

VALLEY HI PADS

368 VALLEY HI DRIVE , SAN ANTONIO, TX 78227

SHOP COS.



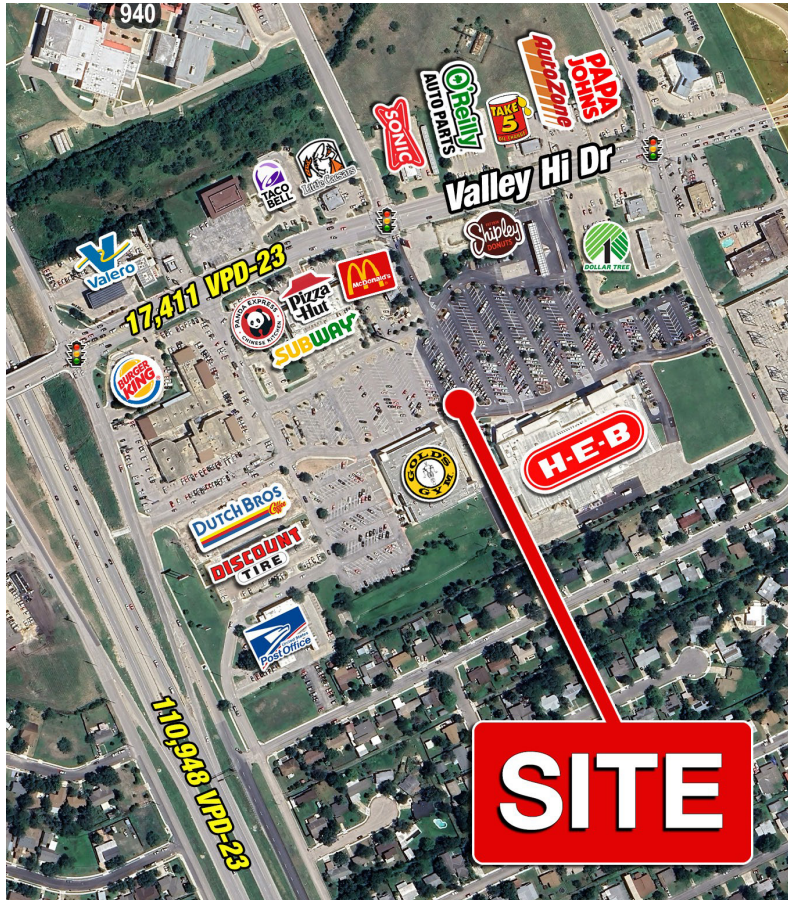
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PROJECT SCOPE

Pad sites available in an HEB-anchored center located at Valley Hi Rd and Loop 410, right at the entrance to Lackland Air Force Base. This prime location serves the daily needs of over 45,000 active-duty personnel and the surrounding dense residential community.

DETAILS

- Pad B: +/- .25 Acres
- Pad C: +/-1.20 Acres
- Adjacent to HEB Grocery
- Located at the SEQ of Loop 410 and Valley Hi Drive

TRAFFIC COUNTS

o Valley Hi Dr	18,460 VPD
o Loop 410	79,693 VPD

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	13,086	75,278	201,912
Avg. HH Income	\$71,168	\$65,296	\$197,813
Total Housing Units	2,218	21,715	62,497
Daytime Population	14,151	72,962	177,184
Medium Home Value	\$202,206	\$177,500	\$197,552

