

CENTRO

PROPERTIES

RETAIL FOR LEASE

GRAYSON HEIGHTS

923 E. CARSON ST., SAN ANTONIO, TX 78208



Executive Summary

923 E. Carson is a 997 Sf retail suite located on the first floor of the newly built Residences at Grayson Heights, a 281-unit Class “A” apartment project. This site sits less than a mile away from the Pearl District, which boasts dozens of local restaurants and shoppes as well as hundreds of luxury apartments, thousands of high-income earners and a Two-Key Michelin Hotel.

- Zoning: IDZ-3
- Easy highway access: 0.25 Miles from I-35
- Includes over 2,000 Sf of Patio Space
- On-Site Parking Available
- Proximate to dozens of retailers and restaurants
- Solid Demographics

Demographics	1 mile	3 miles	5 miles
Est. Population	11,124	95,290	302,771
Avg. HH Income	\$65,139	\$95,638	\$81,757
Total Housing Units	4,593	37,994	115,112



Lease Offering

Address: 923 E. Carson St., San Antonio, TX

3 – 7 Years

Lease offering

+/-997 Sf

Suite Size

1

Bathrooms

22'

Ceiling Heights

Lease Rate:

\$30/Sf

Lease Structure: NNN

Renewal Options and TI Allowance Negotiable



Neighboring Businesses

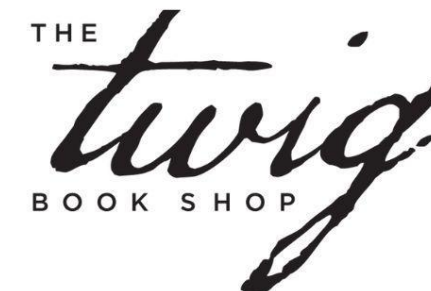


LIMATUS
BESPOKE



FIFE & FARRO

Supergoop!



