

Building, Pad Site Available

12730 Bandera Rd | Helotes, TX 78023



FOR LEASE OR GROUND LEASE

0.69 AC

Lot Size

3,303 SF

GLA

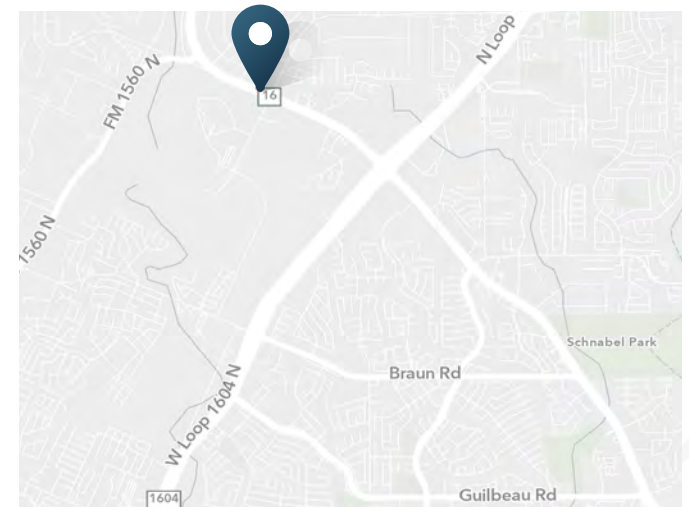
Contact
Broker

Rate

ABOUT THE PROPERTY

- Tenant still operating; please do not disturb
- Contact Broker for additional details

JOIN THESE NEARBY RETAILERS





The Shops at La Cantera

Dillard's macy's Neiman Marcus
 FOREVER 21 BANANA REPUBLIC
 H&M ANTHROPOLOGIE NORDSTROM
 J.Jill EXPRESS Sur la table chico's
 J.CREW LOFT ATHLETA

The Rim

HOBBY LOBBY TJ-maxx JCPenney Target
 PET SMART HomeGoods Burlington
 OLD NAVY KIRKLAND'S Michaels ROSS
 carter's DSW DOLLAR TREE BEST BUY

SITE
 12730
 Bandera
 Road

UTSA
 The University of Texas at San Antonio
 34,734 Students

Popeyes Panera FirstWatch
 JIMMY JOHN'S WING STOP
 Academy Starbucks TWIN LIQUORS

Alon Town Center

CHASE WOLF GANG
 Starbucks WINGSTOP TWIN LIQUORS
 Great Clips myron's prime steakhouse
 chill N' LENNY'S CHRISTUS Health

Fiesta Trails

HEB petco
 Marshalls Party City
 BEST BUY OUTLET

Bandera Oaks

Office DEPOT petco
 palm beach tan.
 WELLS FARGO PEDIATRIC Urgent Care
 Massage Envy SPA

Huebner Oaks

OLD NAVY ROSS ULTA
 LANE BRYANT ANN TAYLOR
 TALBOTS Eddie Bauer
 CHIPOTELE PAPPASITOS

Bandera Pointe

TJ-maxx KOHL'S Target
 LOWE'S OLD NAVY
 BARNES & NOBLE ROSS URBAN ADVENTURE PARK McDonald's
 Canes RACK ROOM SHOES Bath & Body Works ULTA JOANN
 DOLLAR TREE CHUCK E. CHEESE

Bandera Festival

BIG LOTS! DOLLAR TREE
 TACO CABANA CRUNCH
 PUMPIt UP PLAY IT AGAIN SPORTS

Carillion Hills

LA FITNESS PET SUPPLIES "PLUS"
 DOLLAR TREE FIREHOUSE SUBS
 Little Caesars Pizza CHASE

BIG LOTS! Auto Zone UPS



EMERGE PROPERTIES OF SA, LLC
12730 BANDERA RD
HELOTES, TEXAS

Lot 40, Block 3, CB 4525
Elm Hollow Subdivision
Vol. 9543 Pg. 37
Deed & Plat Records
Bexar County, Texas
PID: 242798
Owner: Rose-Thorn Manor Apartments LP dba Elm Hollow

