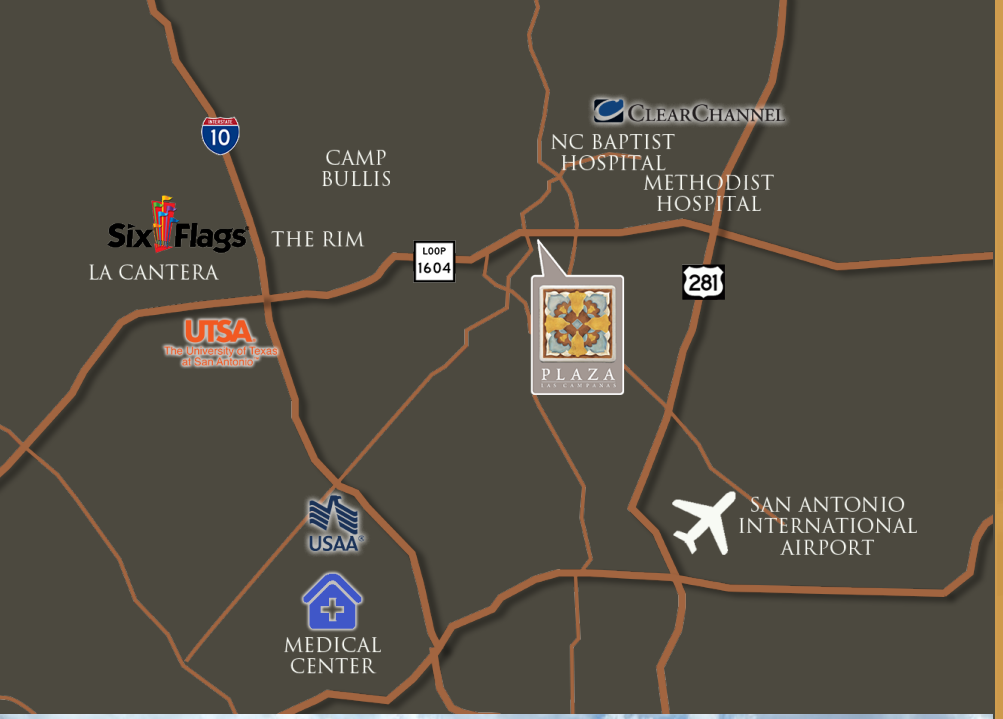
GARAGE
BUILDING A
BUILDING C
SITE D
dj's
BAR & GRILL
BLÜ Prime
STEAKHOUSE
Eddie V's
PRIME SEAFOOD
SAN ANTONIO
JEWELRY
STARBUCKS
PLAZA LAS CAMPANAS
LOOP 1604 ACCESS RD
HUEBNER RD
THE LOCATION THAT RESONATES
HUEBNER AT NORTH LOOP 1604 WEST
SAN ANTONIO, TEXAS
PLAZA
LAS CAMPANAS