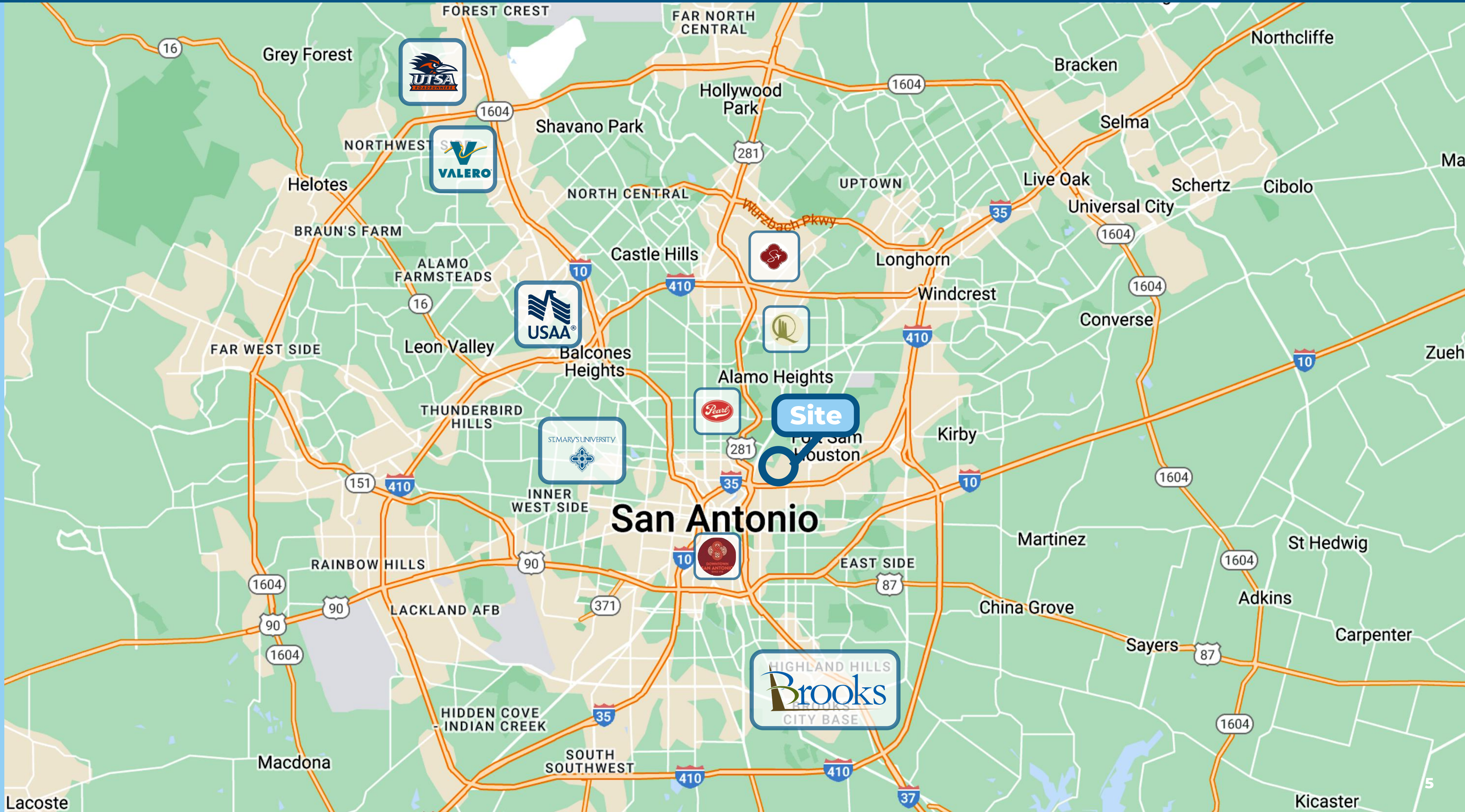
MEZQUITE



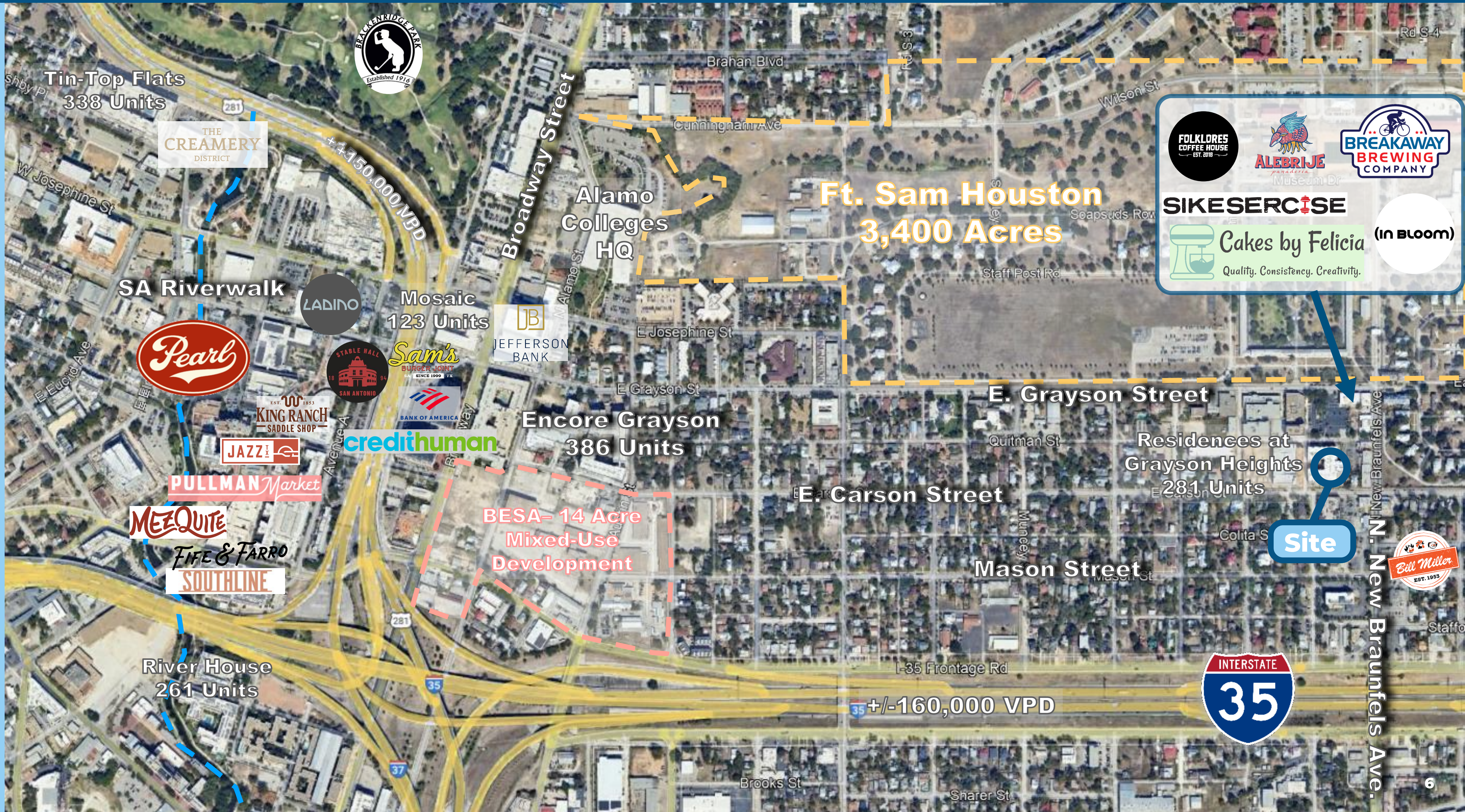
SIKESERCISE



San Antonio City Aerial



Site Aerial



Tin-Top Flats
338 Units

THE CREAMERY
DISTRICT



Alamo Colleges
HQ

Ft. Sam Houston
3,400 Acres




SIKESERCISE
 **Cakes by Felicia** (in Bloom)
 Quality. Consistency. Creativity.

SA Riverwalk

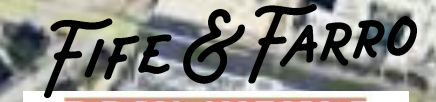
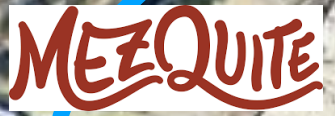


LADINO

Mosaic
123 Units



Encore Grayson
386 Units



River House
261 Units

BESA- 14 Acre
Mixed-Use
Development

E. Grayson Street

Residences at
Grayson Heights
281 Units

E. Carson Street

Mason Street

Site

I-35 Frontage Rd

+/-160,000 VPD



N. New Braunfels Ave.

Site Aerial



Entrance to Ft. Sam Houston

Cakes by Felicia
Quality. Consistency. Creativity.

BREAKAWAY
BREWING
COMPANY

FOLKLORES
COFFEE HOUSE
EST. 2018

SIKESERCISE

ALEBRIJE
panaderia

Grayson Heights -
60K Sf Office

Residences at
Grayson Heights
281 Units

Site

N. New Braunfels Avenue

+/-11,500 VPD

Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property





CENTRO
PROPERTIES

Collin Newton | 210-268-9880 | Collin@centroproperties.net

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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collin Newton	763425	collin@centroproperties.net	2102689880
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date