



LEASING OPPORTUNITY / OFFICE & MEDICAL



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HANCOCK PLAZA | 18100 FM306 STE 140, Canyon Lake, TX 78133



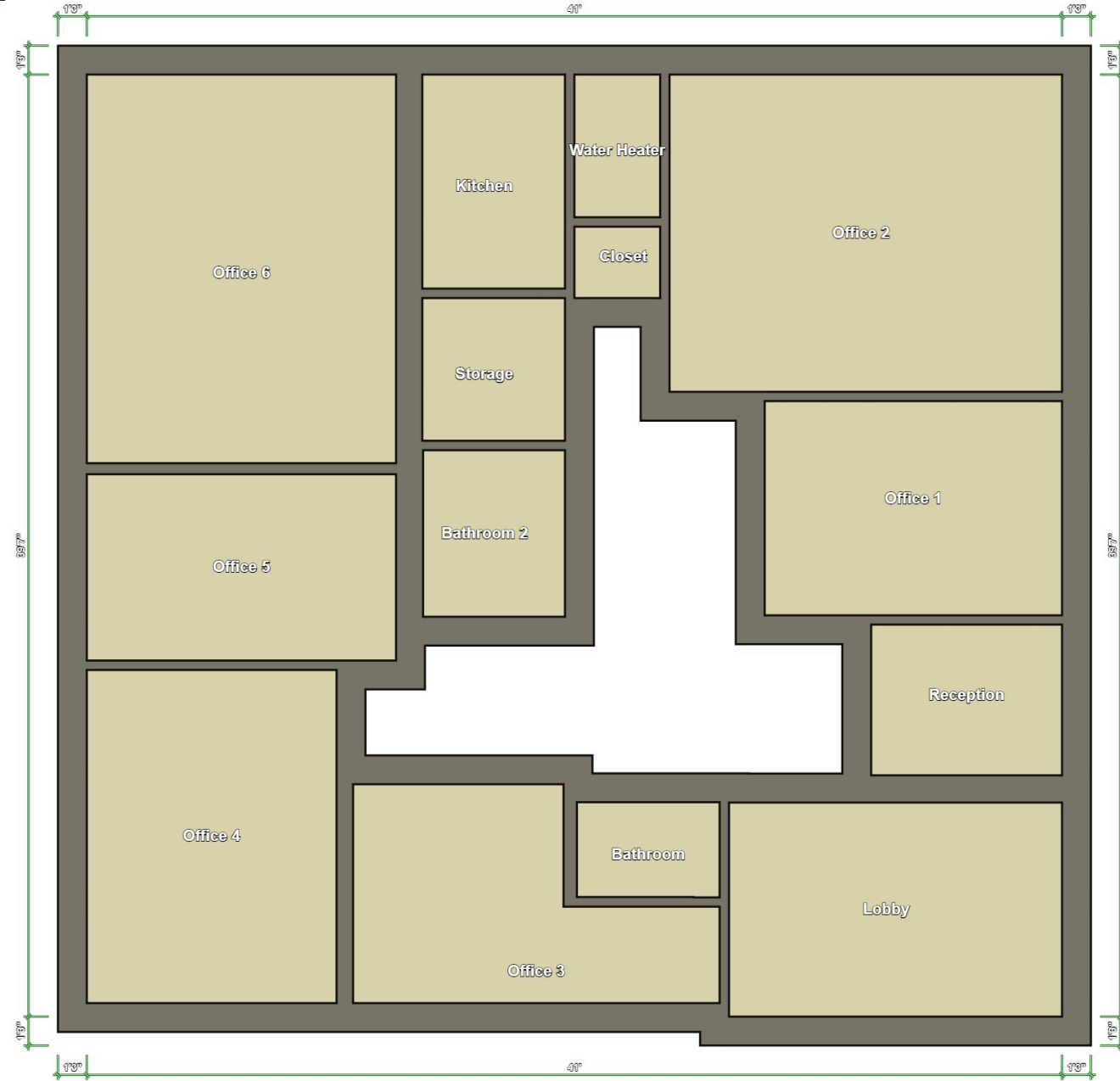
OFFERING SUMMARY

LEASABLE AREA	1,600 SF
BASE RENT/SF	26.00
LEASE TYPE	NNN
USE	OFFICE / MEDICAL

TERMS

LEASE LENGTH	3 - 5 YEARS
DELIVERY	AS IS / CLEANING
RENOVATION	LL APPROVAL
TENANT IMPROVEMENTS	TENANT RESPONSIBLE

SITE PLAN



PROFILE

Office Rooms: 6

Bathrooms: 2

Lobby: 1

Reception: 1

Kitchen: 1

Storage Rooms: 2

Leasable Area: 1,600 SF

TENANT OVERVIEW

Second Generation medical space. Six (6) offices, Two (2) bathrooms, One (1) lobby, One (1) reception office, Two (2) storage rooms, and One (1) employee kitchen.

