

# ATRIUM OF ARCADIA



PRE-LEASING

**±1,093 SF RETAIL SUITES**  
**±7,996 SF, ±4,525 SF AVAILABLE**

13746 Potranco Rd.  
San Antonio, Texas 78245

**ron heller**  
Properties, Inc.

**Ron Heller, Broker**  
210.639.2469  
ronbeat@aol.com

**Juan Carlos Rodriguez**  
210.392.0565  
jcrodriguez@ronhellerproperties.realestate

# PROPERTY SPECS

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LEASE RATE	call for rate
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TI	Negotiable
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TOTAL GLA	±7,996 SF
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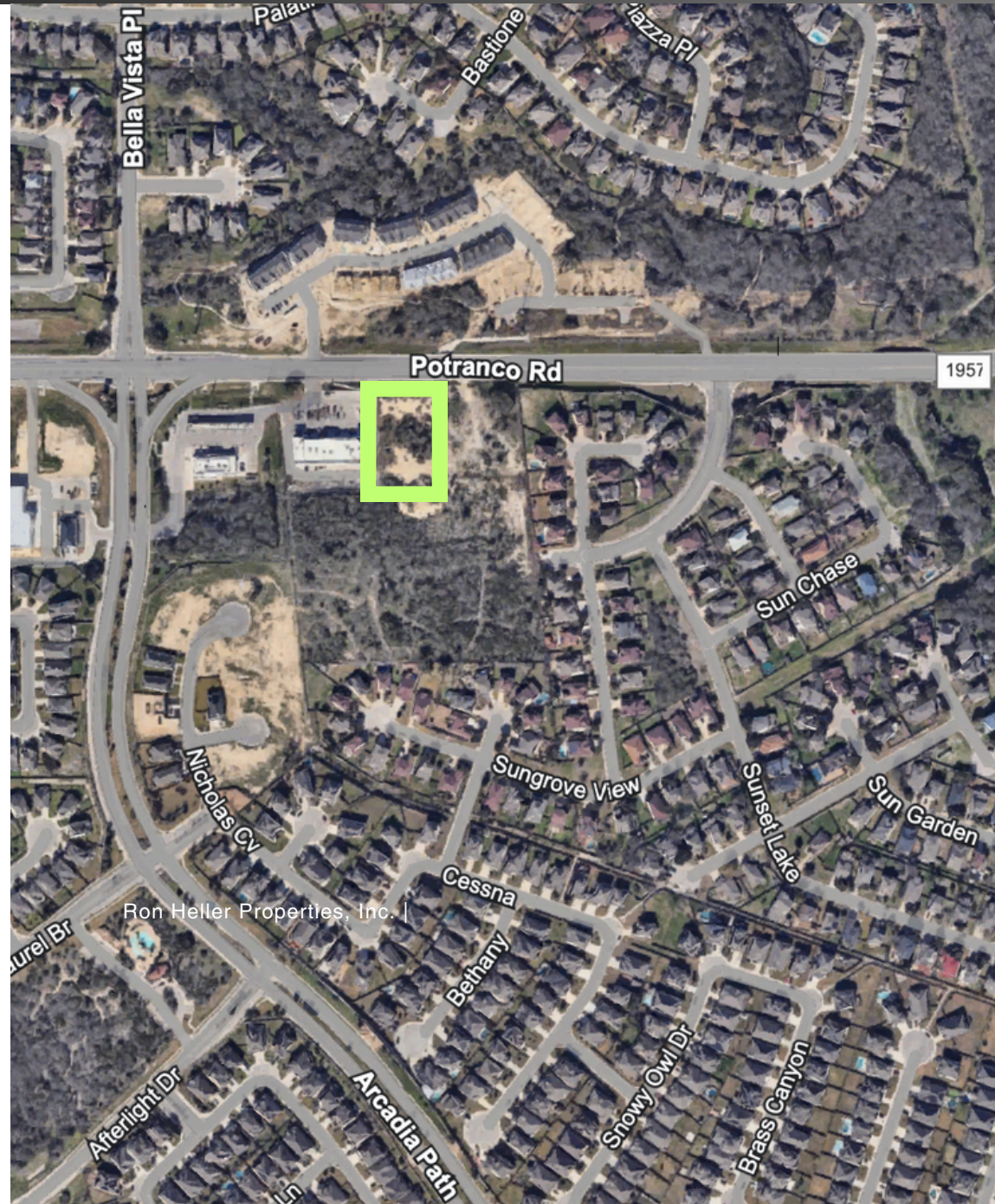
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TYPE	Retail
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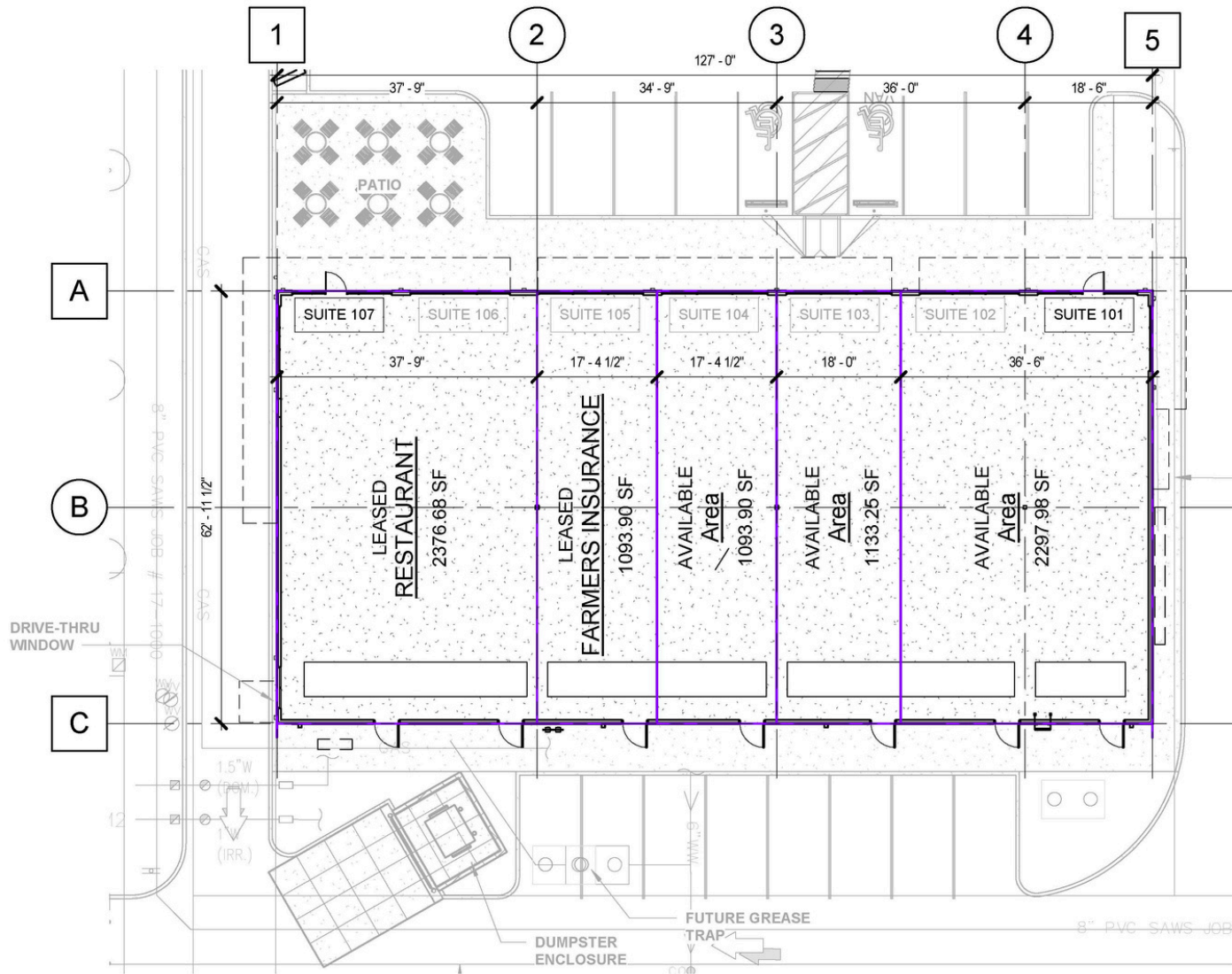
FEATURES	End-Cap W/Drive-Thru Access
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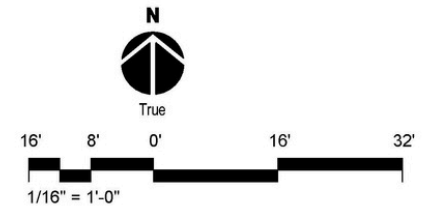




