

3150 Pat Booker Road

Universal City, TX 78148

FOR LEASE:

0.74 AC Pad Site

Retail/Medical



- Located in Retail Center at Corner of FM 1604 and Pat Booker Road
- High Traffic Volume on Surrounding Roadways

Riley Perry
936.615.2662
RIPerry@asterra.com

Monique Rivera
210.286.7705
MRivera@asterra.com

Ross Colley
214.208.6900
RColley@asterra.com

Executive Summary

3150 Pat Booker Road is a retail shopping center located at the corner of FM 1604 and Pat Booker Road. Current tenants include Rush Fun Park, SynergenX, Tuesday Morning, Wayback Burgers, Bubba's 33, and more. The property provides ample parking and easy access to nearby roadways.

The 0.74 AC pad site is located along the IH-35 frontage road, and provides prime visibility to the high volume of daily traffic.

Highlights

- Ample Parking
- Ideal Location
- Easy Access to Nearby Roadways
- High Traffic Volume

Riley Perry

936.615.2662
RIPerry@asterra.com

Monique Rivera **Ross Colley**

210.286.7705
MRivera@asterra.com

214.208.6900
RColley@asterra.com



SYNERGEN X
TESTOSTERONE & WEIGHT LOSS

3150

THE FITNESS PARTNERS

CITY

THE FITNESS PARTNERS

Listing Details

Lease Rate:

Contact For Rate

Property Type:

Retail/Medical

Land Area:

