



For Lease

FAIR OAKS PLAZA

LOCATED ALONG IH-10 IN BOERNE

28709-28765 Interstate 10 West, Boerne, TX 78006

RENTAL RATE: Call For Pricing

ESTIMATED NNN: \$6.89/sf

FAIR OAKS PLAZA

Location Aerial



PROPERTY LOCATION



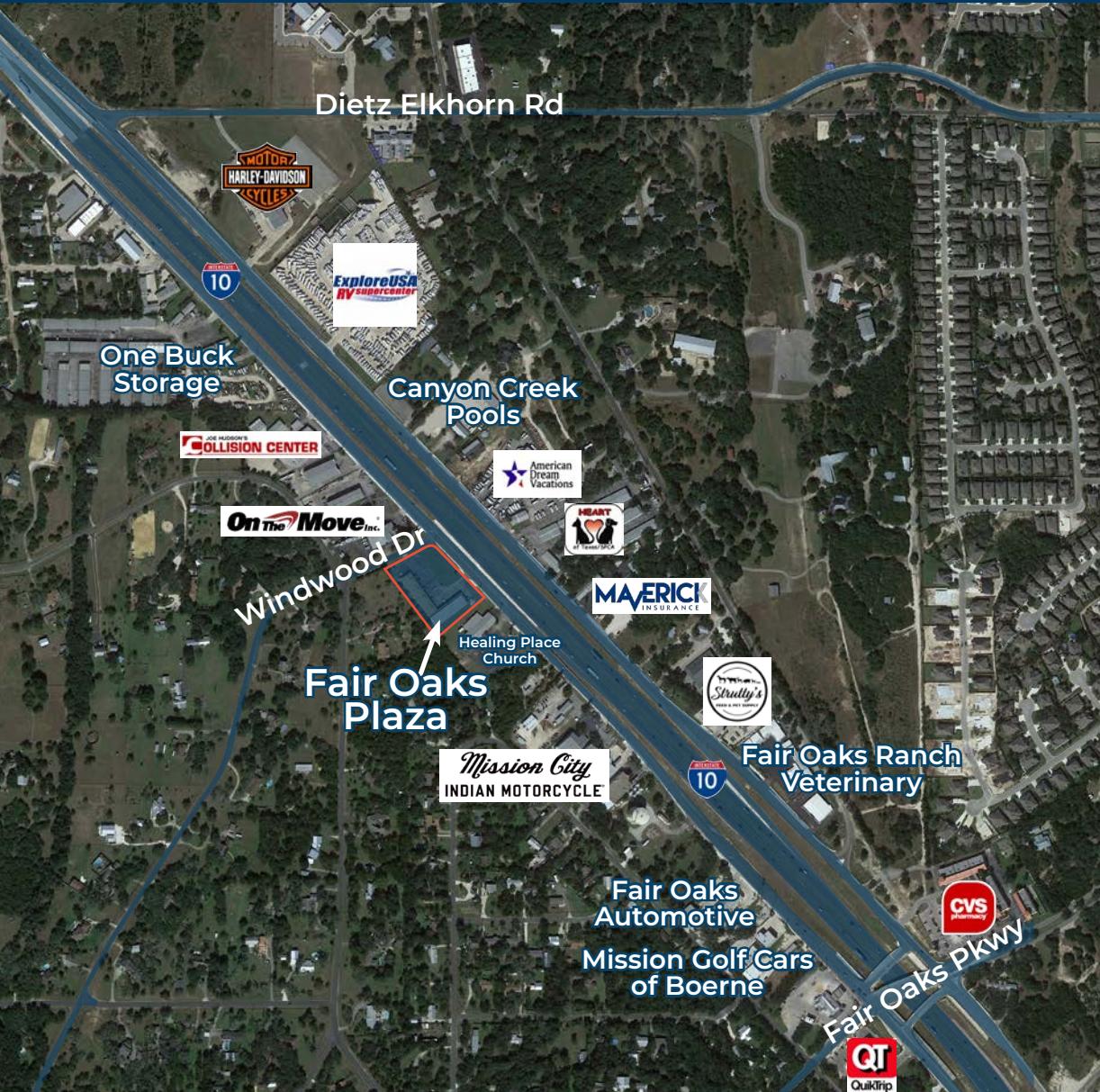
ADAM SCHILLER / 210.232.4409 / adam@valcorcre.com

JARED DAVIS / 830.431.2636 / jared@valcorcre.com



FAIR OAKS PLAZA

Property Overview



DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
Population:	10,771	45,802	104,543
Average HH Income:	\$140,494	\$139,496	\$138,114
Employees:	8,889	36,840	83,687



TOTAL SF / 18,856 SF

AVAILABLE SF / 651 - 760 SF

RENTAL RATE / Call for Pricing

EST. NNN / \$6.89/sf

PROPERTY HIGHLIGHTS

Retail/office center located along Interstate 10 in between Fair Oaks Parkway and Dietz Elkhorn Road in Boerne, TX. The Property is in close proximity to Fair Oaks Ranch and minutes away from San Antonio, TX.

