



For Lease

SILVERADO STATION

LOCATED ALONG BANDERA RD & LOOP 1604

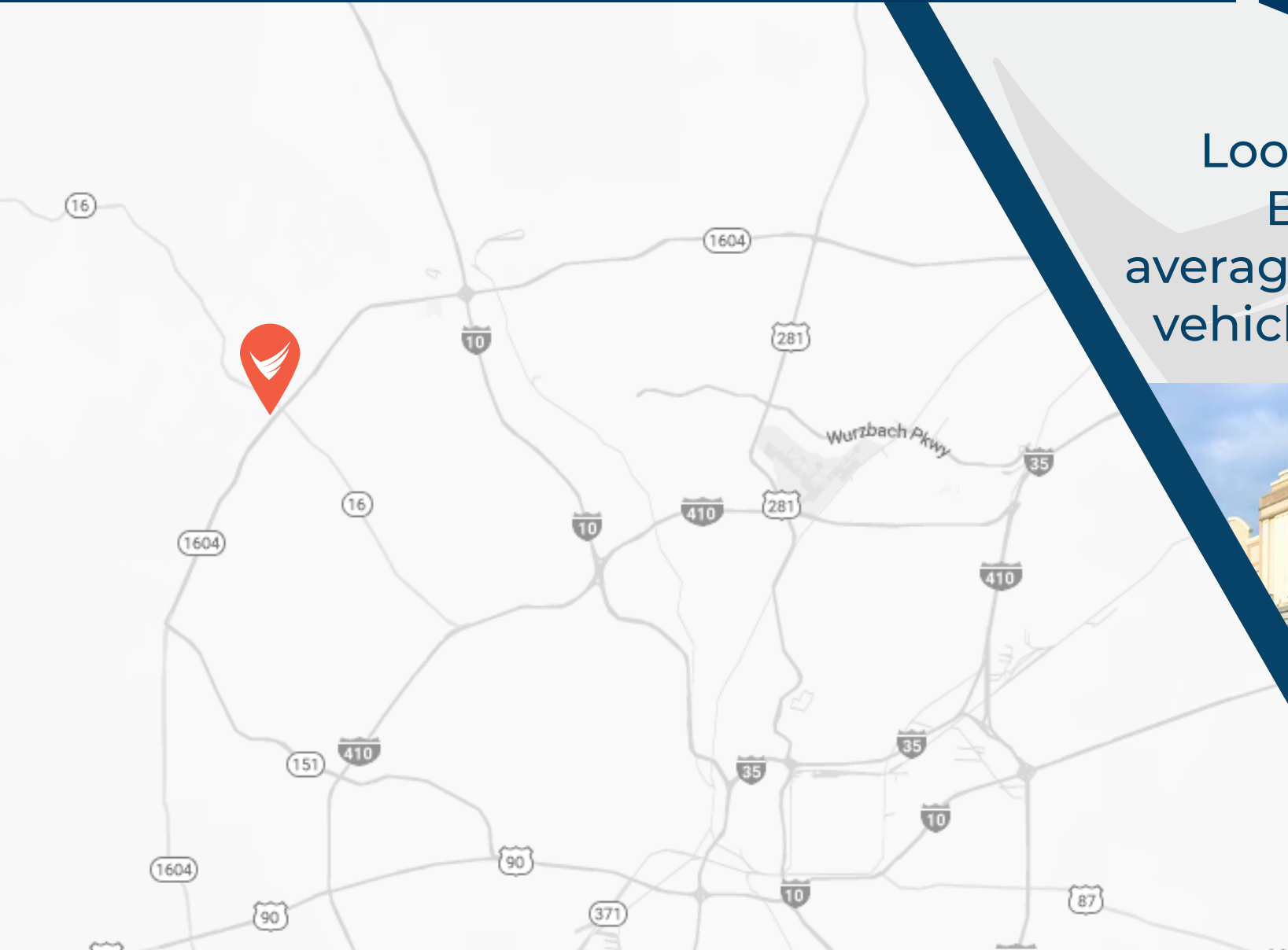
11851 Bandera Rd, Helotes, TX 78023

RENTAL RATE: Call For Pricing **11851 BANDERA ESTIMATED NNN:** \$10.65/sf

11881 BANDERA ESTIMATED NNN: \$12.48/sf

SILVERADO STATION

Location Aerial



Loop 1604 and
Bandera Rd
averages **295,000**
vehicles per day.



SILVERADO STATION

Property Overview



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population:	10,110	94,638	229,685
Average HH Income:	\$107,408	\$103,862	\$95,143
Employees:	9,954	91,413	215,494



TOTAL SF / 64,000 SF
AVAILABLE SF / 2,971 SF
RENTAL RATE / Call for Pricing
11851 BANDERA EST. NNN / \$10.65/sf
11881 BANDERA EST. NNN / \$12.48/sf

PROPERTY HIGHLIGHTS

Established theater-anchored shopping center located at the heavily trafficked intersection of 1604 and Bandera Rd.

Theater attracts more than 600,000 visitors per year.