PLAZA
LAS CAMPANAS

PROPERTY DETAILS

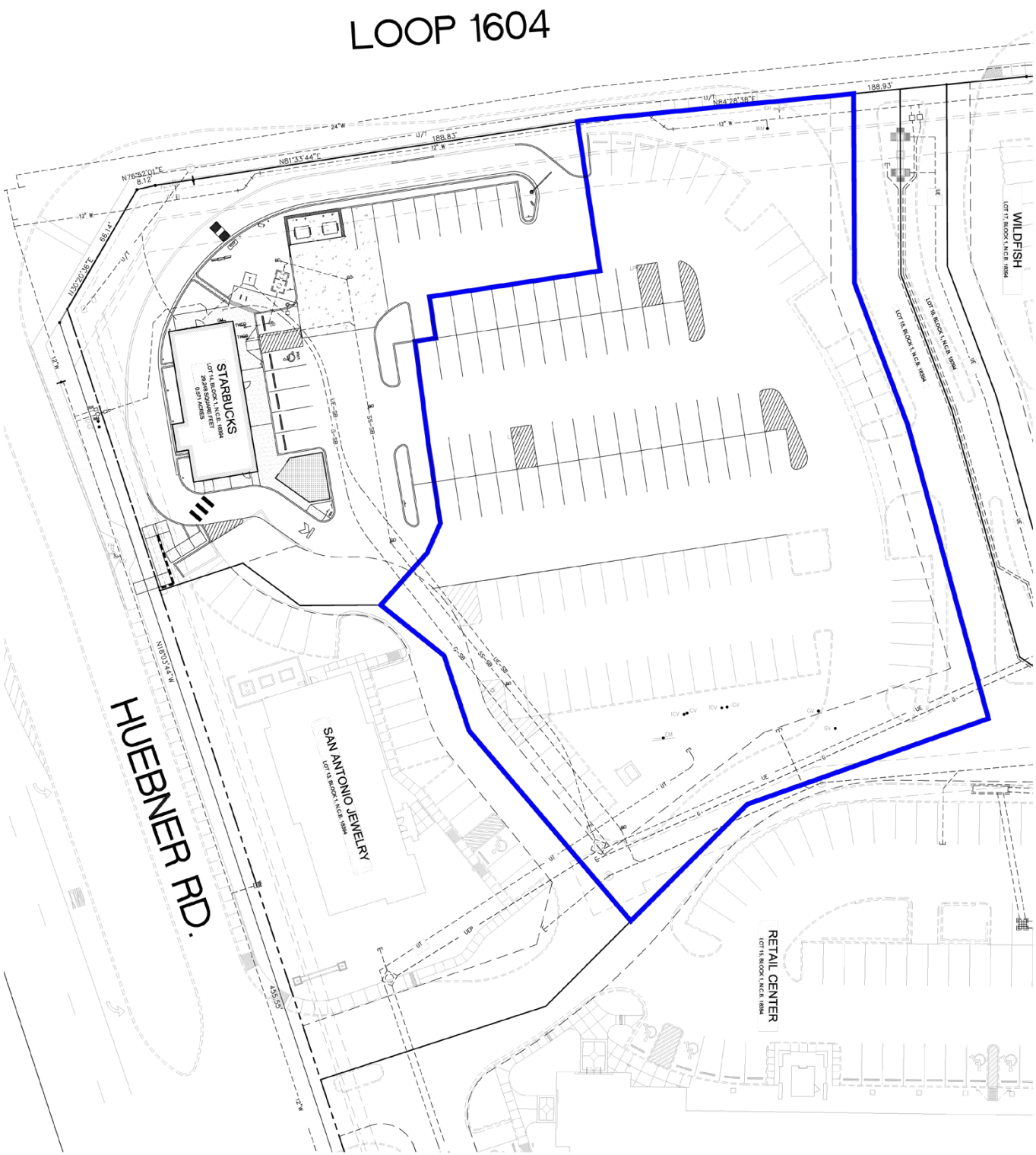
ADDRESS	1858 N LOOP 1604 W, SAN ANTONIO TX 78248
SIZE	1.309 ACRES | 56,994 SF
UTILITIES	ALL UTILITIES AVAILABLE
STORM WATER	WATER QUALITY POND AND DETENTION IS IN PLACE THROUGH PROPERTY OWNER'S ASSOCIATION SERVING THE PROPERTY
LEGAL DESCRIPTION	PORTION OF NCB 18394 BLK 1 LOT 14
ZONING	C-2 ERZD
ROAD FRONTAGE	LOOP 1604

FEATURES & AMENITIES

- AMPLE SURFACE PARKING WITH A 1:300 PARKING RATIO
- ON-SITE DINING AMENITIES INCLUDE EDDIE V'S, DJ'S, BLU PRIME AND STARBUCKS
- UNIQUE TENANT MIX INCLUDING ON-SITE BANKING
- THREE LEVEL STRUCTURED PARKING GARAGE - VALET DROP-OFF
- PYLON AND PROJECT SIGNAGE AVAILABLE WITH PROMINENT VISIBILITY TO LOOP 1604 AND HUEBNER RD
- SURROUNDED BY NUMEROUS AFFLUENT NEIGHBORHOODS WITH SOME OF THE STRONGEST DEMOGRAPHICS IN THE CITY
- PROXIMITY TO ADDITIONAL AMENITIES AT THE VINEYARDS, STONE OAK, LA CANTERA AND THE RIM
- LOOP 1604 & HUEBNER RD OFFER EXCEPTIONAL CIRCULATION, PROVIDING CONVENIENT ACCESS TO MEDICAL FACILITIES IN STONE OAK, THE SOUTH TEXAS MEDICAL CENTER, IH-10, AND US 281