# SITE PLAN



RESTAURANT:	2,376.68 SF
FARMERS INS.:	1,093.90 SF
AVAILABLE:	1,093.90 SF
AVAILABLE:	1,133.25 SF
AVAILABLE:	2,297.98 SF
<b>TOTAL AREA:</b>	<b>7,995.71 SF</b>



Open  
studio  
architecture

## ATRIUM OF ARCADIA RETAIL SHELL

13746 POTRANCO RD  
SAN ANTONIO, TX 78253

## LEASE OUTLINE DRAWING

project #: 24.132

11.07.25

LOD-1

# AERIAL MAP



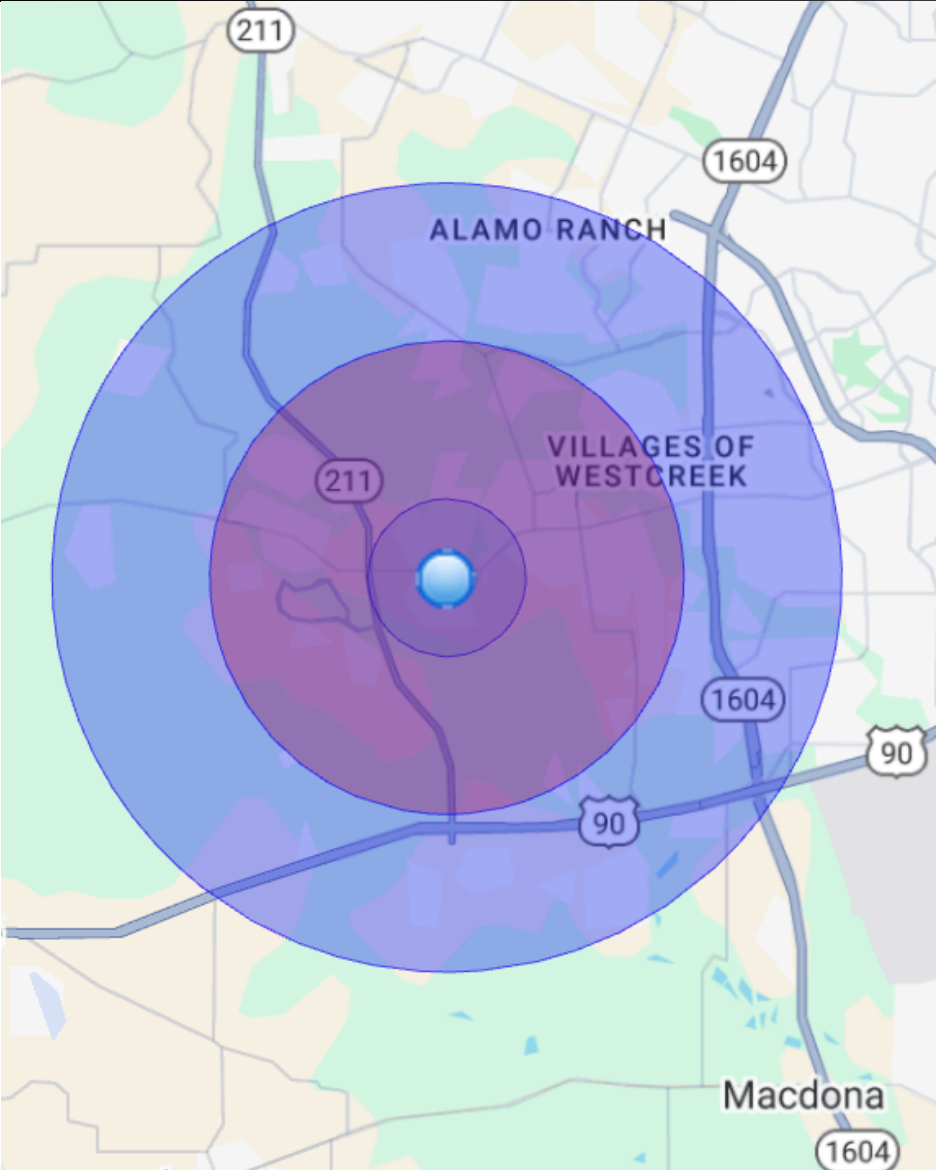
# PROPERTY SUMMARY

**Prime Retail Space**  
**±1,093 - ±4,525 SF Available**  
**End Cap with Drive Thru also Available**  
**Projected Q2 2026 Delivery**

## *Property Highlights*

- Prime Location with High Visibility: Situated on bustling Potranco Road in San Antonio's rapidly growing Far West Side, offering excellent exposure to heavy daily traffic and proximity to thriving residential communities
- Vibrant Retail Hub: Join a dynamic retail environment surrounded by popular destinations such as H-E-B and new dining options, drawing consistent customer foot traffic.
- Growing Community Demand: Benefit from the area's ongoing development, including new commercial projects and a diverse customer base from nearby schools, SeaWorld, and Northwest Vista College.
- Modern Amenities and Accessibility: Well-maintained property with ample parking, easy access to major roads, and proximity to recreational spots like Castroville Regional Park, enhancing appeal for both businesses and their customers.

# DEMOGRAPHICS



	1-mile	3-mile	5-mile
POPULATION			
2024 Population	6,827	52,657	142,485
HOUSEHOLDS			
2024 Households	1,949	16,014	45,246
INCOME			
2024 Average HH Income	\$154,744	\$131,351	\$123,635

## Traffic Counts

STREET	AADT
Potranco Rd	31,610
FM 211	19,528

This offering, including any associated digital marketing materials, provides selected information about the Property. It is not a comprehensive representation of the Property's condition, boundaries, or suitability, nor does it include all information prospective buyers or lessees may need to evaluate a potential purchase or lease.