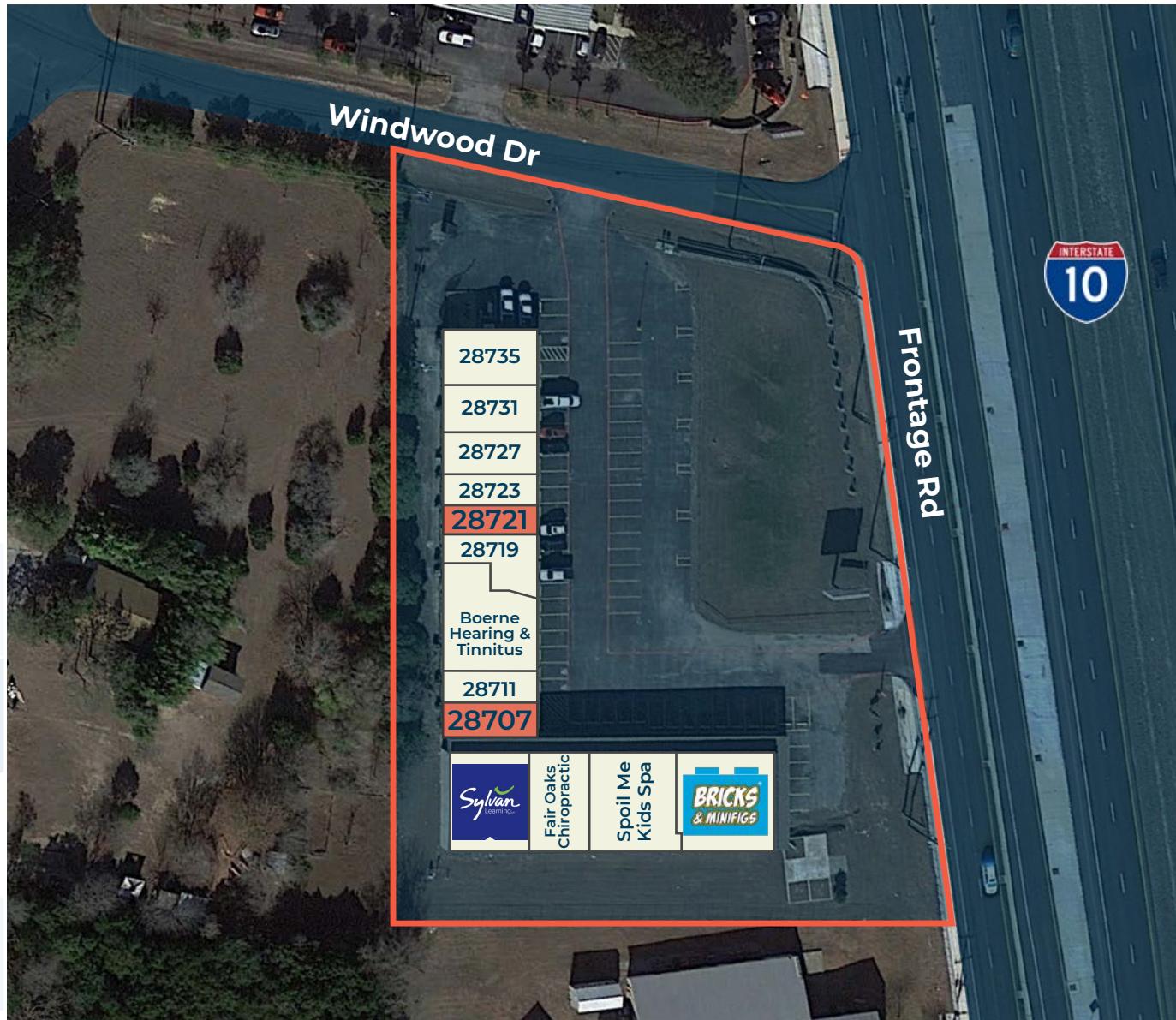


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FAIR OAKS PLAZA

Site Map



SUITE	AVAILABLE SPACE
28707	760 SF
28721	651 SF

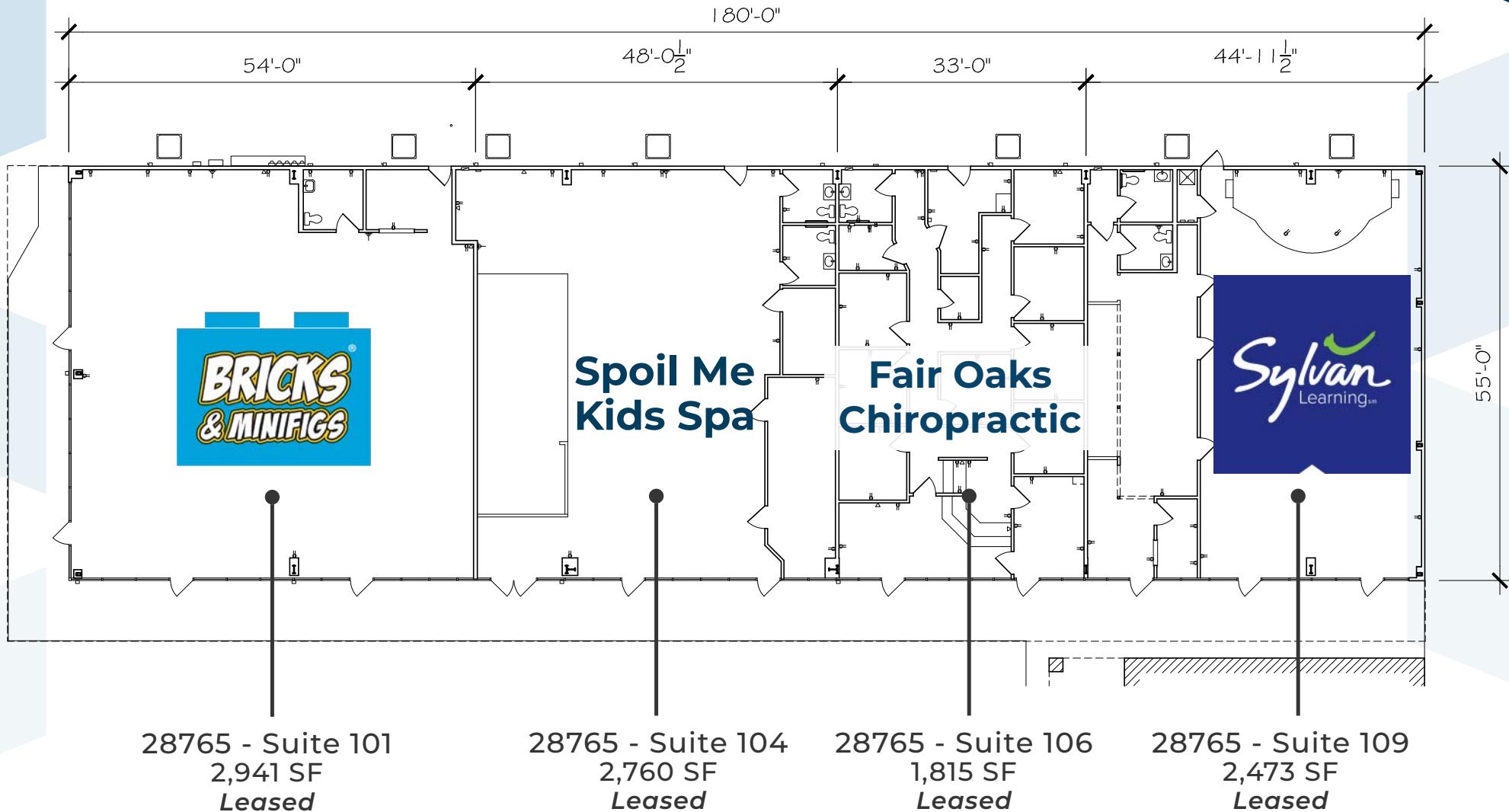


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FAIR OAKS PLAZA

Floor Plan



28765 - Suite 101
2,941 SF
Leased

28765 - Suite 104
2,760 SF
Leased

28765 - Suite 106
1,815 SF
Leased

28765 - Suite 109
