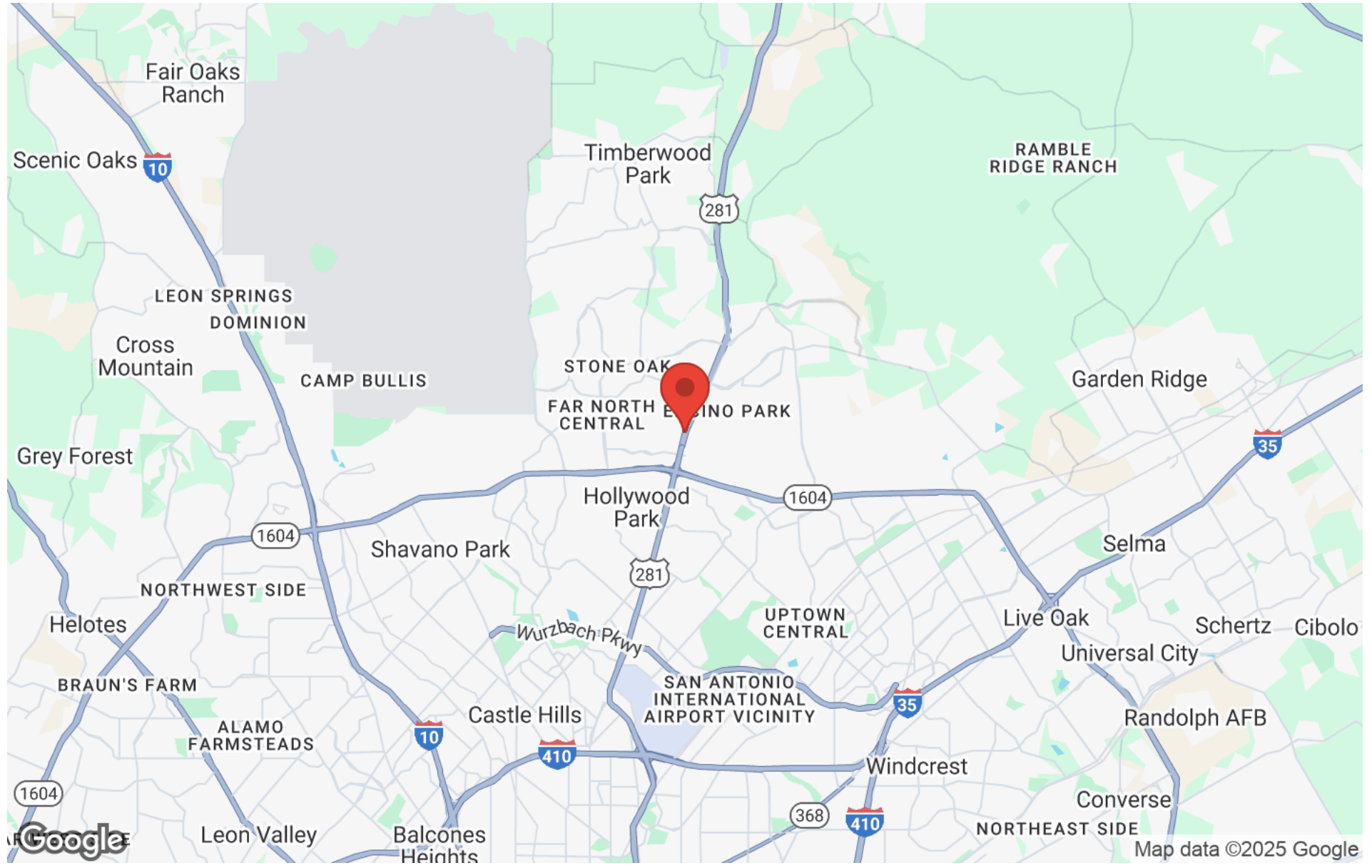
Bolt Electric

Gold Canyon Between 1604 & Henderson Pass

Wurzbach Pkwy

REGIONAL MAP