References to acreage, square footage, and other measurements are approximations. Information regarding demographics, geographic information systems (GIS), maps, photographs, zoning, site plans, surveys, engineering or architectural drawings, and other materials is provided without guarantees of accuracy, completeness, timeliness, or approval status. Neither the Seller, Lessor, or Ron Heller Properties, Inc., nor their respective directors, officers, affiliates, or representatives make any express or implied warranties regarding the accuracy or completeness of this Offering Memorandum, the financial performance of the Property, or its condition. This includes, but is not limited to, the quality of materials, workmanship, or mechanical components of structures, foundations, roofs, heating, plumbing, electrical, sewage, drainage, or air conditioning systems, as well as environmental conditions, soil conditions, pest or mold presence, zoning, or the Property's suitability for any intended use. Prospective buyers or lessees must conduct their own inspections and investigations to assess the Property.

# Brokerage Information



## 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 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. **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.

<u>Ron Heller Properties Inc</u>	<u>489453</u>	<u>ronbeat@aol.com</u>	<u>(210) 639-2469</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ron A. Heller</u>	<u>471827</u>	<u>ronbeat@aol.com</u>	<u>(210) 639-2469</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Ron A. Heller</u>	<u>471827</u>	<u>ronbeat@aol.com</u>	<u>(210) 639-2469</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Juan Carlos Rodriguez</u>	<u>836528</u>	<u>jcrodriquez@ronhellerproperties.realestate</u>	<u>(210) 392-0565</u>
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](http://www.trec.texas.gov)

IABS 1-1

7