



Taylor Roberts

First Vice President
+1 214 252 1154
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Michael Meaden

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+1 214 979 6354
michael.meaden@cbre.com

Property Overview:

Highlights

- Freestanding building on N Zarzamora St
- 14,404 SF building on 1.58 Acres of land
- 67 parking spaces
- Digital pylon sign
- Built in 2008
- Sublease term through February 28, 2034

Rates

- \$24.00 / SF / YR Gross
- Call Broker

Demographics (2024)	1 Mile	2 Miles	3 Miles
Total Population	21,670	74,183	151,891
Daytime Population	19,307	100,070	233,380
Average Household Income	\$44,945	\$50,302	\$64,286
Median Age	36.8	36.4	38.1

Traffic Counts	Vehicles per day
N Zarzamora St	16,102
W Commerce St	12,934



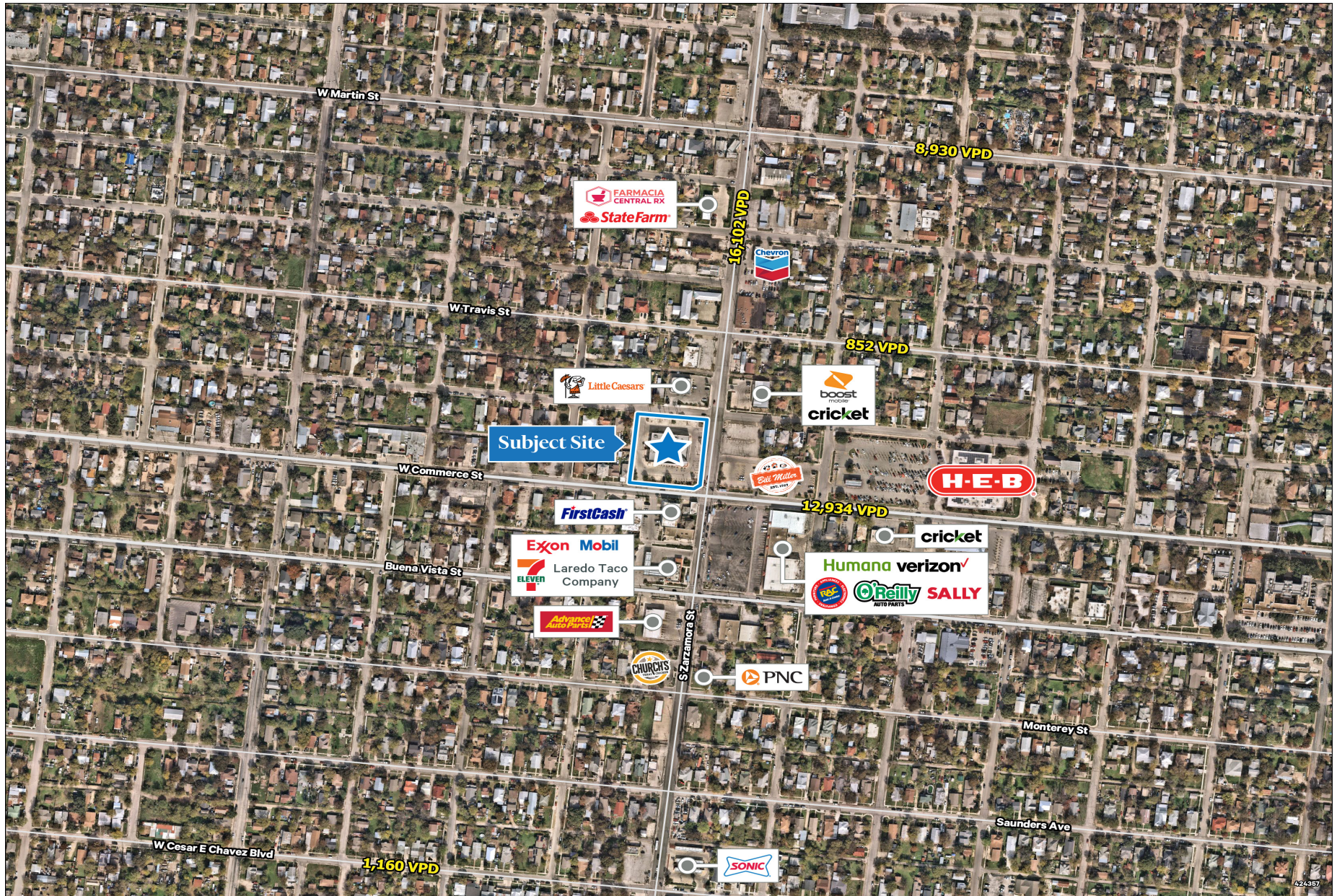
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AERIAL



