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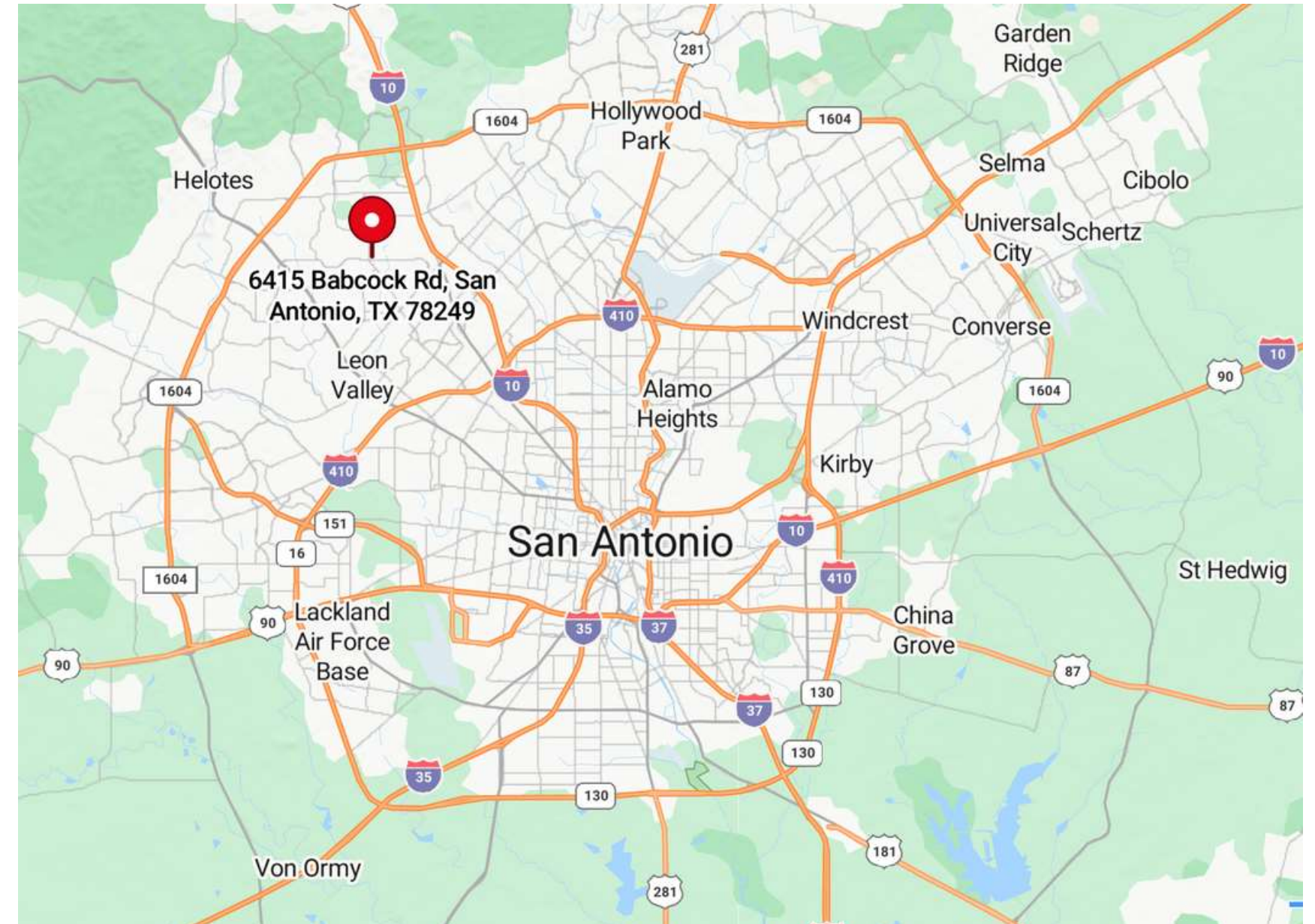
6415 BABCOCK RD



PRUE BABCOCK MARKETPLACE

PROPERTY OVERVIEW

- **850 - 5400 Sq Ft available for retail/office**
- 2050 Sq Ft, second generation dental clinic space available
- Prime corner building
- Located in the busy intersection of Prue and Babcock
- Plenty of parking space
- National retailers at this intersection include Circle K, McDonald's, Pizza Hut, Walgreens, and Whataburger, among others.