SILVERADO STATION

Site Map

11851 Bandera Rd

Suite 101	Osaka Sushi & Steak
Suite 103	MC Nails
Suite 104	Leased
Suite 107	Chrissy Dance
Suite 108/109	ICRYO
Suite 110	Leased
Suite 113	Plato's Closet
Suite 114	Cold Stone Creamery
Suite 115/116	Bella Vi Beauty
Suite 118	Supernova Vape & Smoke Shop
Suite 119	Stout House
Suite 122/123	Chef's Table

11881 Bandera Rd

Suite 101	Stetson Dance
Suite 104	Rooster's Men's Grooming
Suite 107	Laika Cheesecake
Suite 108	Shipley Do-nuts



11851 Bandera Rd

SUITE	AVAILABLE SPACE
121	2,971 SF

11881 Bandera Rd

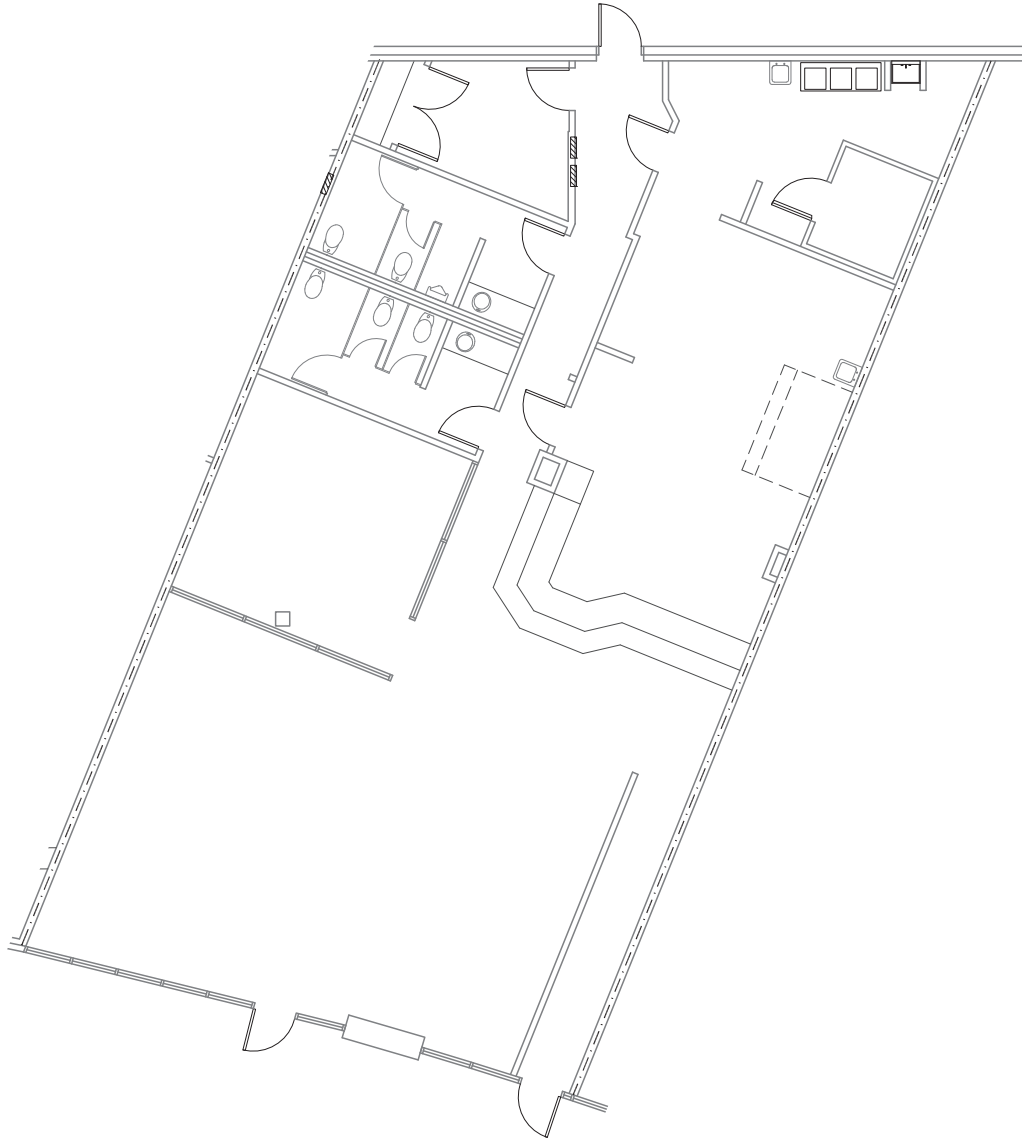
SUITE	AVAILABLE SPACE
Building 100% Leased	



SILVERADO STATION

Suite 121 / 2,971 SF

Building - 11851 Bandera Rd





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.

Valcor Properties, LLC	602931		210.824.4242
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Jared Davis	687518	jared@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Sara Lombardi	779245	sara@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer / Tenant / Seller / Landlord Initials</i>	<i>Date</i>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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