Lot 1, Block 1
Amending Plat of Hill Country Dental
Subdivision
Vol. 9543 Pg. 99
Deed & Plat Records
Bexar County, Texas
PID: 242806
Owner: Iron Gate Realty, LLC dba
Non-Comp: Helotes Oaks Professional
Center

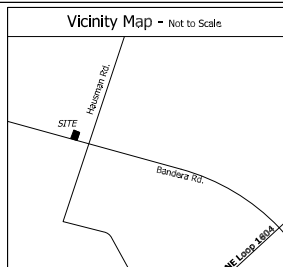
Lot 1, Block 1
Amending Plat of Hill Country Dental
Subdivision
Vol. 9543 Pg. 99
Deed & Plat Records
Bexar County, Texas
PID: 242806
Owner: Iron Gate Realty, LLC dba
Non-Comp: Helotes Oaks Professional
Center

Lot 40, Block 3, CB 4525, Elm Hollow Subdivision
Vol. 9543 Pg. 37
Deed & Plat Records
Bexar County, Texas
PID: 242798
Owner: Rose-Thorn Manor Apartments LP dba Elm Hollow

0.69 Acres

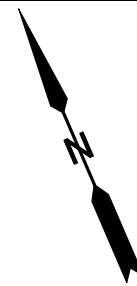
Lot 1, Block 1, Pizza Hut Subdivision, Unit 47
Vol. 9541 Pg. 93, Map & Plat Records
Bexar County, Texas
PID: 242807
Owners: Wade & Graves, LTD dba Pizza Hut

13.83 Acres
Bitter Family Investments, LP, A Texas Limited
Partnership
Doc. No. 20130138046
Official Public Records
Bexar County, Texas
PID: 242299
Owner: Bitter Family Investments, LP



LEGEND

- These standard symbols will be used on the plat:
- 10x10 Concrete Monument
 - 1/2" Iron Rod Found
 - 1/2" Iron Rod Set
 - "X" Carved Into Concrete
 - 8" Bar
 - Handicap Parking
 - Water Meter
 - Sanitary Sewer Manhole
 - AC
 - Cleanout
 - Road Sign
 - Culvert
 - Underground Gas Marker
 - Telecommunication Post/rod
 - Telecommunication/Cable Vault
 - Underground Cable Marker
 - Light Pole
 - Electric Box
 - Utility Pole
 - Overhead Utilities
 - Underground Gasline
 - Concrete Retention Wall
 - Wood Fence
 - Wire Fence
 - Chain-link Fence
 - Handcuff
 - Concrete Parking Bumper
 - Parking Paint Stripe
 - Back of Cure
 - Gutter
 - Edge of Asphalt



ALTA/NSPS LAND TITLE SURVEY OF
TRACT 22: LOT 1, BLOCK 1, PIZZA HUT SUBDIVISION, UNIT-47, A
SUBDIVISION IN BEXAR COUNTY, TEXAS, ACCORDING TO VOLUME
9541, PAGE 93, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS,
BEING THE SAME TRACT DESCRIBED IN WARRANTY DEED TO WADE
& GRAVES, LTD., OF RECORD IN VOLUME 7527, PAGE 407, OFFICIAL
PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

Survey Notes:

- Bearings Based on NAD83 Texas South Central Zone 4204; US Survey Feet,
- Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY: Fidelity National Title Insurance Company G.F. NO. FT-24411-9001182300201-LW
ISSUED: August 25, 2023 EFFECTIVE: August 9, 2023