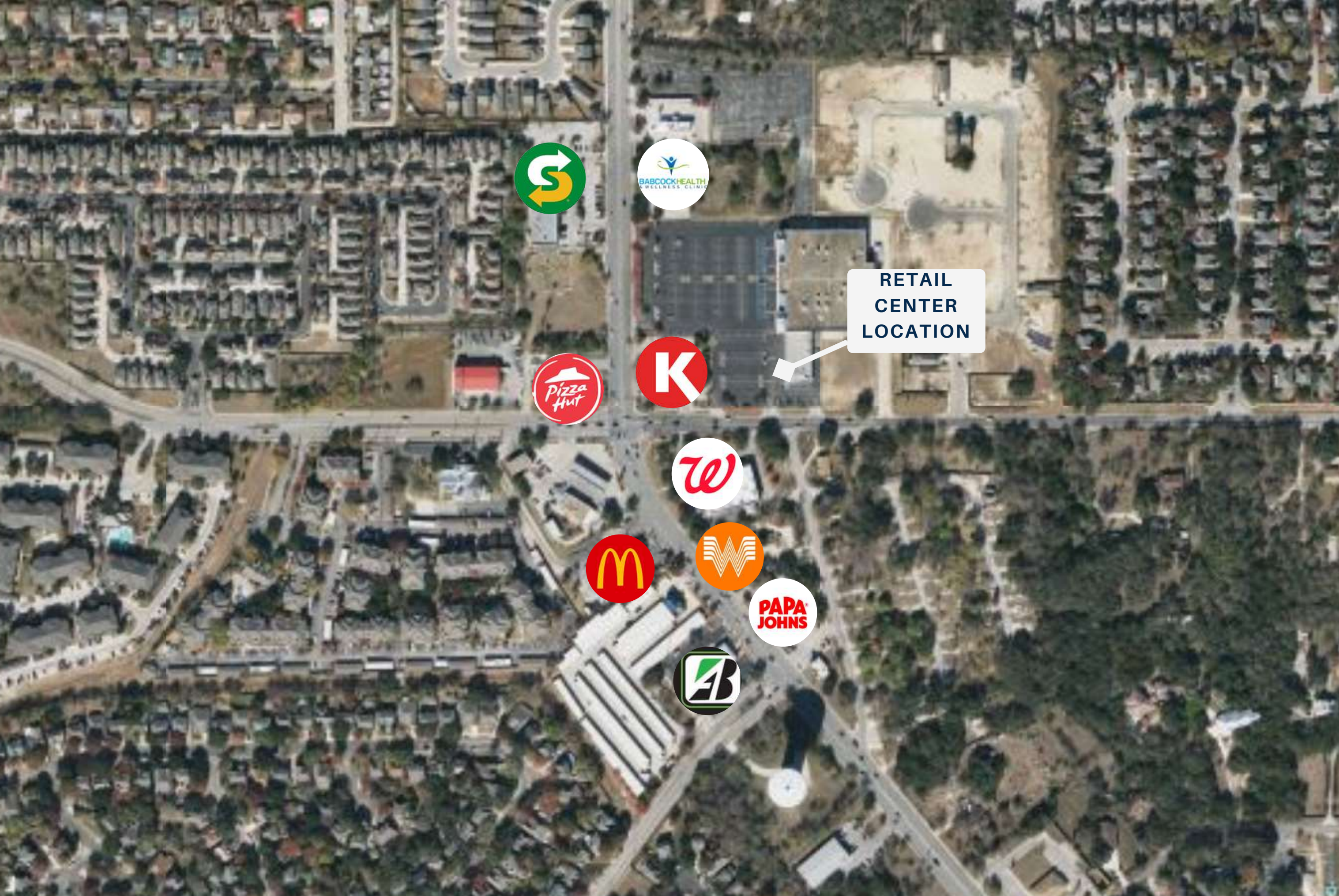


DEMOGRAPHICS

	1 mile	3 miles	10 min. Drive
Population	14,781	132,608	148,396
Households	5,785	55,734	62,896
Median Age	37	33.20	34.90
Median HHI Employees	\$80,772	\$62,836	\$63,174
Daytime Employees	2,288	56,552	82,276
Population Growth '24 - '29	5.46	6.45	5.42