2,473 SF
Leased



FAIR OAKS PLAZA

Floor Plan

Click To View Ste 28721 Virtual Tour

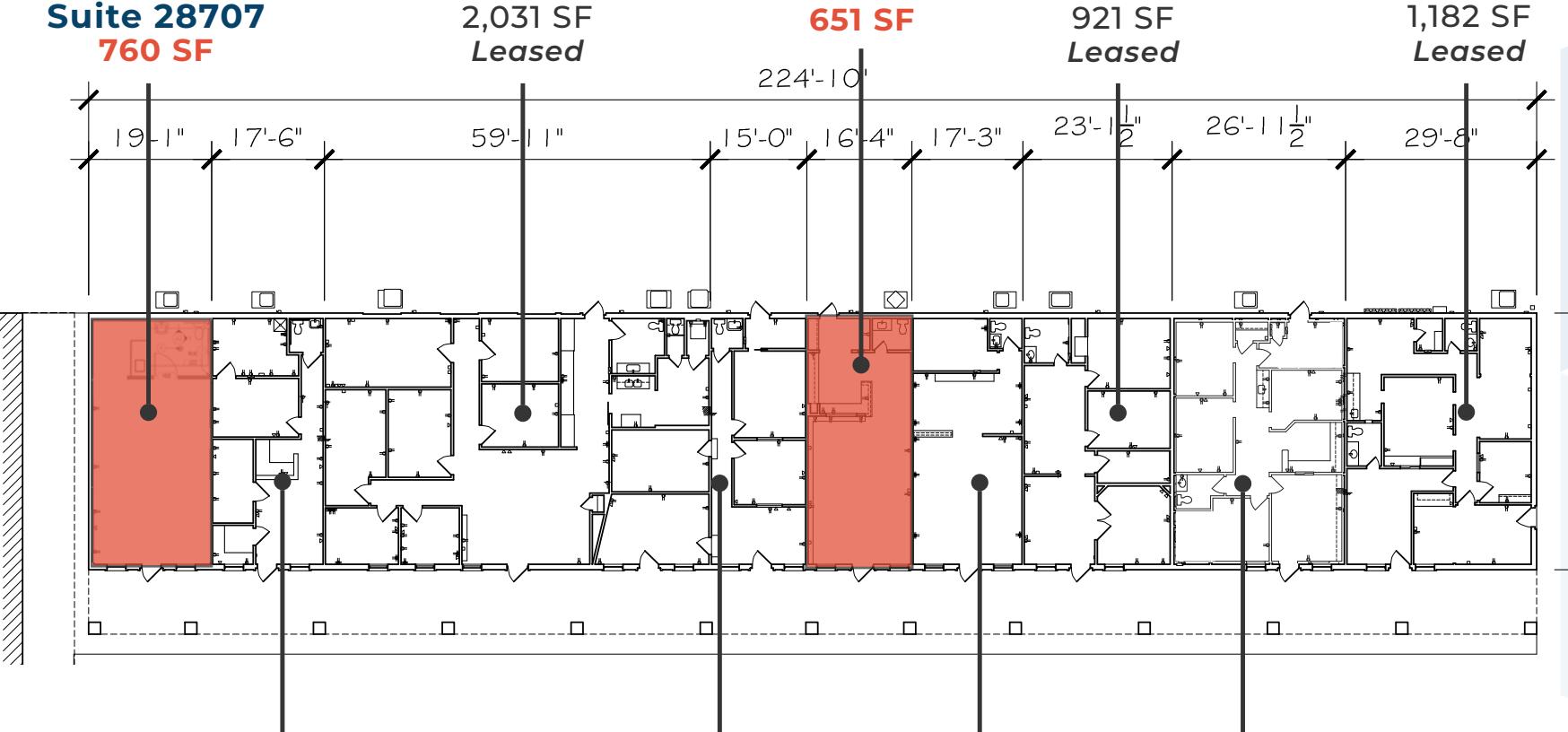
Suite 28707
760 SF

Suite 28715
2,031 SF
Leased

Suite 28721
651 SF

Suite 28727
921 SF
Leased

Suite 28735
1,182 SF
Leased



Suite 28711
697 SF
Leased

Suite 28719
953 SF
Leased

Suite 28723
687 SF
Leased

Suite 28731
1,074 SF
Leased





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:
 - that the owner will accept a price less than the written asking price
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Valcor Properties, LLC	602931		210.824.4242
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Adam Schiller	534038	adam@valcorcre.com	210.824.4242
Sales Agent/Associate's Name	License No.	Email	Phone
Jared Davis	687518	jared@valcorcre.com	210.824.4242
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