All existing fixtures in place can be used by Tenant or can be discarded, by request, by the Landlord.

All square footage estimates, and renderings provided are an approximation. Please exercise due diligence in measuring this space.

LOCATION HIGHLIGHTS

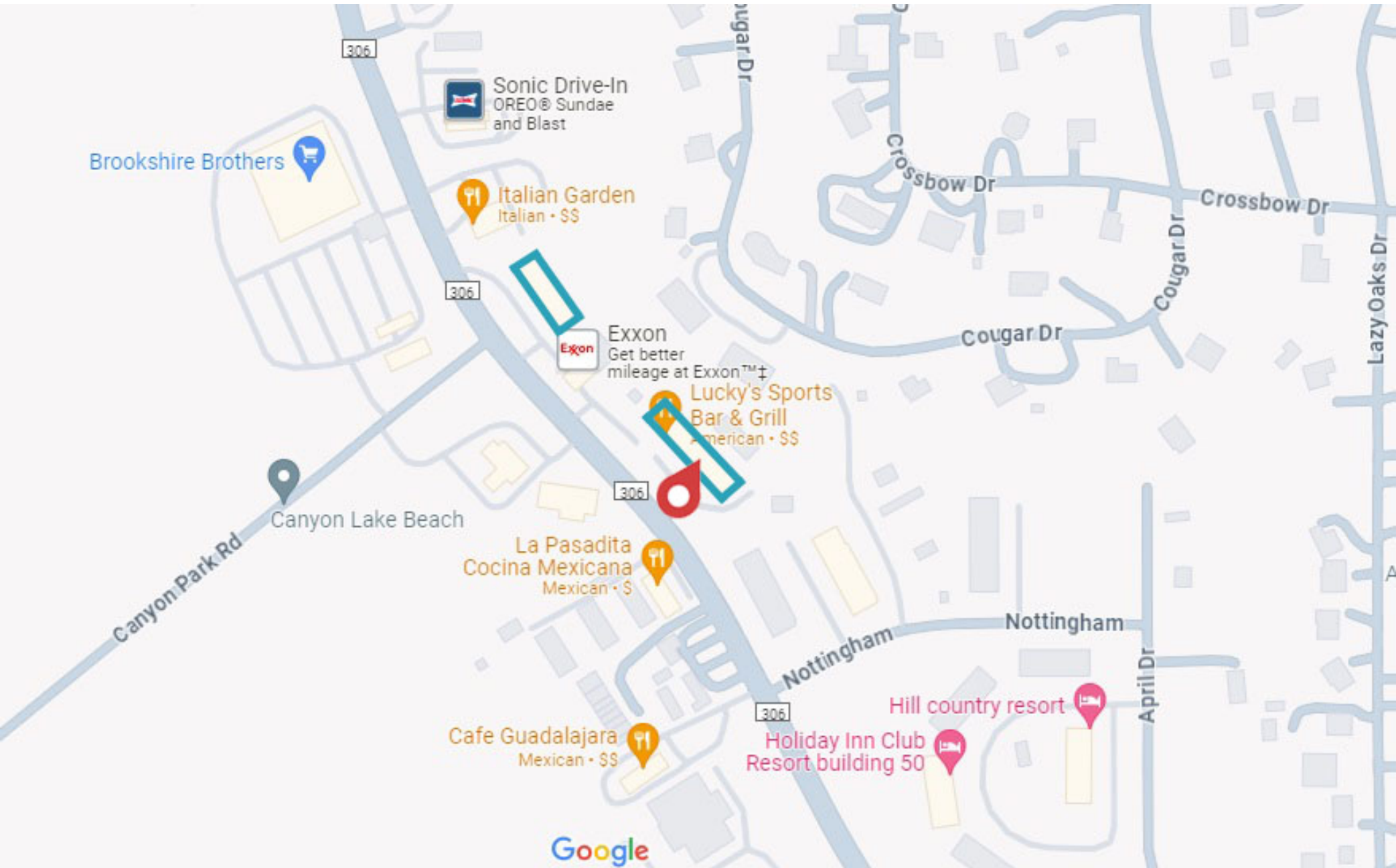
NEIGHBORING ATTRACTIONS

The Hancock Plaza is seated in one of the best locations in Canyon Lake. Directly adjacent to the Hill Country Resorts, Brookshire Brothers grocery, and sharing an intersection with Canyon Park Road.

