

FOR SALE

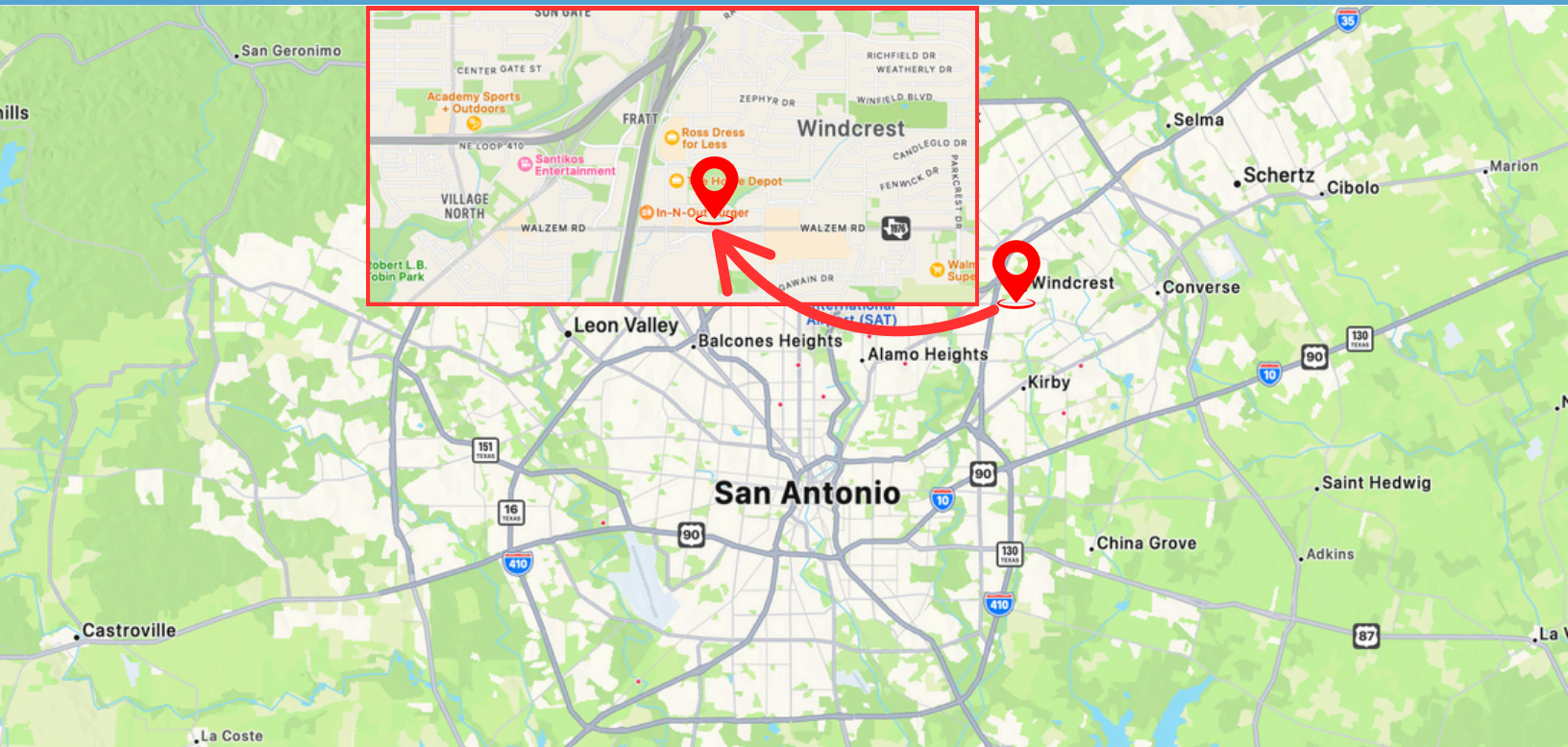
5009-5011 Walzem Rd

\$228.80/sf

Joey Gonzales

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Notice

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FOR SALE

Retail Center

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Current Tenants:

- EyeTX Vision Center (National Tenant)
- Thai Walzem & Sushi
- Diamond Nails

Traffic Counts:

- Interstate 35 near Walzem Road experiences significant traffic volumes, making it a prime location for commercial activity. Here are the approximate traffic counts:
- North of Walzem Road: 202,556 VPD
- South of Walzem Road: 194,518 VPD

These high traffic counts reflect the heavy usage of I-35 as a major corridor connecting San Antonio to Austin and other regions.