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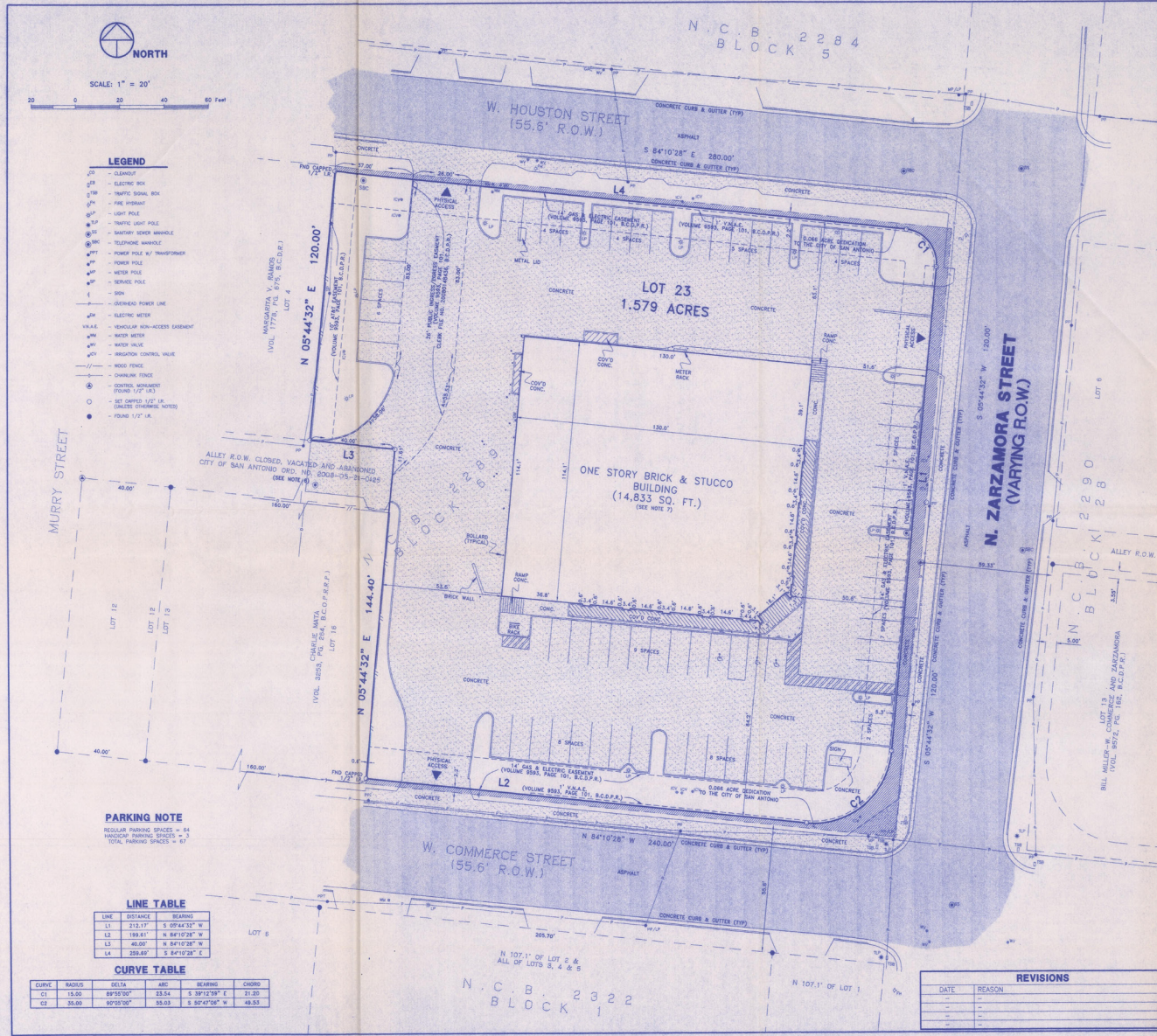
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SURVEY