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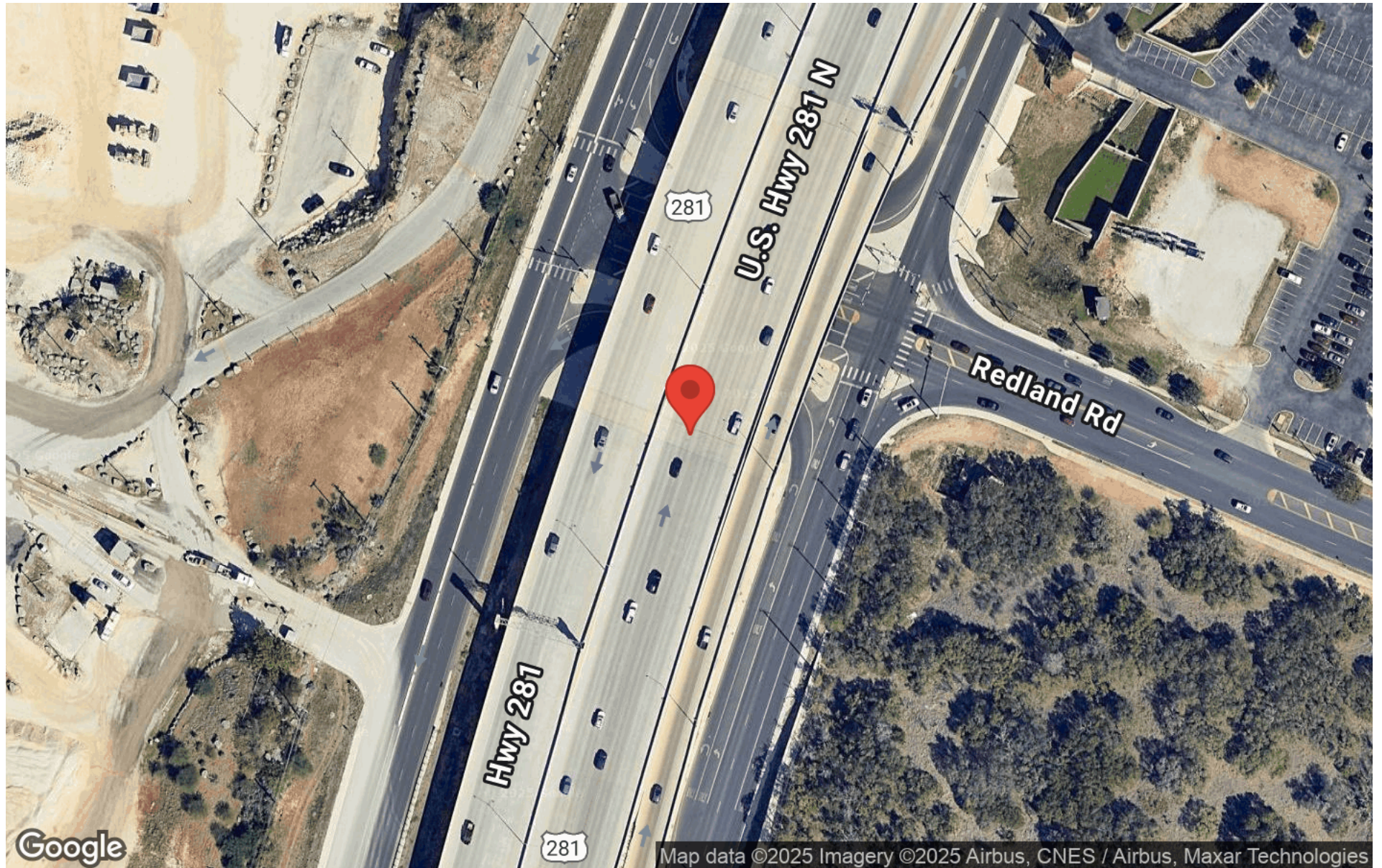
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AERIAL MAP