Highlights:

- Approx. 6119 square feet
- Year built- 1979
- Parking- 3.4:1000
- Approx. .4591 acre lot
- B1 Zoning
- Long term tenants with ability to set new leases for all
- Pylon sign with Walzem Frontage

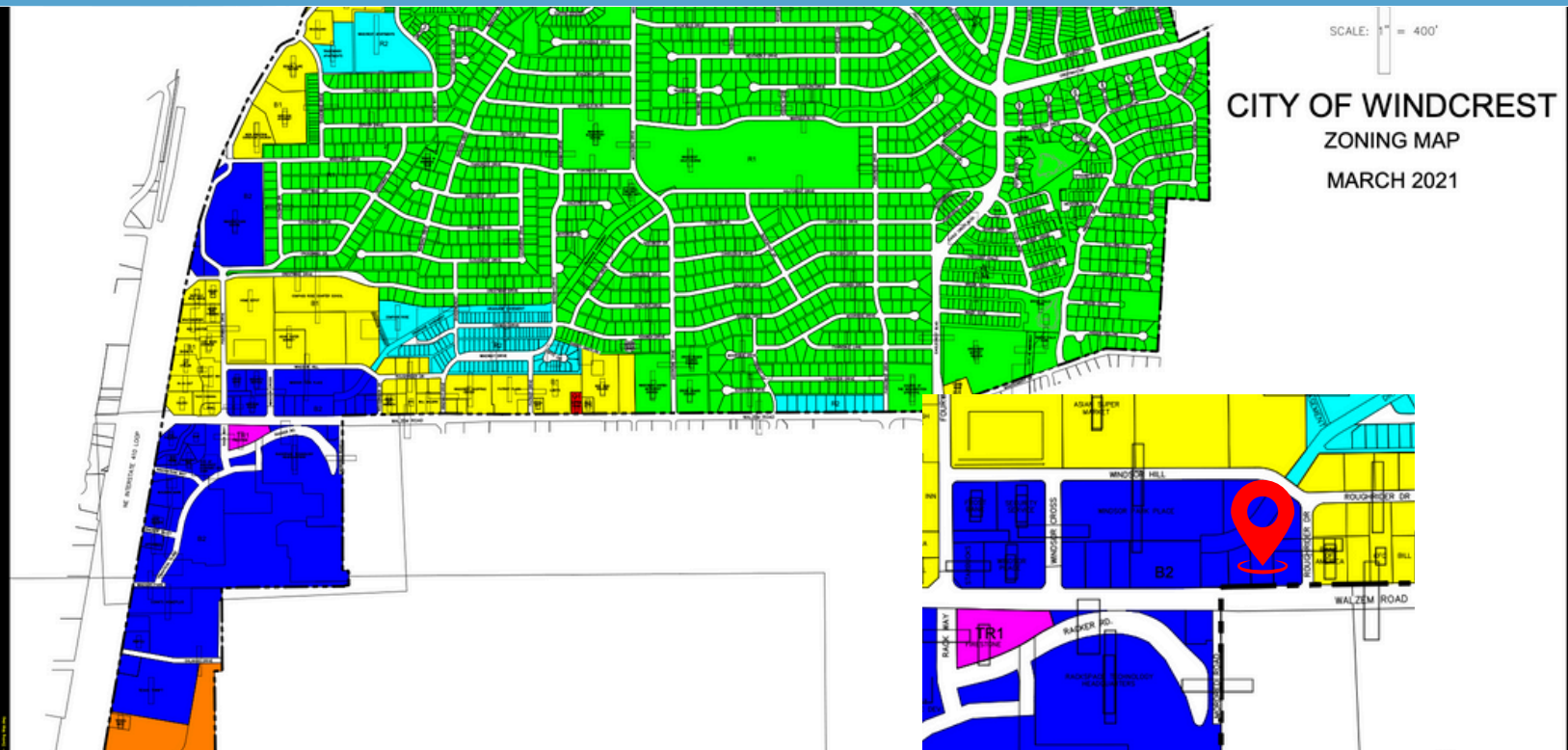
Photos

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Rent Roll

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Tenant name	Lease type	Unit size (sf)	Pro rata	Term	Lease start	Lease end	Annual rent	Monthly Rate	Base/psf	NNN expenses
AE Vision	NNN	2780	45.4%	3 year	Oct 1, 2025	Sept 30, 2028	\$50,512.60	\$4,209.38	\$13.00	\$5.17
Thai Walzem	NNN	2076	33.9%	3 year	Jun 1, 2025	May 31, 2028	\$35,997.84	\$2,999.82	\$12.17	\$5.17
Diamond nails	NNN	1263	20.6%	3 year	May 1, 2025	Apr 30, 2028	\$15,484.38	\$1,290.37	\$7.09	\$5.17
Averages/Totals		6119				Averages/Totals	101,994.82			
						Expenses	9,000			
						NOI	92,994.82			
Asking price	1,400,000									
Cap rate	6.64%									

Information about Brokerage Services

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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 or 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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Elisa Wilcox

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Broker Rep and