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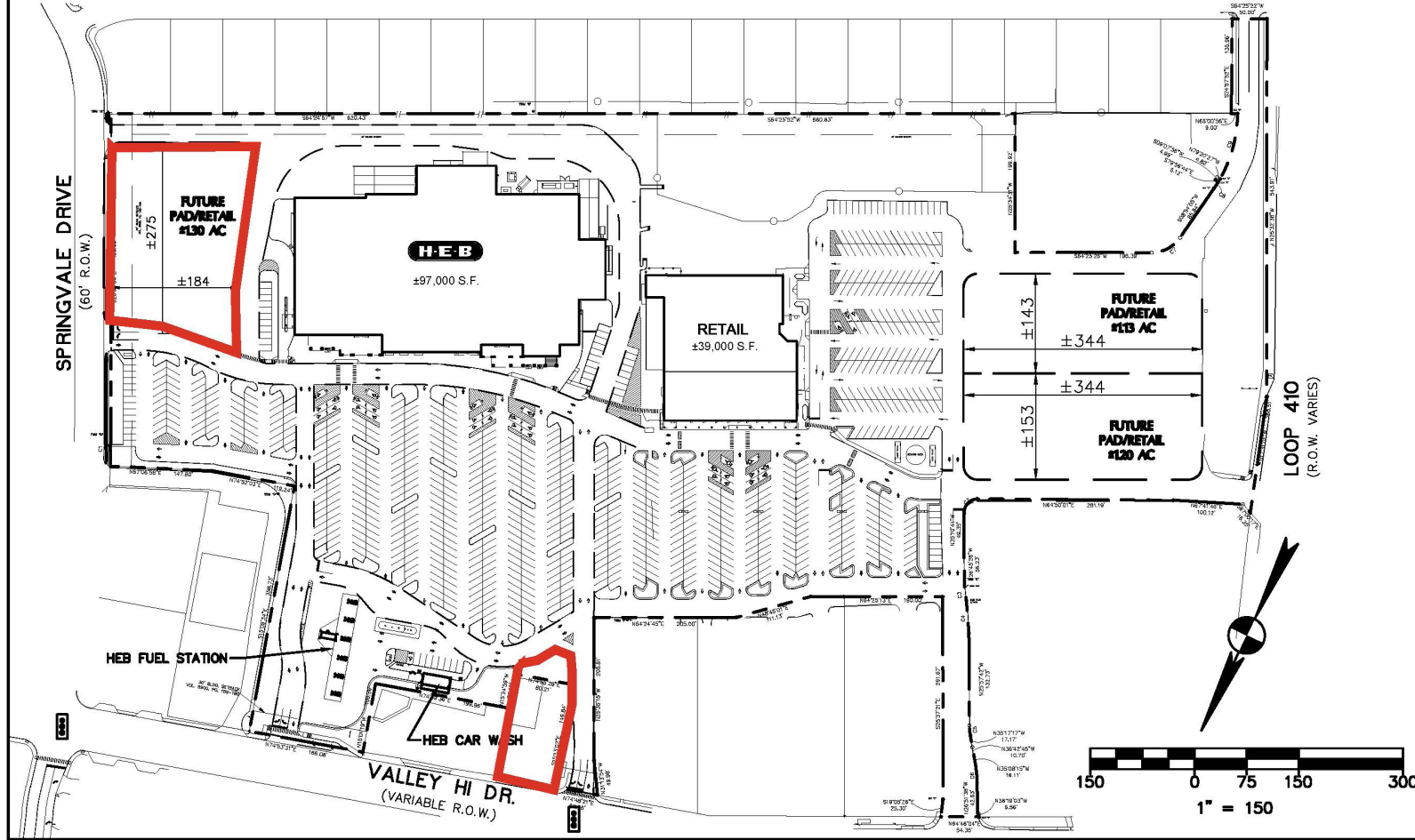
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SITE SUMMARY

LAND AREA:	25.345 ACRES
TOTAL H.E.B. BUILDING AREA:	97,000 S.F.
TOTAL LEASE BUILDING AREA:	39,000 S.F.
TOTAL BUILDING AREA:	136,000 S.F.

PARKING SUMMARY

PARKING PROVIDED:	892 SPACES
HANDICAP PARKING REQUIRED:	20 SPACES
HANDICAP PARKING PROVIDED:	26 SPACES
PARKING PROVIDED WITHIN 300':	390 SPACES
RETAIL PARKING:	392 SPACES
PARKING RATIO REQUIRED (HEB):	1:200
PARKING RATIO:	1:152
(TOTAL BUILDING AREA/TOTAL SPACES)	



HEB SA#11
SAN ANTONIO, TEXAS

MASTER SITE PLAN

BURY

922 Icon Road, Suite 100
San Antonio, TX 78216
Tel: (210) 525-9090 Fax: (210) 525-0529
TBE # F-1048 TBP/LS # F-10107501
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PROJECT No.: R0101869-50041

