

Northpoint Shopping Center

4535 Fredericksburg Road ▪ Balcones Heights ▪ TX ▪ 78201



Property Highlights:

- Located across the street from Wonderland of the America's Mall, less than a quarter mile inside LP 410 and a two-minute drive to IH-10
- Great Exposure & Excellent Pylon Visibility
- Ample Parking with LED Illuminated Parking Lot
- Major North/South Corridor in San Antonio
- Over 45,000 Vehicles Per Day per TXDOT
- Fully Sprinkled Building
- Large Pylon Sign along Fredericksburg Road
- **1,320 SF Available**
- **Rate: \$16.00 PSF | NNN: \$6.75 Est**
- Tenants: Babe's Hamburgers, Quick Cash, Simi's India Cuisine, World Finance, Clinica Hispana, Farmer's Insurance, Quest Diagnostics, Float San Antonio, Diva Nails, Boss Beauty, Spin Xpress Laundry



For More Information Contact:
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7300 Blanco Road, Suite 706
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NORTHPOINT SHOPPING CENTER

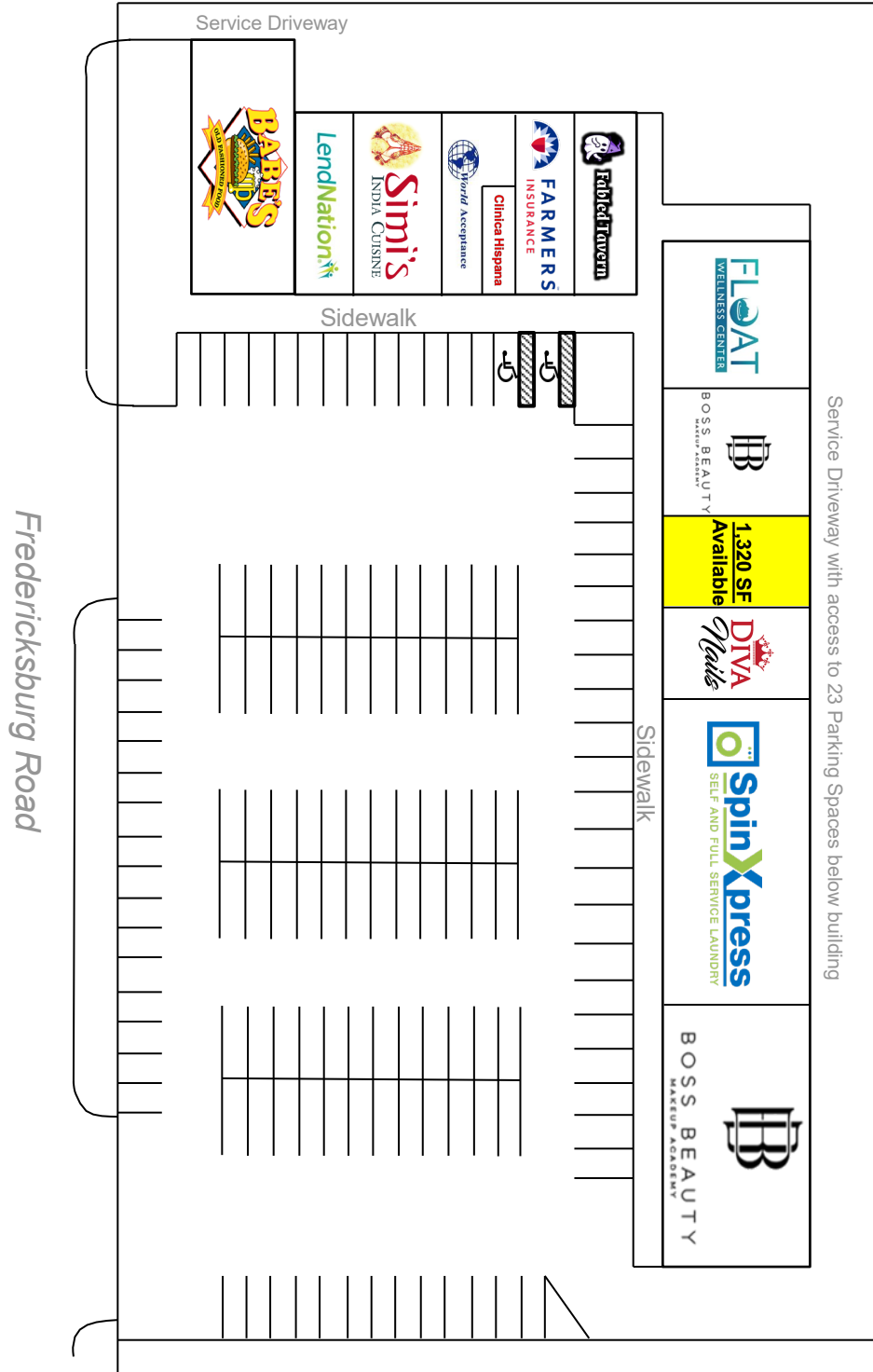
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EXTERIOR PHOTOS



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Demographics

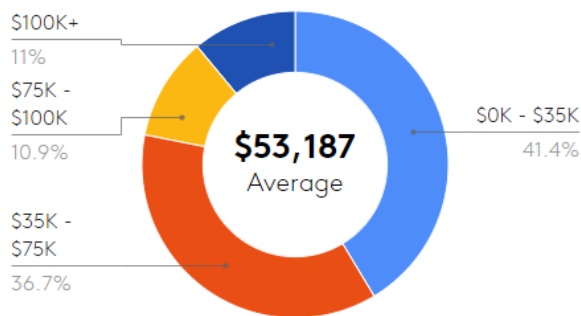
Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	15,589	170,247	424,421
Avg Household Income	\$49,218	\$53,187	\$58,125

Population			
2024 Est. Population	16,688	182,411	454,467
2010 Census	14,102	153,023	382,714
Pop Growth 2019-2024	7.05%	7.14%	7.08%
Average Age	36.9	35.8	36.0

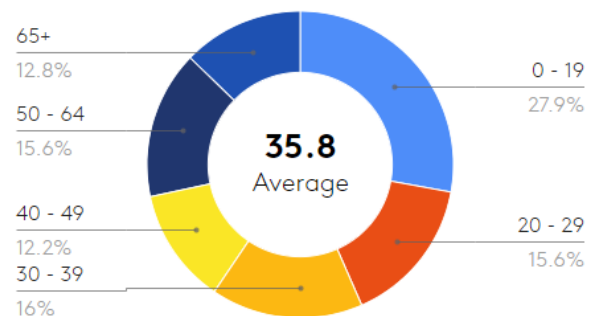
Income			
Median Income	\$36,959	\$40,486	\$42,720
Avg Household Income	\$49,218	\$53,187	\$58,125
Total Consumer Spending	\$113.3M	\$1.30B	\$3.30B

Housing			
Total Households	6,470	66,464	163,336
Owner	2,277	27,843	71,408
Renter	4,193	38,621	91,928

HOUSEHOLD INCOME



AGE DISTRIBUTION



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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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Joe M. Kboudi Real Estate, Inc.	446375	joe@kboudi.com	(210) 344-1002
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe M. Kboudi	276333	joe@kboudi.com	(210) 344-1002
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Omri S. Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date