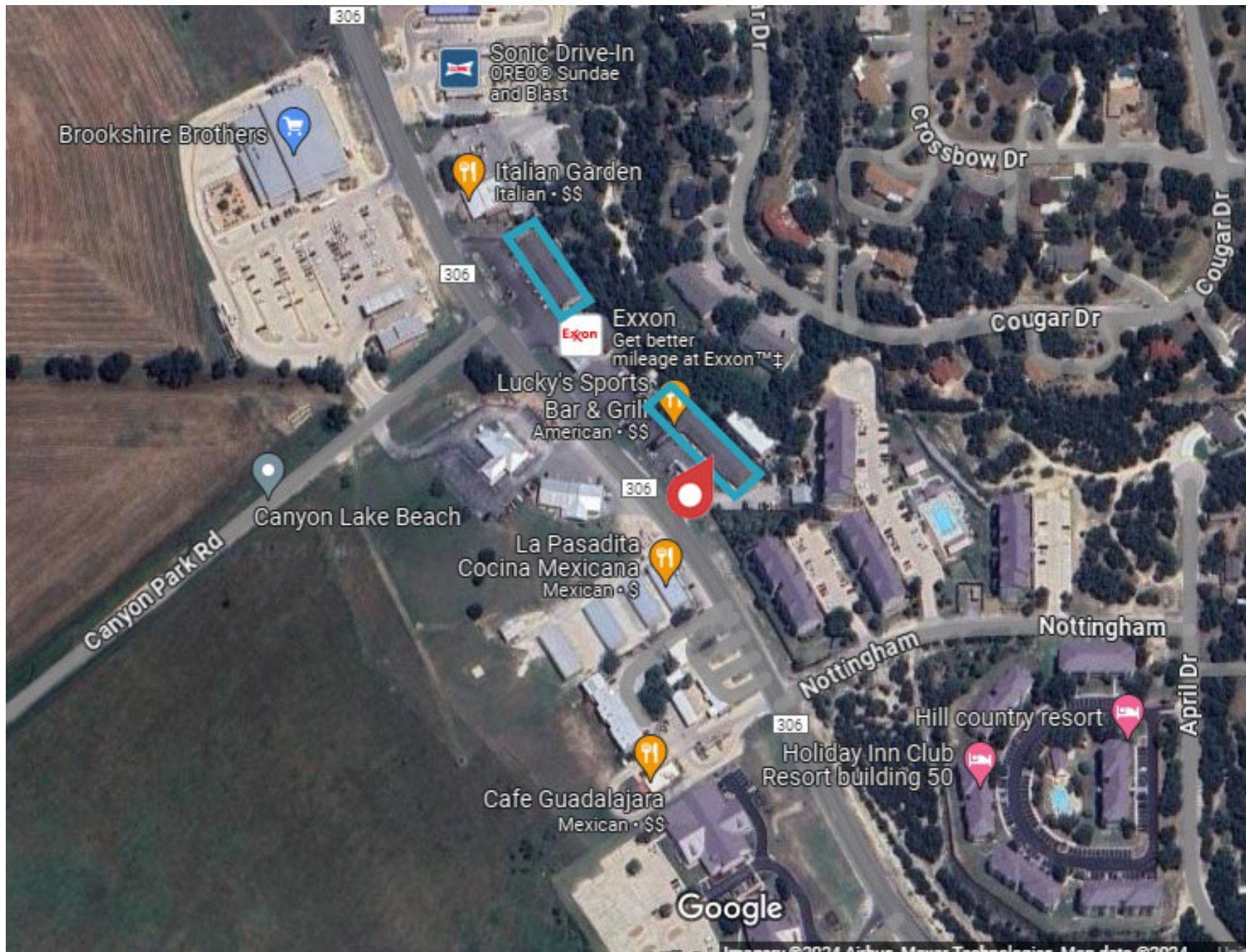
A short trip down Canyon Park Road leads you to the Canyon Lake Swim Beach, Canyon Lake Marina, and Breakwater Grill & Cantina. This is one of the busiest areas each summer day.