TITLE COMMITMENT AS IT PERTAINS ONLY TO TRACT 22: LOT 1, BLOCK 1, PIZZA HUT SUBDIVISION, UNIT-47

- The following Restrictions and Covenants of record; Volume 9541, Page 93, Deed and Plat Records, Bexar County, Texas; DOES AFFECT.
 - Per Plat, Volume 9541, Page 93, Deed and Plat Records, Texas; DOES AFFECT:
 - 25' Building Setback Lines - along Front lot lines
 - 20' Electric, Gas Telephone, Cable TV and Sanitary Sewer Easement - along Front lot lines
 - 10b.d. Easement for electric transmission granted to S.A. Public Service Company of record in Volume 1073, Page 239, Deed Records, Bexar County, Texas; MAY AFFECT, Not Plottable.
 - 10c.a. Intentionally Deleted.
 - 10d. Subject to terms and provisions of Deed Recodification Affidavit, Edwards Aquifer Protection Plan, of record in Volume 7621, Page 22, Real Property Records, Bexar County, Texas; DOES AFFECT, not plottable. Per said affidavit dated September 3, 1998, there is a note of "Geology On Site", (one) water well located on the sites as of June 29, 1998. At the date of this survey, May 23, 2023 and July 18, 2023, no visible evidences of a well was found or located.

TABLE A ITEMS

- Monuments placed are as shown on the survey.
- The address of the surveyed property is "12730 Bandera Road, Helotes, Texas".
- According to the Flood Insurance Rate Map (FIRM) No. 48029C0220G, dated September 29, 2010, AND FIRM No. 48029C0101G, dated September 29, 2010 this property is located in Zone X; Areas determined to be outside the 0.2% annual chance floodplain.
- Gross Land Area is 0.69 acres, more or less.
- 7(a). The exterior dimensions of all buildings at ground level are shown on the survey.
- 7(b)(1). The square footage of exterior footprint of all buildings on subject property is as shown on the survey.
- 7(c). The building height of all buildings on subject property is as shown on the survey.
- All substantial features observed during the process of conducting the field work are shown on the survey.
- As shown on the survey, the number of parking spaces are as followed:
 - 2 Handicapped Parking Space
 - 37 Standard Parking Spaces
 - for a total of 39 Parking Spaces as shown on the survey.
- There are no Divisions or Party Walls to adjoining properties.
- Names of adjoining owners according to current tax records are as shown on the survey.
- Distances to the closest streets are shown on the survey.
- Any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork are shown on survey.
- No information of proposed changes in street right-of-way lines was made available to the Surveyor at time of survey.
- No known plottable offsite easements were found applicable or have been provided by Title Company.
- Professional liability insurance policy certificate can be provided.

To: Prosperity Bank; Prosperity Bank, as Administrative Agent for the benefit of the Secured Parties, and their successors and assigns; EmERGE PIZZA of San Antonio, LLC; EmERGE PROPERTIES, LLC; EmERGE PROPERTIES OF SA, LLC, a Texas limited liability company; and Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on May 23, 2023, AND July 18, 2023.

Marion Ruth Bolton
8-28-23

Marion Ruth Bolton
Registered Professional Land Surveyor No. 4727
Job No: 23-058-22



RICKMAN

TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM
cheryl@rickmanlandsurveying.com

Date:	Issue/Revision
6-12-23	Initial Release
8-21-23	Revised ALTA Survey
8-23-23	Revised ALTA Survey
8-28-23	Updated Title Commitment



BANDERA RD. aka State Hwy 16
(Variable Width R.O.W.)

DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	5,535	77,139	213,399
2028 Projected Population	5,490	79,184	220,155
Projected Annual Growth Rate 2023 to 2028	-0.16%	0.52%	0.63%

Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	6,911	57,971	177,047
Workers	4,067	21,332	77,576
Residents	2,844	36,639	99,471