LAND / GROUND LEASE SITE PLAN

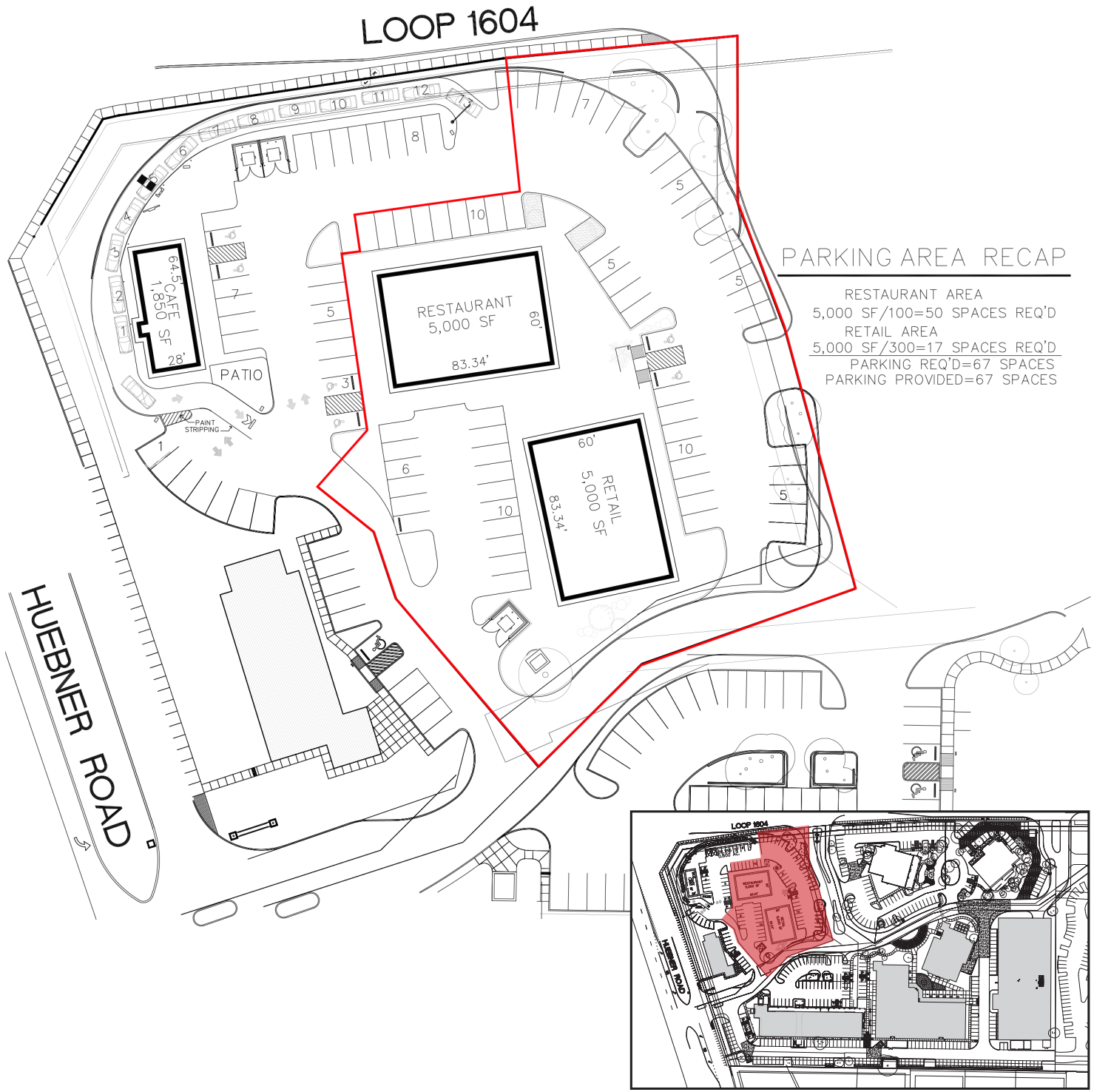
BASE RENTAL	CONTACT BROKER
SURVEY	CURRENT SURVEY DELIVERED TO BUYER WITHIN TEN (10) DAYS OF CONTRACT EFFECTIVE DATE
DISCLOSURE	A COPY OF THE ATTACHED REAL ESTATE AGENCY DISCLOSURE FORM SHOULD BE SIGNED BY THE APPROPRIATE INDIVIDUAL AND RETURNED TO SELLER'S REPRESENTATIVE.