0.74 AC

Max Garner

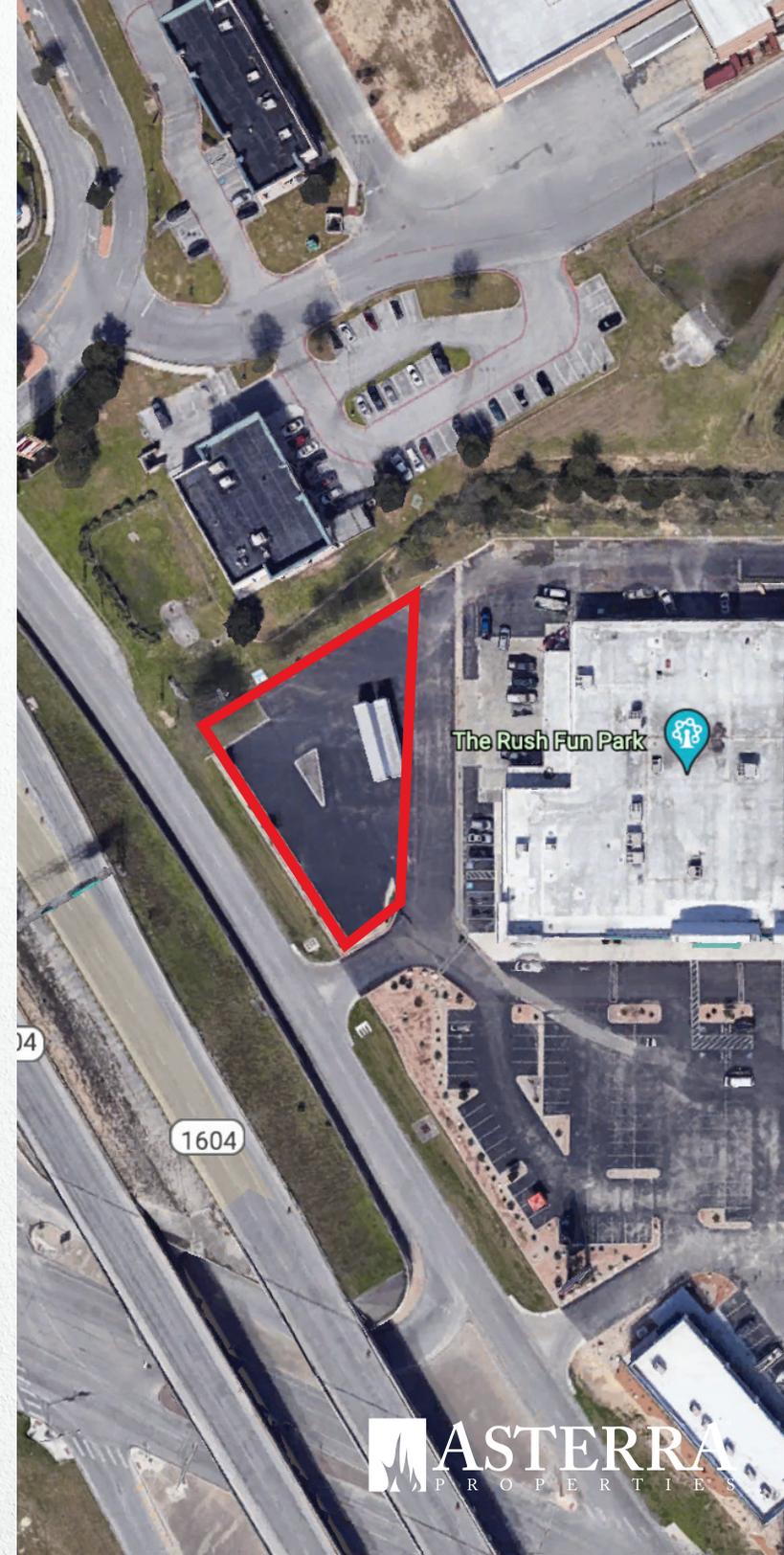
512.565.2286
MGarner@asterra.com

Monique Rivera

210.286.7705
MRivera@asterra.com

Ross Colley

214.208.6900
RColley@asterra.com



LOCATION OVERVIEW

1) Forum Crossing Shopping Mall:

- Rush Fun Park
- Tuesday Morning
- Wayback Burgers
- Bubba's 33

- 2) Kohl's
- 3) Home Depot
- 4) MOD Pizza
- 5) Outback Steakhouse
- 6) Best Buy
- 7) Target
- 8) OfficeMax
- 9) PetSmart
- 10) Starbucks
- 11) Panera Bread
- 12) Red Robin
- 13) Firehouse Subs
- 14) Starbucks
- 15) Gold's Gym
- 16) Ashley HomeStore
- 17) Regal Live Oak
- 18) Texas Roadhouse
- 19) Buffalo Wild Wings
- 20) IKEA
- 21) Methodist Hospital Northeast
- 22) Chuy's
- 23) Pluckers Wing Bar
- 24) Hobby Lobby
- 25) Chick-fil-A



Location Demographics



Population

1 Mile 3 Miles 5 Miles

11,476 93,692 235,621

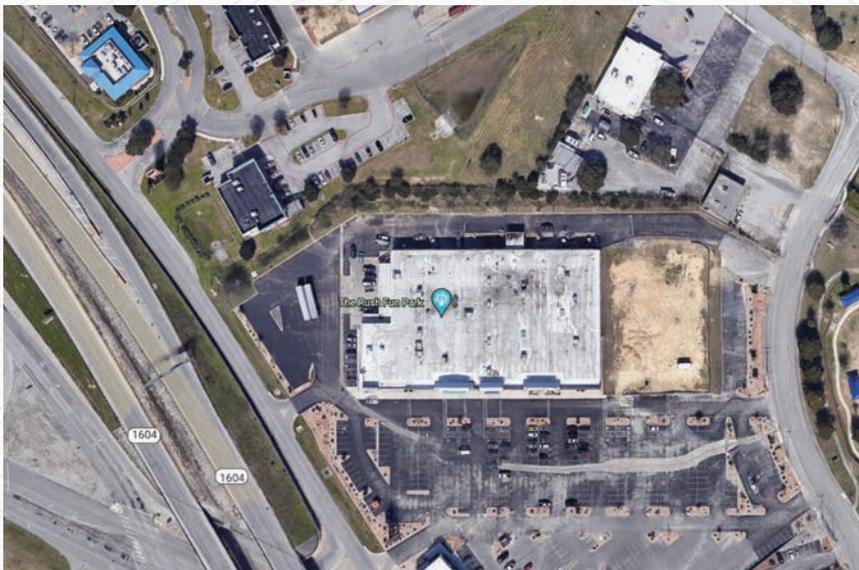
Estimated annual population growth of 1.75%