Household Growth '24 - '29	5.64	6.72	5.78

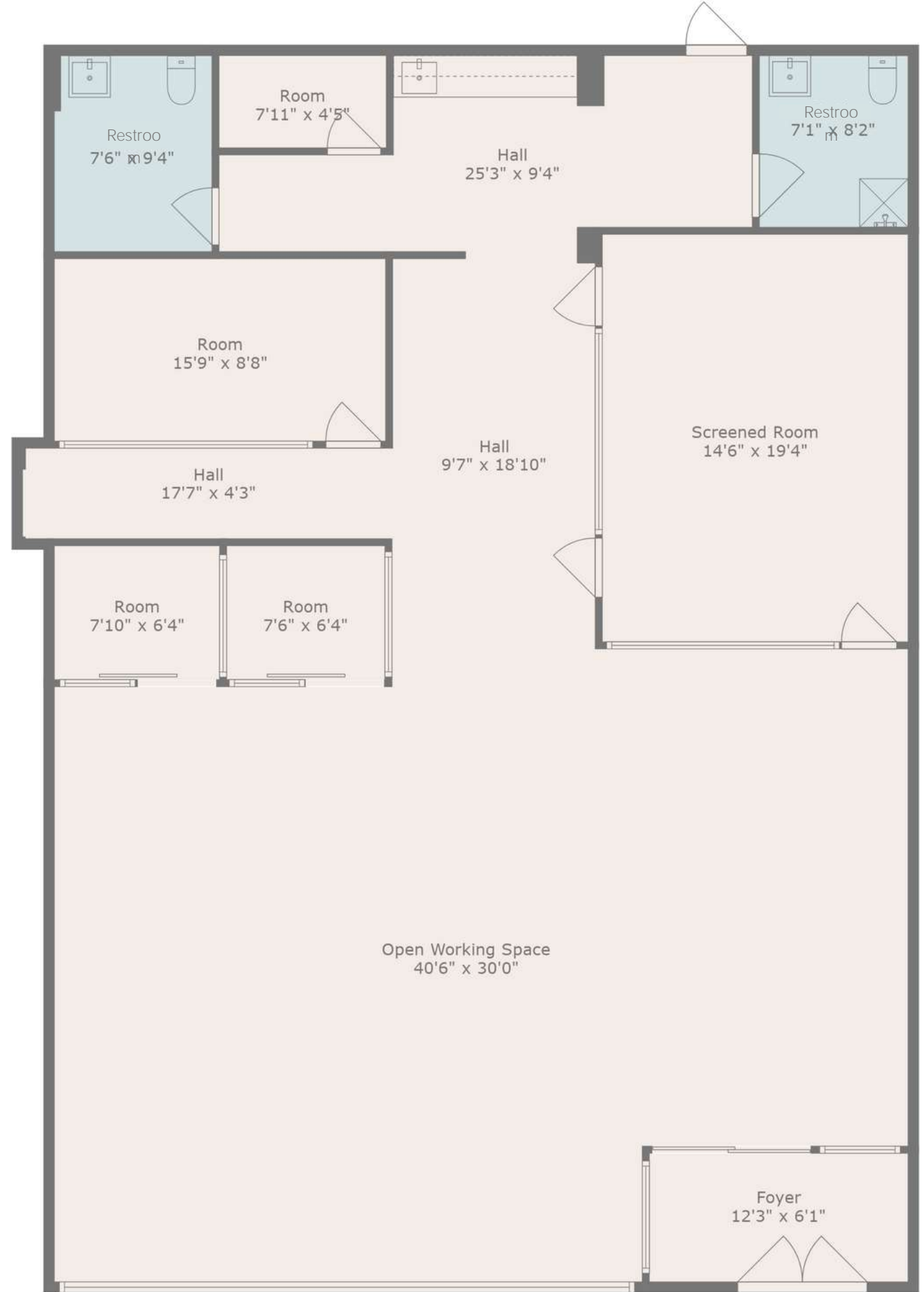
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Vol.	Distance
Prue Rd	Old Babcock Rd W	12,289	0.04 mi
Babcock Rd	Prue Rd S	22,899	0.12 mi
Babcock Rd	Horn Blvd SE	12,147	0.12 mi
Horn Blvd	Babcock Rd NE	4,127	0.22 mi
Prue Rd	Babcock Rd E	13,625	0.26 mi