ALTA/ACSM LAND TITLE SURVEY

**LOT 23, BLOCK 6
NEW CITY BLOCK 2289
WALLGREENS-121 N. ZARZAMORA
IN THE CITY OF SAN ANTONIO
VOLUME 9593, PAGE 101, (CLERK'S FILE
NO. 20080148436), B.C.D.P.R.
BEXAR COUNTY, TEXAS**

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT G.F. NO. 188716 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY. SURVEYOR DOES NOT WARRANT SUBJECT PROPERTY.
- ALL BEARINGS ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "7" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FROM COMMUNITY PANEL NO. 480043 0445 F. REVISION 1/2/07. ZONE DETERMINATION WAS DONE BY LANDMARRA LEADER SERVICES TAX AND FLOOD (CERTIFICATE NO. 1363362-0001), DATED JULY 18, 2007. WE DO NOT ASSUME RESPONSIBILITY FOR THESE DETERMINATIONS.
- SUBJECT TO MEMORANDUM OF LEASE BETWEEN AMRETT ZARZAMORA, LP AND WALLGREEN CO. BY DOCUMENT NO. 200707016, B.C.D.P.R.
- FOR SECTION 3 OF CITY OF SAN ANTONIO ORDINANCE NO. 2008-08-28-0235, THIS ORDINANCE DOES NOT RELEASE ANY PUBLIC RIGHTS IN THE SUBJECT TRACT FOR CHANGE, WATER AND WASTEWATER LINES, ELECTRIC TRANSMISSION LINES, COMMUNICATION LINES OF ALL TYPES, OR ANY OTHER RIGHTS EXCEPT FOR THE RIGHT OF THE PUBLIC TO TRAVEL ON THE SUBJECT TRACT.
- ASURE FUTURE CALCULATIONS ARE BASED ON OVERALL DIMENSIONS AS SHOWN.
- SUBJECT PROPERTY IS ZONED COMMERCIAL, ZONE CODE "C3" PER CITY OF SAN ANTONIO PLANNING AND DEVELOPMENT SERVICES GIS.

CERTIFICATION

AUGUST 2, 2008
THIS SURVEY IS MADE FOR THE BENEFIT OF:
FIDELITY NATIONAL TITLE INSURANCE COMPANY, WALLGREEN CO. AND AMRETT ZARZAMORA, LP.

RONNIE WALLS, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO THE AFORESAID PARTIES AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

THE ABOVE DESCRIBED LOT 23

- THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS IN 2005, AND INCLUDES ITEM 11, 13, A, N, 7500(1)(D), A, B, 10, 11(D), 11(E), 16(C), AND 19(C) OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NPS AND, IN EFFECT, ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A REGISTERED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED IN THE ABOVE PREMISES, THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND AND BUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TEXAS.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT G.F. NO. 188716 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPURTENANCE FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA WITHIN A ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48029C 0445F, WITH A DATE OF DESIGNATION OF JUNE 18, 2007, FOR COMMUNITY NO. 48043A, IN BEXAR COUNTY, STATE OF TEXAS. THIS IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PROPERTY HAS PHYSICAL ACCESS TO N. ZARZAMORA STREET, W. HOUSTON STREET AND W. COMMERCE STREET, INDICATED PUBLIC STREETS OR HIGHWAYS.

Ronald Walls
RONNIE WALLS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 5462

1/30/09
DATE

CLIENT: WALLGREEN CO., AN ILLINOIS CORPORATION
ADDRESS: 121 N. ZARZAMORA STREET, SAN ANTONIO, TEXAS
OWNER: FIDELITY NATIONAL TITLE INSURANCE COMPANY

FILED BY: RW 01/14/09
ISSUED BY: RW 01/27/08
CHECKED BY: RW 01/27/08
DATE: RW 01/27/08
SHEET: 1 OF 1

Windrose Services **Land Austin**

4120 COMMERCIAL CENTER DR. SUITE 300 AUSTIN, TEXAS 78744 Telephone: (512) 326-2100 Fax: (512) 326-2770

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Contact Us

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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

CBRE, Inc.	0299995	texaslicensing@cbre.com	(210) 507-1130
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	(214) 979-6100
Designated Broker of Firm	License No.	Email	Phone
Brooke Armstrong	521349	brooke.armstrong@cbre.com	(214) 979-6100
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Roberts	586374	taylor.roberts@cbre.com	(214) 979-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date