Avg Household Income

1 Mile 3 Miles 5 Miles

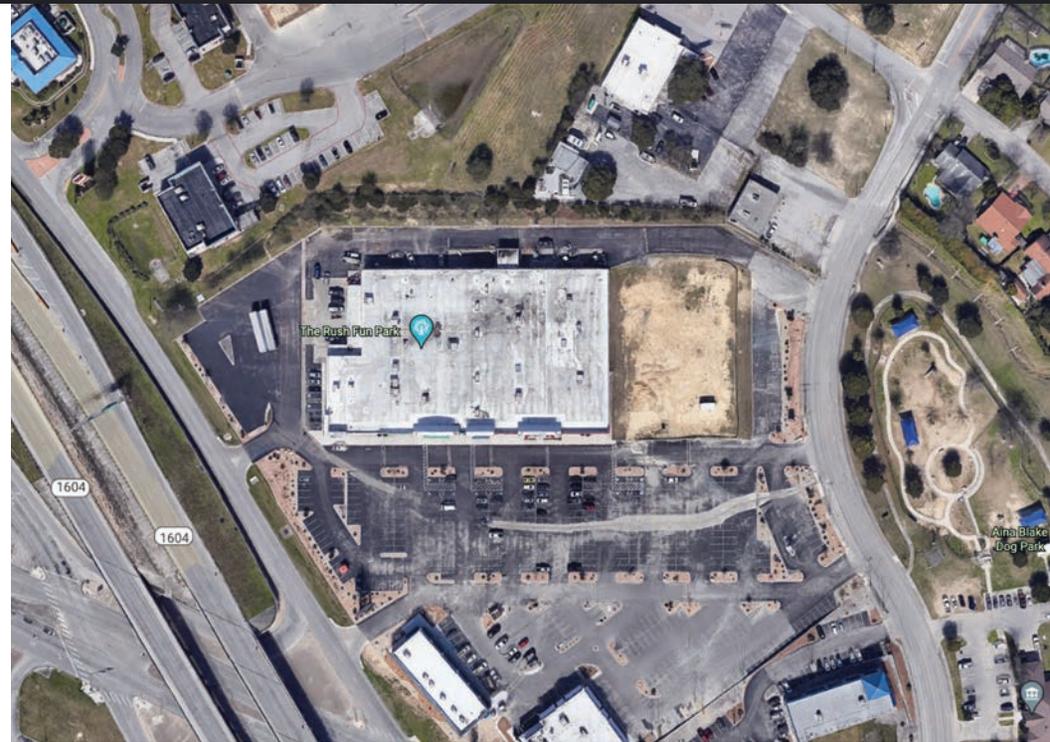
\$77,056 \$81,949 \$85,823



Radius	1 Mile	3 Miles	5 Miles
Households	4,888	34,253	83,166
Households by Marital Status			
Married	2,070	17,680	44,387
Married No Children	1,316	9,690	23,878
Married w/Children	753	7,990	20,509
Education			
Some High School	6.16%	7.29%	7.88%
High School Grad	23.75%	24.11%	24.56%
Some College	36.43%	35.89%	34.74%
Associate Degree	9.19%	6.89%	6.80%
Bachelor Degree	15.73%	16.65%	16.31%
Advanced Degree	8.74%	9.17%	9.71%
Annual Consumer Spending			
Apparel	\$7,129	\$57,177	\$144,532
Entertainment	\$19,753	\$150,793	\$378,820
Food & Alcohol	\$37,717	\$288,502	\$720,148
Household	\$21,351	\$173,233	\$434,529
Transportation	\$32,517	\$272,240	\$695,116
Health Care	\$6,512	\$48,994	\$123,182
Education/Day Care	\$7,215	\$57,738	\$150,170

Information obtained from third-party resource, subject to change.

PHOTOS





Information About Brokerage Services

Texas law requires all real estate licensees 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' 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.

Asterra Commercial d/b/a Asterra Properties	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Max Garner	675398	mgarner@asterra.com	512.565.2286
Sales Agent/Associate's Name	License No.	Email	Phone