



CULEBRA CROSSING

NEC OF CULEBRA RD & TIMBER VIEW DR

SAN ANTONIO, TEXAS

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DuWEST
CREATING, ENHANCING & PROTECTING VALUE

CULEBRA CROSSING | 8323-8373 Culebra Rd, San Antonio, Texas 78251

OVERVIEW

- ±1,075 SF - 17,000 SF Available for Lease
- ±49,092 SF Pad Site Available fronting Culebra Rd
- Join WellMed, Dollar Tree, Circus Bingo, Don & Ben's, McDonald's and more
- Excellent visibility from Culebra Rd - the primary retail thoroughfare through the Culebra submarket
- Call for Info & Pricing

TRAFFIC COUNTS

Culebra Rd: 41,172 VPD southeast of site

Culebra Rd: 37,926 VPD northwest of site
(TXDOT 2023)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	18,946	114,435	345,322
Daytime Pop.	12,794	107,144	321,618
Households	7,442	43,832	128,768
Avg HH Income	\$83,382	\$88,150	\$86,733



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BUILDING 8373

- 301 Bingo
- 205 Happy Guy Restaurant
- 203 Hawaii Nails
- 202 AVAILABLE - 1,520 SF***
- 201B AVAILABLE - 2,080 SF***
- 201 CPR
- 208 Oasis Snacks
- 206A Papi's Barbacoa
- 206 AVAILABLE - 2,255 SF**
- 107 AVAILABLE - 1,216 SF**
- 106 Magic 7 Games
- 105 Instaphone
- 104 Beauty Parlor Salon
- 103 Temptations
- 103A Little TreeHouse
- 102A SA Dental

BUILDING 8353

- 101 WellMed

BUILDING 8333

- 301 Dollar Tree
- 206 Don's & Ben's Liquor
- 205 Thai Hot
- 204B Embroid Me
- 204A Rocottos Grille
- 203A AVAILABLE - 1,768 SF**
- 203 La Garrita
- 202B Perf. Therapeutics
- 202A Living God Church
- 201B Gas Factory
- 201 AVAILABLE - 1,075 SF***
- 107 AVAILABLE - 1,531 SF***
- 106 AVAILABLE - 1,840 SF***
- 104 AVAILABLE - 2,648 SF***
- 103 AVAILABLE - 2,275 SF***
- 102A&B AVAILABLE - 2,738 SF***
- 101B AVAILABLE - 2,250 SF***
(2nd Gen Auto)



BUILDING 8323 (Up to 17,000 SF Available)

101	Mystic Moon Gems	106	Bogarts
102	Rustic Homestead Furniture	107	La Pelu Salon
103	C&B Realty	110	AVAILABLE - 1,225 SF*
108	AVAILABLE - 6,590 SF	111	AVAILABLE - 2,057 SF*
		112	AVAILABLE - 2,304 SF*

PAD SITES

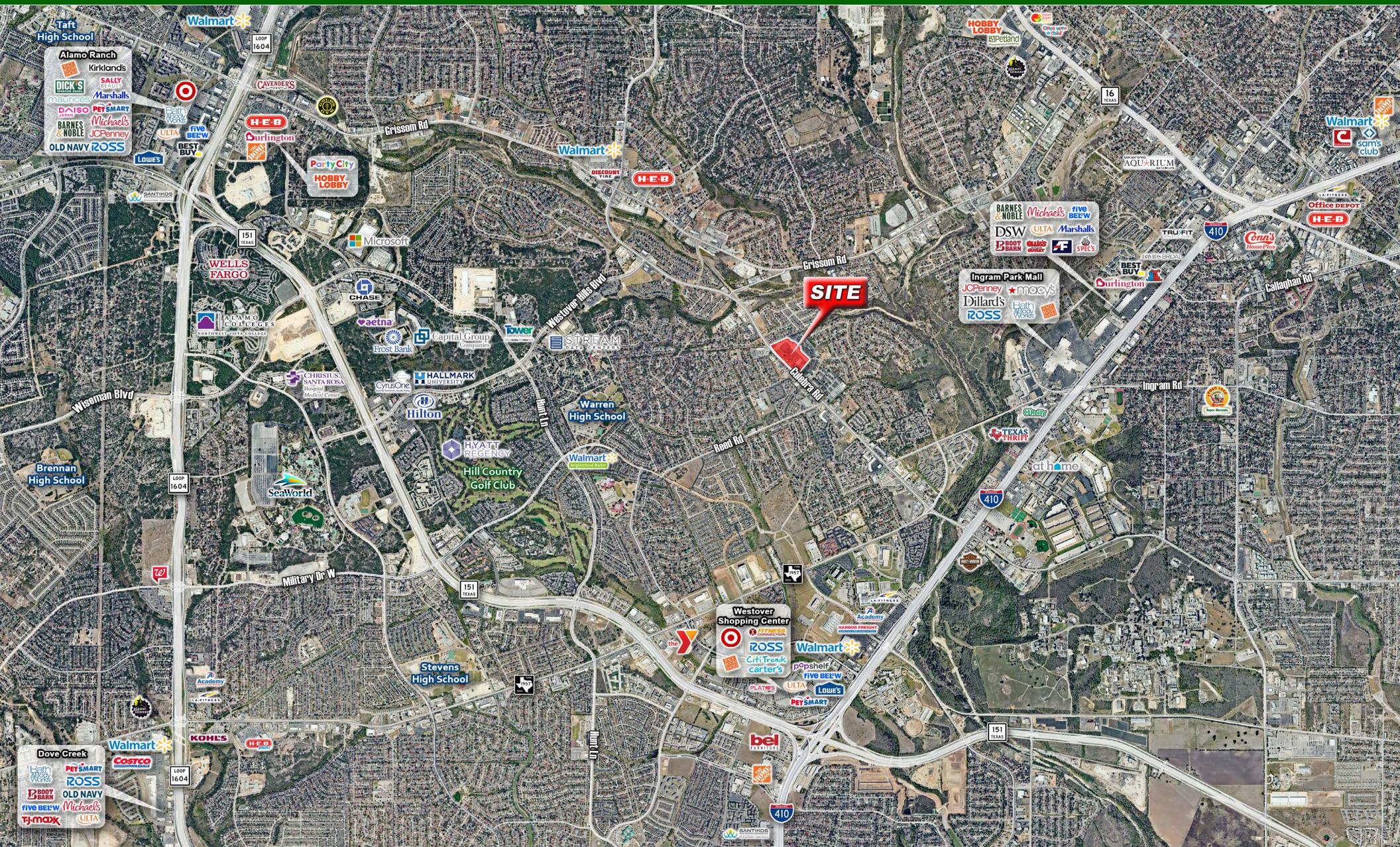
- LOT 7 AVAILABLE - 49,092 SF**
- LOT 9 AVAILABLE**

* Can Be Combined

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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:
 - 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
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Sales Agent/Associate's Name	License No.	Email
Buyer/Tenant/Seller/Landlord Initials		Date