

SPACE AVAILABLE

THE PARKE

10838 POTRANCO ROAD | SAN ANTONIO, TEXAS | 78251

Located with neighboring tenant Kohl's and adjacent HEB Plus! Center, retailers are able to benefit from the foot traffic resulting from a big box co-tenant. With access to the Loop 1604 Access Road, Potranco Road, and Rousseau Road - this retail center has phenomenal ingress and egress for customers.



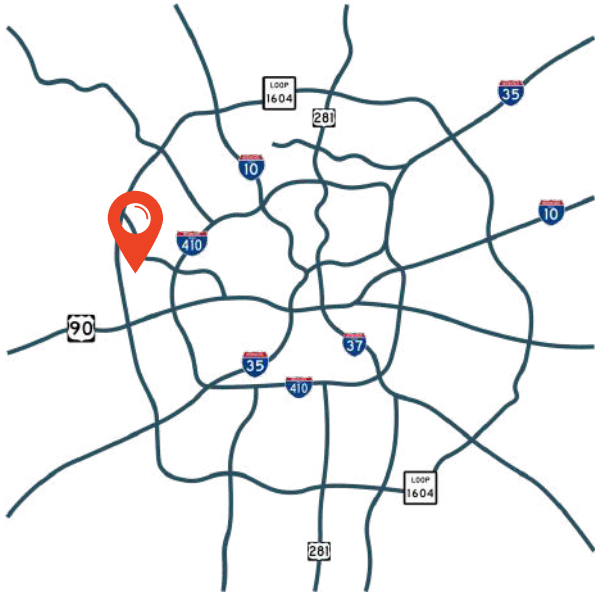
Vicki Adelstein

Senior Vice President

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partners



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,880	126,040	273,320
Household Income	\$126,987	\$114,610	\$111,345
Households	4,337	40,965	92,371
Median Age	32.6	32.7	33.4

JOIN THESE TENANTS:

KOHL'S

Dr. Dental

SMILE WITH A NEW EXPERIENCE

GLAMOUR

Nails & Spa

PROPERTY HIGHLIGHTS

- 1 High traffic counts and densely populated surrounding neighborhood areas provide for a desirable trade area for tenants.
- 2 Well maintained and positioned center located on the growing West side of San Antonio.
- 3 Neighboring big box tenant, Kohl's + Sephora, and pad users McDonalds and Chase Bank drive foot traffic that most retail centers don't usually have.

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The Parke's location at the busy intersection of Loop 1604 and Potranco Road is prime!

V. ADELSTEIN

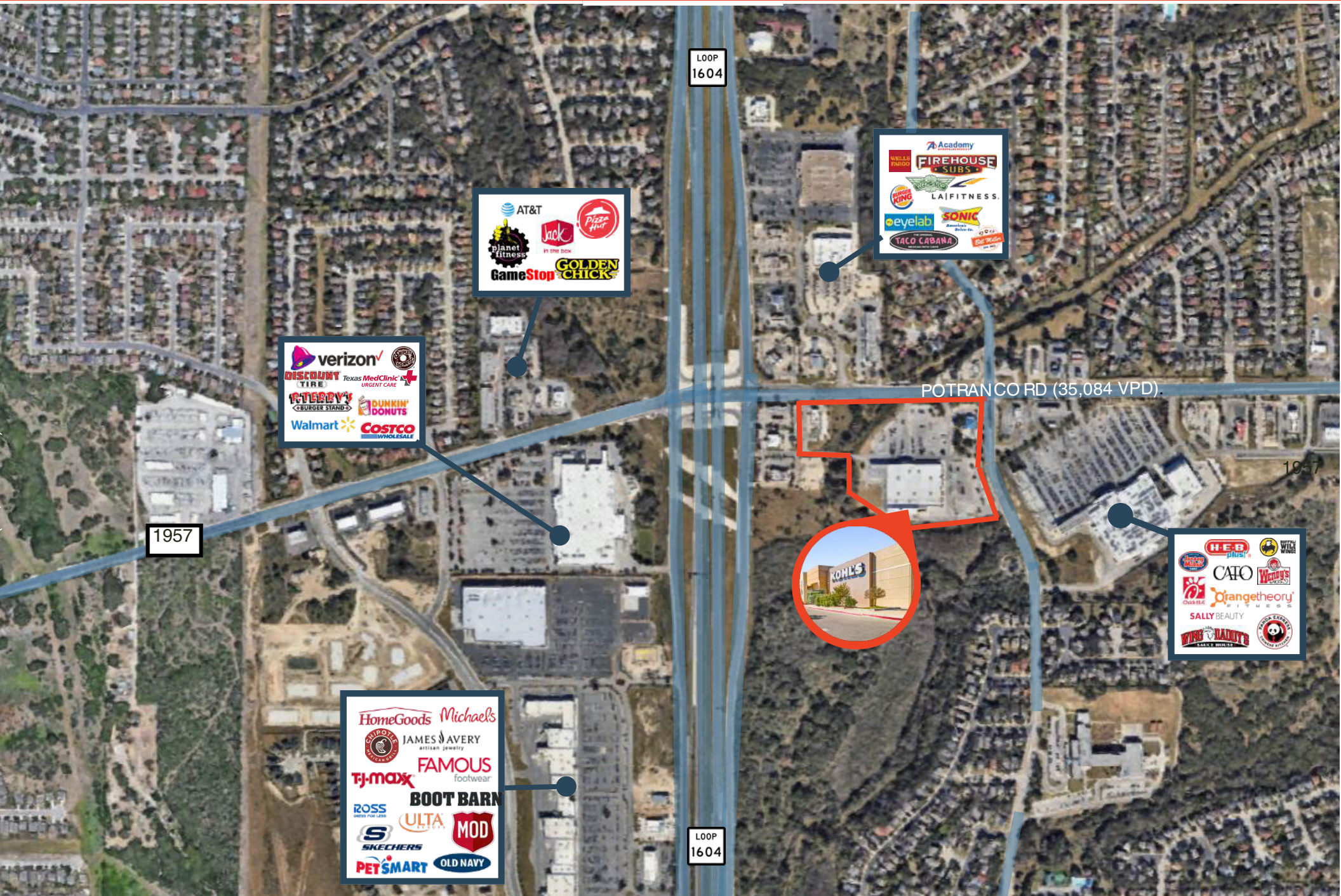
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Well maintained and positioned center located in the growing West side of San Antonio.

The Parke is located on Potranco Road and Loop 1604 with easy ingress and egress to both as well as Rousseau Road. With high traffic counts and good exposure from neighboring tenants, this center is unmatched in its market.







SCAN OR CLICK FOR
VIDEO WALK-THRU



AVAILABLE SPACE

Suite Number	SF	Condition
Suite 122	1,200 - 3,400	Former cell phone store (space is divisible)



AVAILABLE
3,400 SF

The
PARKE

KOHL'S
+ SEPHORA

 **DR. DENTAL**

Glamour NAILS & SPA

THE PARKE

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For More Information, Please Contact



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Information About Brokerage Services



2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>

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