Income

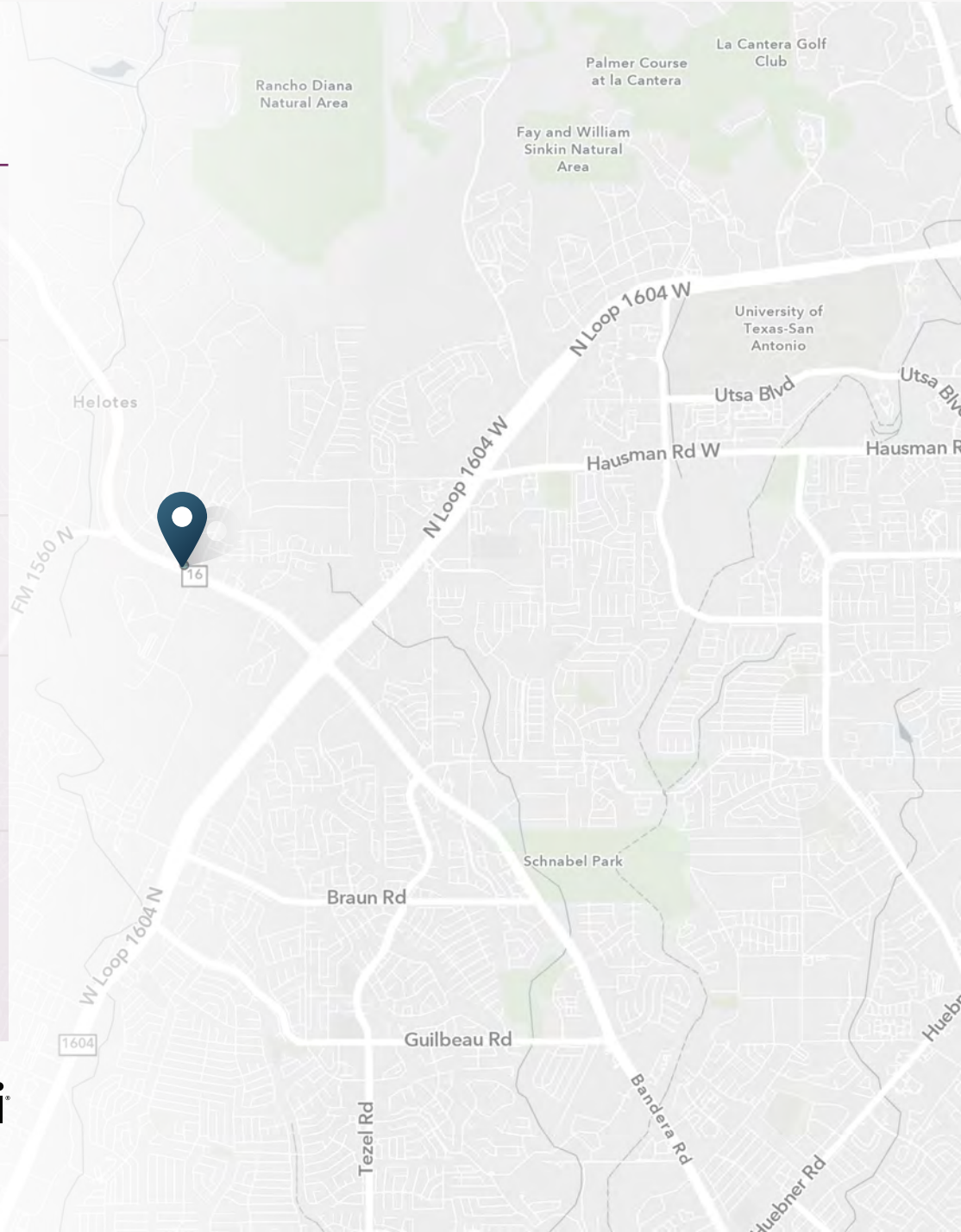
2023 Est. Average Household Income	\$125,178	\$124,664	\$112,712
2023 Est. Median Household Income	\$103,074	\$101,451	\$88,840

Households & Growth

2023 Estimated Households	2,010	26,833	75,835
2028 Estimated Households	2,030	27,856	79,223
Projected Annual Growth Rate 2023 to 2028	0.20%	0.75%	0.88%

Race & Ethnicity

2023 Est. White	54%	48%	46%
2023 Est. Black or African American	4%	5%	6%
2023 Est. Asian or Pacific Islander	5%	6%	6%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	10%	10%	12%
2023 Est. Hispanic	49%	52%	55%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4600
Designated Broker of Firm	License No.	Email	Phone

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.

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners
2101 McCullough Ave
San Antonio, TX 78212

Webb Sellers
210.504.2781
webb.sellers@srsre.com

Drew Allen
210.504.1242
drew.allen@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.