PLAZA
LAS CAMPANAS

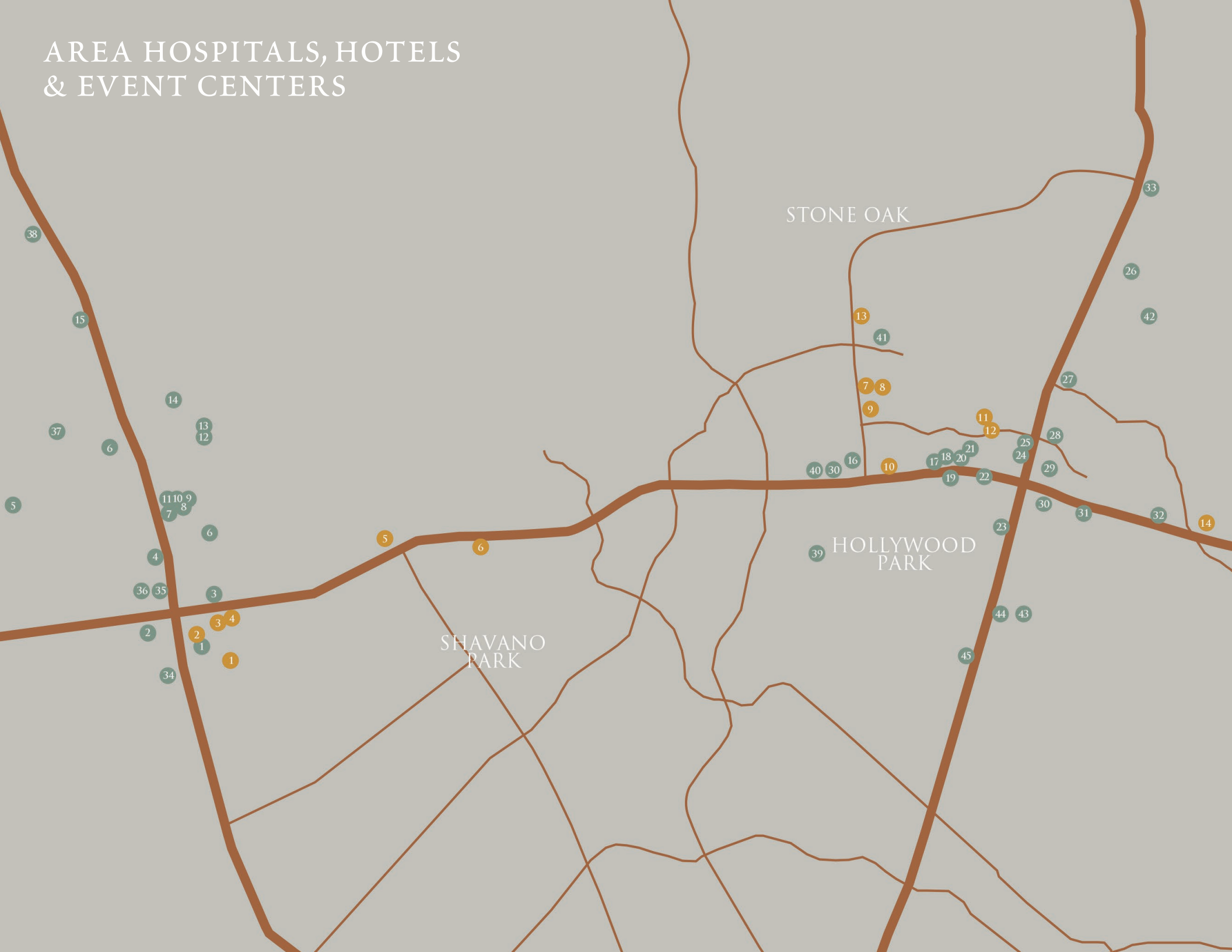
BUILD-TO-SUIT
SITE PLAN - RETAIL OPTION

BASE RENTAL	$38.00 NNN
IMPROVEMENTS	$50.00 PSF
SURVEY	CURRENT SURVEY DELIVERED TO BUYER WITHIN TEN (10) DAYS OF CONTRACT EFFECTIVE DATE
DISCLOSURE	A COPY OF THE ATTACHED REAL ESTATE AGENCY DISCLOSURE FORM SHOULD BE SIGNED BY THE APPROPRIATE INDIVIDUAL AND RETURNED TO SELLER'S REPRESENTATIVE.



PLAZA
LAS CAMPANAS

AREA HOSPITALS, HOTELS & EVENT CENTERS



HOTELS & EVENT CENTERS

1. EMBASSY SUITES BY HILTON
2. DRURY INN & SUITES
3. WATERWALK SAN ANTONIO
4. MOTEL 6
5. LA CANTERA RESORT & SPA
6. EILAN HOTEL AND SPA
7. HILTON GARDEN INN
8. TRU BY HILTON
9. HOME2 SUITES BY HILTON
10. RESIDENCE INN BY MARRIOTT
11. COURTYARD BY MARRIOTT
12. LA QUINTA INN & SUITES
13. TOWNE PLACE SUITES BY MARRIOTT
14. SPRINGHILL SUITES BY MARRIOTT
15. HOME SUITES HILL COUNTRY
16. HOMEWOOD SUITES BY HILTON
17. DRURY INN & SUITES
18. DRURY PLAZA HOTEL
19. STAYBRIDGE SUITES
20. LA QUINTA INN & SUITES
21. RESIDENCE INN BY MARRIOTT
22. FAIRFIELD INN & SUITES BY MARRIOTT
23. DAYS INN & SUITES BY WYNDHAM
