

Heritage Square Shopping Center

8222 - 8260 Marbach Rd. • San Antonio • TX • 78227



Property Highlights:

- Signalized Corner of Loop 410 and Marbach Rd. Close Proximity to SH 151, Hwy 90, and Loop 1604
- Over 150,000 Cars Per Day on Loop 410. Traffic Counts on Marbach exceed 50,000. Across from HEB Plus
- Rapid Retail Growth Corridor in San Antonio
- Ample Parking. Recently Resealed Parking Lot
- 60 Foot Pylon Sign visible from Loop 410
- Strong Demos with Major National Credit Tenants
- Recent Road Improvements along 410 & Marbach
- Zoning: C-3 with No Restrictions
- **1,400 SF | \$24.00 PSF | NNN: \$6.50**
- Tenants Include: Peter Piper Pizza, Dollar Tree, Whataburger, La Michoacana, Ace Cash Express, Rent-A-Center, Boost Mobile, Total Wireless, WSS Shoes



For More Information Contact:
Joe Kboudi, Omri Russo
Joe M. Kboudi Real Estate, Inc.
7300 Blanco Road, Suite 706
San Antonio, Texas 78216

TEL: (210) 344-1002
FAX: (210) 342-3405
www.kboudi.com
jmkboudi@aol.com
omri@kboudi.com

HERITAGE SQUARE SHOPPING CENTER

8222 - 8260 MARBACH ROAD | SAN ANTONIO | TEXAS | 78227



HERITAGE SQUARE SHOPPING CENTER

8222 - 8260 MARBACH ROAD | SAN ANTONIO | TEXAS | 78227



JOE M. KBOUDI
REAL ESTATE, INC.



For More Information Contact:
Joe Kboudi, Omri Russo
Joe M. Kboudi Real Estate, Inc.
7300 Blanco Road, Suite 706
San Antonio, Texas 78216

TEL: (210) 344-1002
FAX: (210) 342-3405
www.kboudi.com
jmkboudi@aol.com
omri@kboudi.com

This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

HERITAGE SQUARE SHOPPING CENTER

8222 - 8260 MARBACH ROAD | SAN ANTONIO | TEXAS | 78227



JOE M. KBOUDI
REAL ESTATE, INC.



For More Information Contact:
Joe Kboudi, Omri Russo
Joe M. Kboudi Real Estate, Inc.
7300 Blanco Road, Suite 706
San Antonio, Texas 78216

TEL: (210) 344-1002
FAX: (210) 342-3405
www.kboudi.com
jmkboudi@aol.com
omri@kboudi.com

This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

HERITAGE SQUARE SHOPPING CENTER

8222 - 8260 MARBACH ROAD | SAN ANTONIO | TEXAS | 78227



HERITAGE SQUARE SHOPPING CENTER

8222 - 8260 MARBACH ROAD | SAN ANTONIO | TEXAS | 78227



Demographics

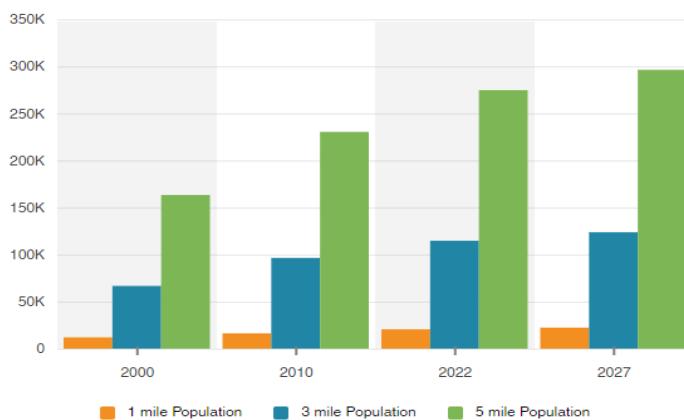
Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	20,565	114,682	274,721
Median Household Income	\$44,823	\$54,577	\$55,904

Population			
2010 Population	16,296	96,469	230,336
2027 Projected Population	22,346	123,708	296,359
Annual Growth 2010-2022	2.2%	1.6%	1.6%
Avg Household Size	2.8	3.0	3.0

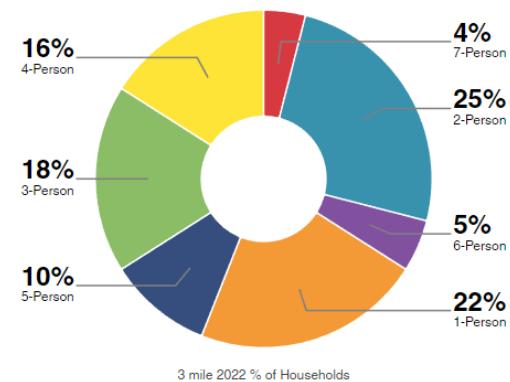
Housing			
Total Households	7,195	37,234	85,388
Owner	3,466	23,081	54,717
Renter	4,334	16,976	37,132

Income			
Median Household Income	\$44,823	\$54,577	\$55,904
Average Household Income	\$54,196	\$66,226	\$67,140
Total Consumer Spending	\$174.8M	\$1.0B	\$2.4B

Population



Household Size



For More Information Contact:
 Joe Kboudi, Omri Russo
 Joe M. Kboudi Real Estate, Inc.
 7300 Blanco Road, Suite 706
 San Antonio, Texas 78216

TEL: (210) 344-1002
 FAX: (210) 342-3405
www.kboudi.com
jmkboudi@aol.com
omri@kboudi.com

This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

HERITAGE SQUARE SHOPPING CENTER

8222 - 8260 MARBACH ROAD | SAN ANTONIO | TEXAS | 78227



JOE M. KBOUDI
REAL ESTATE, INC.



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

Joe M. Kboudi Real Estate, Inc.	446375	joe@kboudi.com	(210) 344-1002
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe M. Kboudi	276333	joe@kboudi.com	(210) 344-1002
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Omri S. Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date