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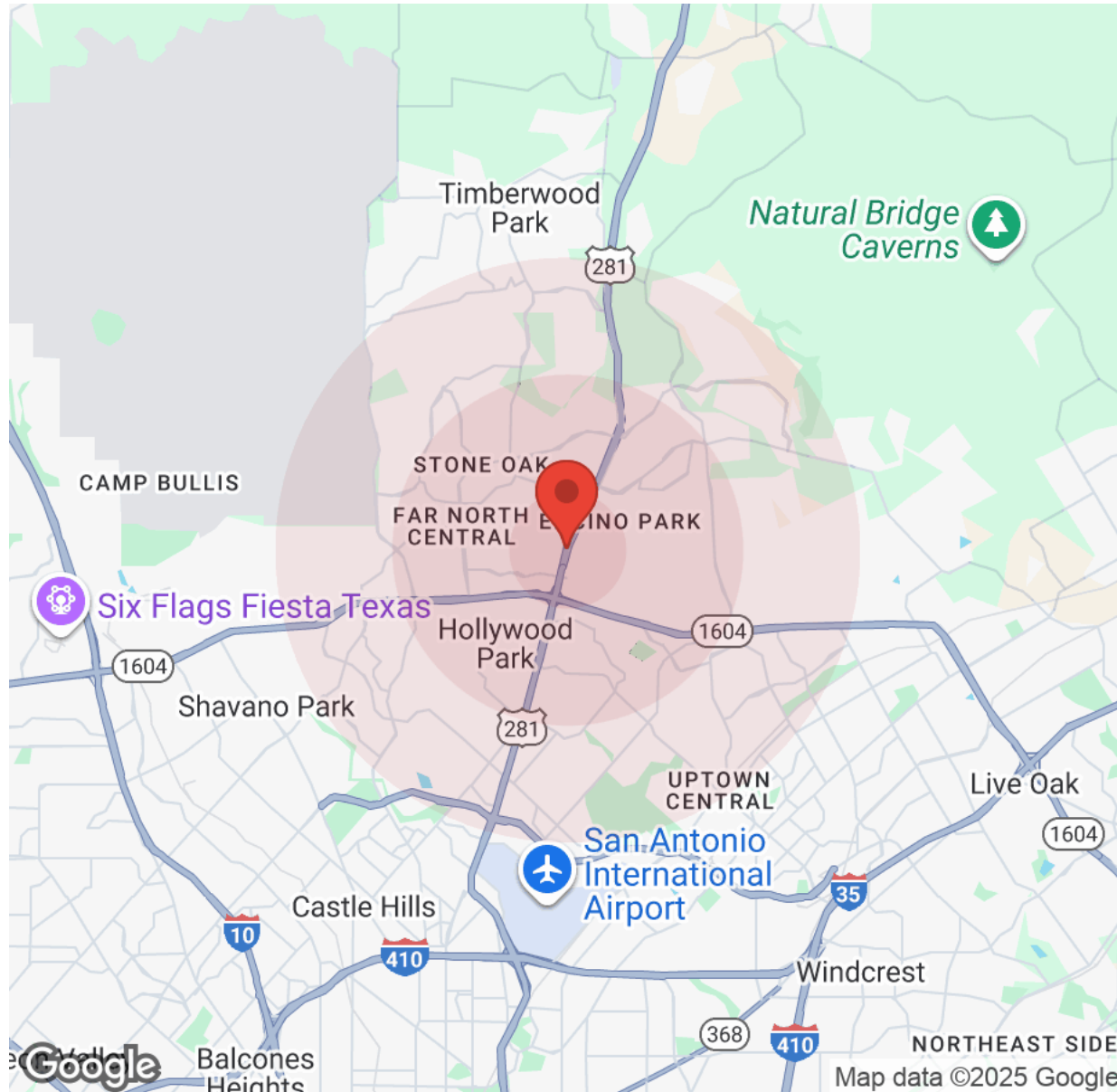
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,149	42,361	110,062
Female	3,172	44,062	115,535
Total Population	6,322	86,423	225,598

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,246	16,468	44,568
Ages 15-24	826	10,987	27,945
Ages 25-54	2,784	35,529	92,891
Ages 55-64	654	9,660	25,654
Ages 65+	813	13,779	34,540

Race	1 Mile	3 Miles	5 Miles
White	2,422	34,440	92,044
Black	539	6,214	15,950
Am In/AK Nat	13	130	361
Hawaiian	7	104	248
Hispanic	2,779	37,300	97,887
Asian	414	6,093	13,694
Multi-Racial	142	1,970	5,099
Other	6	173	316

Income	1 Mile	3 Miles	5 Miles
Median	\$87,439	\$100,315	\$106,032
< \$15,000	107	1,539	3,806
\$15,000-\$24,999	33	836	2,608
\$25,000-\$34,999	181	1,744	4,435
\$35,000-\$49,999	424	3,107	7,117
\$50,000-\$74,999	367	5,516	13,059
\$75,000-\$99,999	479	4,707	11,124
\$100,000-\$149,999	455	6,671	16,965
\$150,000-\$199,999	213	3,910	11,228
> \$200,000	442	6,960	18,383

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,951	37,771	95,346
Occupied	2,701	34,991	88,726
Owner Occupied	1,029	19,220	55,398
Renter Occupied	1,672	15,771	33,328
Vacant	250	2,780	6,620

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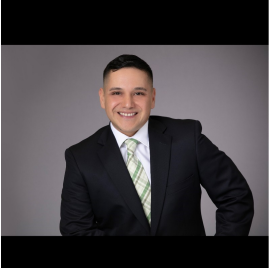
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PROFESSIONAL BIO

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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:
 - 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.

Phyllis Browning Company	400203	realty@phyllisbrowning.com	(210) 824-7878
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Will Curtis	627466	wcurtis@phyllisbrowning.com	(210) 824-7878
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Erik Hernandez	760176	ehernandez@phyllisbrowning.com	(210) 408-2500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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