24. BEST WESTERN PLUS HILL COUNTRY SUITES
25. HYATT PLACE
26. EXTENDED STAY AMERICA SUITES
27. HOLIDAY INN
28. COURTYARD BY MARRIOTT
29. HOME2 SUITES BY HILTON
30. COMFORT SUITES
31. HAMPTON INN
32. WOODSPRING SUITES
33. TRU BY HILTON
34. SECURITY SERVICE EVENT CENTER
35. TUSCANY WEDDING VENUE
36. THE ROCK
37. CROWN RIDGE BANQUET HALL
38. THE GARDENS AT WEST GREEN
39. VOIGHT CENTER
40. SAN ANTONIO SHRINE AUDITORIUM
41. BANQUET HALL AT HOLY TRINITY
42. ENCINO PARK COMMUNITY CENTER
43. CHRISTOPHER HALL
44. THE EVENT CENTER AT ST MARK'S
45. ELEVATE EVENTS

HOSPITALS

1. METHODIST HOSPITAL LANDMARK
2. METHODIST HEALTHCARE SYSTEM OFFICE
3. PAM HEALTH SPECIALTY HOSPITAL OF SAN ANTONIO
4. CUMBERLAND SURGICAL HOSPITAL
5. BAPTIST NEIGHBORHOOD HOSPITAL - SHAVANO PARK
6. PRECISION ASSIST
7. NORTH CENTRAL BAPTIST HOSPITAL
8. CHRISTUS SANTA ROSA PHYSICIANS AMBULATORY SURGERY CENTER - STONE OAK
9. METHODIST AMBULATORY SURGERY CENTER - NORTH CENTRAL
10. STONE OAK SURGERY CENTER
11. METHODIST HOSPITAL STONE OAK
12. SOUTH TEXAS SPINE & SURGICAL HOSPITAL
13. SPECIALTY FOR CHILDREN SAN ANTONIO