OVERVIEW



LOCATION AERIAL



TENANT MIX

RETAIL & RESTAURANTS

MIMA'S TACOS

LUCKY'S SPORTS BAR & GRILL

RAY'S MEDITERRANEAN COOKING

WICKED GOOD PIZZA

HAWK NATION

NAIL & SPA

AUTHENTIC CANYON LAKE

CONSINGMENT BOUTIQUE

LAKESIDE LIQUOR



CONVENIENCE STORE

HANCOCK MINI-MART

LOCATION HIGHLIGHTS

CANYON LAKE, TEXAS

Canyon lake is the jewel of Comal County. A seasonal tourism. Each week in the summer, the population of Canyon Lake can grow by the thousands. Real estate's golden rule is Location, Location, Location, and our suites are located in the busiest corridor.

DEMOGRAPHICS

	78133	Comal County
POPULATION	21,988	156,525
Median Age	53.7	44.5
Median HHI	\$81,577	\$94,687
Disposable Income	\$88,758	\$101,301

TRAFFIC COUNTS

11,311

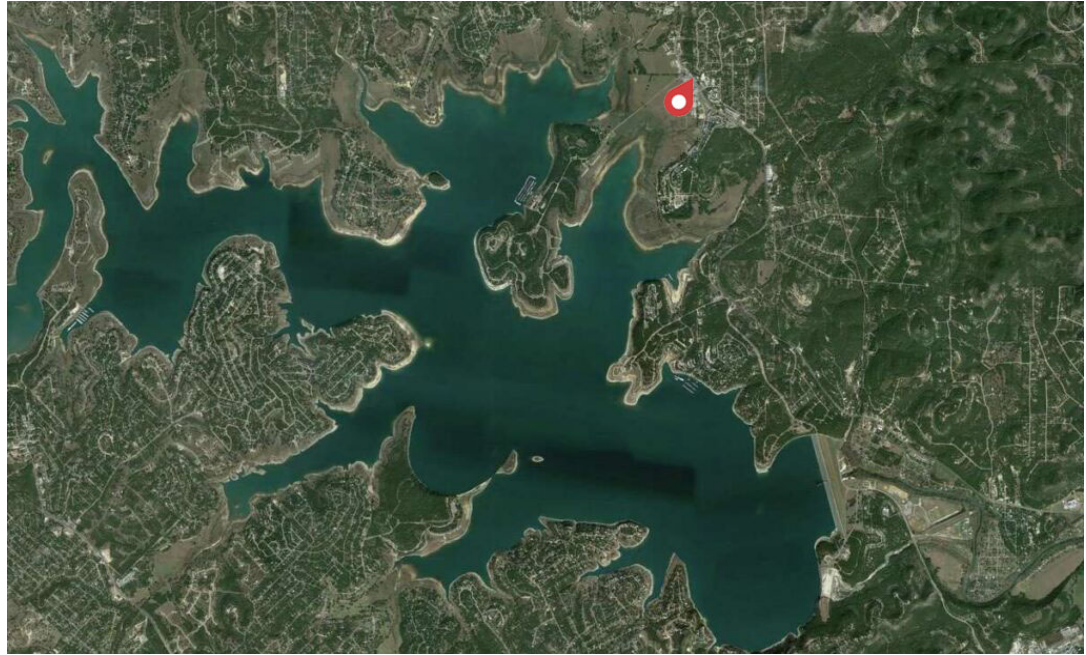
Historical counts

Year	Count	Type
2021 ▲	12,241	AADT
2013 ▲	7,655	AADT

2023 Est. daily traffic counts

Street: **FM 306**
 Cross: **Bravo Rd**
 Cross Dir: **SW**
 Dist: **0.03 miles**

Source: RPR®



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11-2-2015



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.

<u>Keller Williams Realty/SGMM LTD</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>486695</u> License No.	<u>k1rw241@kw.com</u> Email	<u>512-255-5050</u> Phone
<u>Avis Wukasch</u> Designated Broker of Firm	<u>284667</u> License No.	<u>avis@kw.com</u> Email	<u>512-255-5050</u> Phone
<u>Kriston Wood</u> Licensed Supervisor of Sales Agent/ Associate	<u>648052</u> License No.	<u>kriston@kw.com</u> Email	<u>512-755-2588</u> Phone
<u>Samuel Palasota</u> Sales Agent/Associate's Name	<u>723425</u> License No.	<u>sampalasota@kw.com</u> Email	<u>512-210-3311</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0
TXR 2501