FILE: G:\101869\50041\EXHIBITS\EXISTING STORE REMAHS\101869041EXH04.DWG

STAFF

DRAWN BY:

SCALE: AS SHOWN

DATE: 9/2/2014

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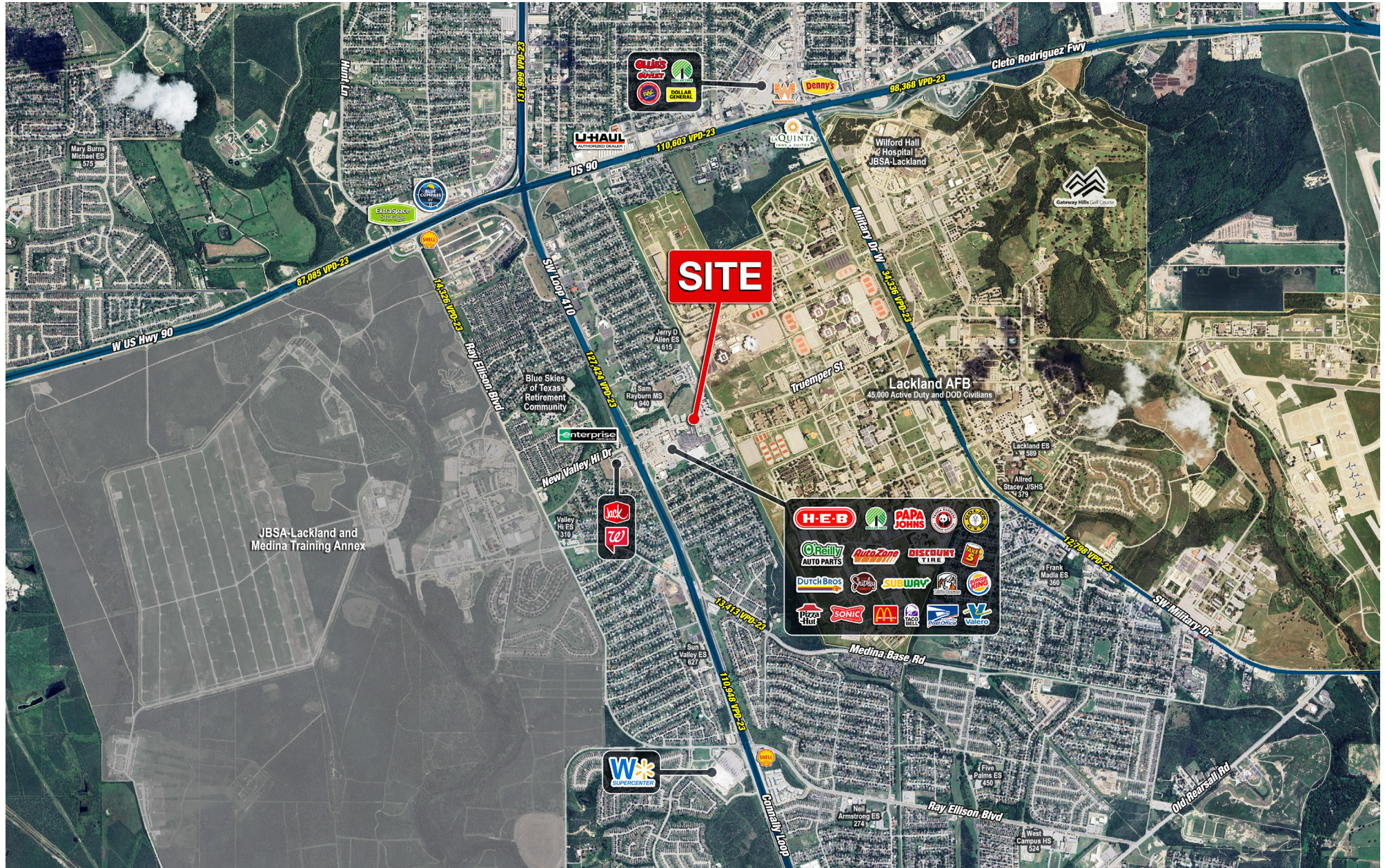
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INFORMATION ABOUT BROKERAGE SERVICES



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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

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RAND HOROWITZ

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