AREA RESTAURANTS

RESTAURANTS

1. RED LOBSTER
2. LONGHORN STEAKHOUSE
3. OLIVE GARDEN
4. VELVET TACO
5. PARRY'S PIZZERIA
6. JINYA RAMEN
7. THE SICILIAN BUTCHED
8. FOGO DE CHAO BRAZILIAN STEAKHOUSE
9. PAPPADEAUX
10. CHEDDAR'S SCRATCH KITCHEN
    CHUY'S
    PLUCKERS WING BAR
    KONA GRILL
    ROCK & BREWS
11. CHICKEN N PICKLE
12. 54TH STREET
13. BOB'S STEAK & CHOP HOUSE
14. VIA 313
15. RED ROBIN GOURMET BURGERS
    BJS RESTAURANT & BREWHOUSE
    MAGGIANO'S LITTLE ITALY
16. HOPBODDY BURGER BAR
    GLORIA'S LATIN CUISINE
    POSITANO
    LUXOR MEDITARRANEAN CUISINE
    CAVA
17. BAKUDAN RAMEN
    SOUTHERLEIGH HAUTE SOUTH
    NORTH ITALY
18. BASAO BRAZILIAN STEAKHOUSE
19. THE SOCIAL AT EILAN
    RUTH CRIS STEAKHOUSE
    PIATTI'S
    UNI'KO JAPANESE LOUNGE
    AL TACO
20. THE CAPITAL GRILLE
    J. ALEXANDER'S
21. LA PANADERIA
22. ELSEWHERE TOO
23. LAS PALAPAS
    FREDDY'S FROZEN CUSTARD & STEAKHOUSE
    WILLIE'S GRILL & ICEHOUSE
    SCUZZI'S
24. MCALISTER'S DELI
    WHATABURGER
25. PAESANO'S
26. THAI HUT
    PAPA JOHN'S PIZZA
    LENNY'S GRILL & SUBS
27. GALPÃO GAUCHO BRAZILIAN STEAKHOUSE
28. BIG'Z BURGER JOINT
29. BURGER KING
30. BLUPRIME STEAKHOUSE
    EDDIE V'S PRIME SEAFOOD
    DJ'S BAR & GRILL
31. CHICK FIL A
32. J-PRIME STEAKHOUSE
    SNOOZE AN A.M. EATERY
    HOPDODDY BURGER BAR
33. STONEWERKS BIG ROCK GRILLE
    PASHA MEDITERRANEAN GRILL
    ALDINO THE VINEYARD
34. SUSHISHIMA JAPANESE RESTAURANT
    DEMO'S GREEK FOOD
35. CAFE VIDA II
36. DAE GEE KOREAN BBQ
    HEAVENLY PHO VIETNAMESE CUISINE
37. WAHKEE CHINESE SEA FOOD CUISINE
    TACO BLVD
38. THAI BURI
    PHO DELIGHT
39. KAFFEINATED
    JIMS
40. WHATABURGER
    TACO PALENQUE
41. POPEYES LOUISIANA KITCHEN
    MCDONALD'S
42. EL JALISCO GRILL
43. EL MIRASOL
44. COSTA PACIFICA
    SILO ELEVATED CUISINE
    NONNA OSTERIA
    P. TERRY'S BURGER STAND
45. EGGSPECTATION
46. CAVA
    FULL BELLY CAFE & BAR
    TARKA INDIAN
47. CHAMA GAUCHA BRAZILIAN STEAKHOUSE
    TORCHY'STACOS
48. JERUSALEM GRILL
    APPLEBEE'S GRILL & BAR IHOP
49. LE PEEP
    THE ROXBURY
50. SABAI THAI KITCHEN
51. SUSHI SEVEN
    MIAN NOODLES & DUMPLINGS
52. TRILOGY PIZZA & WINE
    URBAN BRICKS
53. VIDA MIA
54. MILANO ITALIAN GRILL
55. LOVA CAFE
    EL TACO STONE OAK
    LITTLE CAESER'S PIZZA
    MOCHINUT
56. LOS GUERO TACO DINER
    INDIA TAJ PALACE
    PIZZA HUT
    JERSEY MIKE'S SUBS
57. TAQUERIA DATAPOINT
58. WENDY'S
59. RAISIN CANE'S
60. TOROKO SUSHI
    DELICIOUS TAMALES
61. LAS QUESABROSAZ
62. TAIPEI RESTAUARANT
63. KATERINA RESTAURANT
    SUSHI ZUSHI
64. MELLOW MUSHROOM
    TORO KITCHEN & BAR
    CUISHE
65. KIRBY'S STEAKHOUSE
66. SUBWAY
67. FIRST WATCH
    KUMORI SUSHI & TEPPANYAKI
68. FORK & BOWL AMERICAN BISTRO
69. JIMMY JOHN'S
    SALATA
    SMASHING CRAB
70. SAN ANTONIO WINGS
71. EMBERS WOOD FIRE KITCHEN & TAP
72. MAIZ COCINA MEXICANA
    MUNCHIES
    GORDITAS DONA TOTA
73. LA PANADERIA
74. THE HOPPY MONK
75. JASON'S DELI
76. FIVE GUYS
    PEACH COBBLER FACTORY
    HONMACHI SUSHI & TEPPANYAKI
77. CHUCK E CHEESE
78. AY CHIWAWA!
79. WHATABURGER
80. SCHLOTZSKY'S
81. WILD JAPANESE BBQ & SUSHI & SHABU
82. LAS PALAPAS
    TACOS VITALI
83. BILL MILLER BBQ
84. LAGUNA MADRE
85. TERIYAKI MADNESS
    SUBWAY
    PHO NGUYEN RESTAURANT
86. THE TOASTED YOLK CAFE
    SHAWKOOL BAR & GRILL
    WAYBACK BURGERS
87. CHICK FIL A
    FISH CITY GRILL
88. RED ROBIN GOURMET BURGERS
89. STOUT'S PIZZA
90. CHUY'S
    LA MADELEINE
91. AVENIDA BRAZIL BRAZILIAN STEAKHOUSE
92. PEI WEI
93. THE MAGNOLIA PANCAKE HAUS