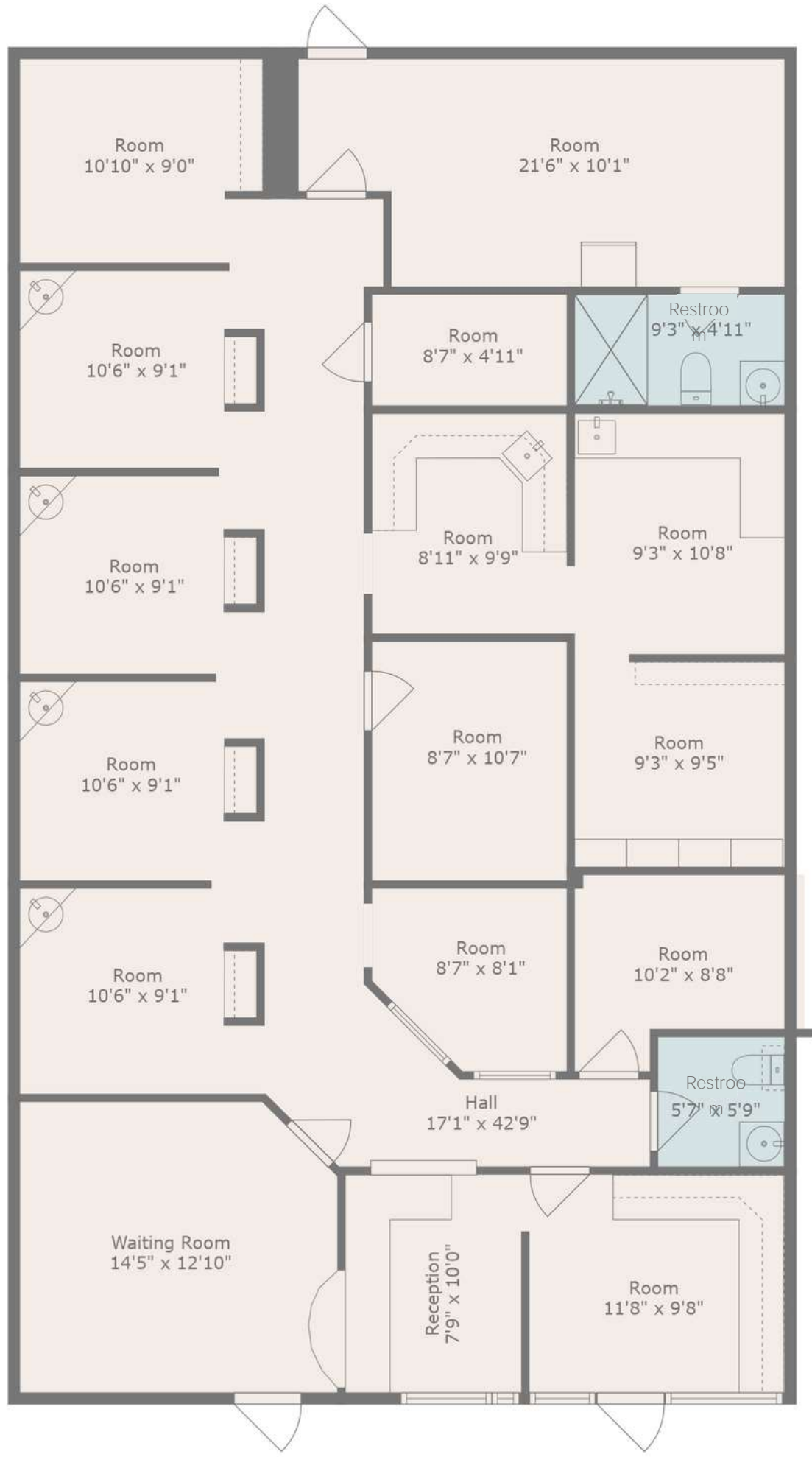
NEARBY BUSINESSES OF INTEREST

- Pizza Hut
- Mcdonalds
- Whataburger
- Papa Johns
- Subway
- Circle K
- Teddy B's
- China Bistro
- Tacos Vitali
- DIVE Restaurant and Bar
- Walgreens
- Babcock Automotive
- Babcock Health and Wellness Clinic
- Dan Nguyen DDS

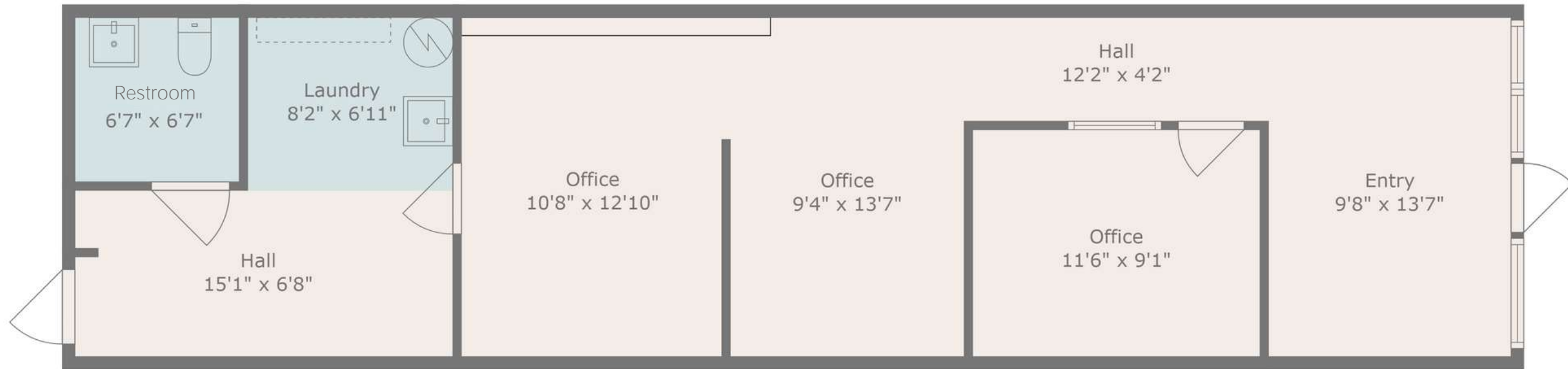


SUITE 101

2500 Sq Ft



SUITE 105
2086 Sq Ft



SUITE
109
850 Sq Ft

**PRUE BABCOCK MARKETPLACE
6415 BABCOCK RD**



VISHNU VEMULAPALLI
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210-268-5725



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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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