RANK	TOP 10 RESTAURANTS IN ALCOHOL SALES*
1	BLUE PRIME*
2	THIRSTY HORSE SALOON
3	EDDIE V'S PRIME SEAFOOD*
4	EL MIRASOL AT ALON
5	DJ'S BAR & GRILL*
6	PAESANO'S
7	MYRON'S AT ALON
8	STONE STREET PUB
9	FREDERICK'S BISTRO
10	THE LOST BAR & GRILL

AS REPORTED JAN - FEB 2024 BY ALCOHOLSALES.COM
(ESTABLISHMENTS WITHIN A 3 MILE RADIUS OF 78248 ZIP CODE)
*PART OF PLAZA LAS CAMPANAS

FOR INFORMATION CONTACT

KIMBERLY S. GATLEY
SENIOR VICE PRESIDENT
KGATLEY@REOCSANANTONIO.COM
DIRECT LINE 210 524 1320

ANDREW J. LYLES
EXECUTIVE VICE PRESIDENT
ANDREW.LYLES@REOCSANANTONIO.COM
DIRECT LINE 210 524 1306

REOC
SAN ANTONIO

8023 VANTAGE DR, SUITE 100
SAN ANTONIO TX 78230
REOCSANANTONIO.COM
210 524 4000

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

REOC General Partner, LLC	**493853**	**alyles@reocsanantonio.com**	**(210) 524-4000**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew J. Lyles	**720555**	**alyles@reocsanantonio.com**	**(210) 524-1306**
Designated Broker of Firm	License No.	Email	Phone
Andrew J. Lyles	**720555**	**alyles@reocsanantonio.com**	**(210) 524-1306**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly Sue Gatley	**652669**	**kgatley@reocsanantonio.com**	**(210) 524-1320**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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Designated Broker of Firm	License No.	Email	Phone
N/A	**N/A**	**N/A**	**N/A**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew J. Lyles	**720555**	**alyles@reocsanantonio.com**	**(210) 524-1306**
Sales Agent/Associate's Name	License No.	Email	Phone

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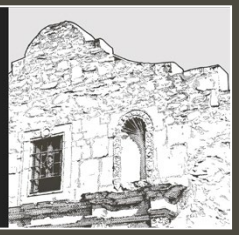
REOC
SAN ANTONIO