

AMBER HEART RETAIL CENTER

7,953 SF
SPACE
FOR LEASE



SUCCESS SQUARE LLC | VISHNU VEMULAPALLI | 210 268 5725 | REALTORVISH@HOTMAILCOM



KEY FEATURES

BUILDING

- Proposed 1-story retail/medical office building
- **Total: 7,953 SF**
- Plenty of parking
- **Drive-thru available**
- Highly visible elevated corner building
- **Signage visibility from 1604 & Amber Heart**

LOCATION

- Excellent placement on **the corner of South Loop 1604 West & Amber Heart**
- **Surrounded by large residential subdivisions**
- Across the street from Amazon Fulfillment Center
- Nearby National Tenants:
 - Burger King
 - Valero



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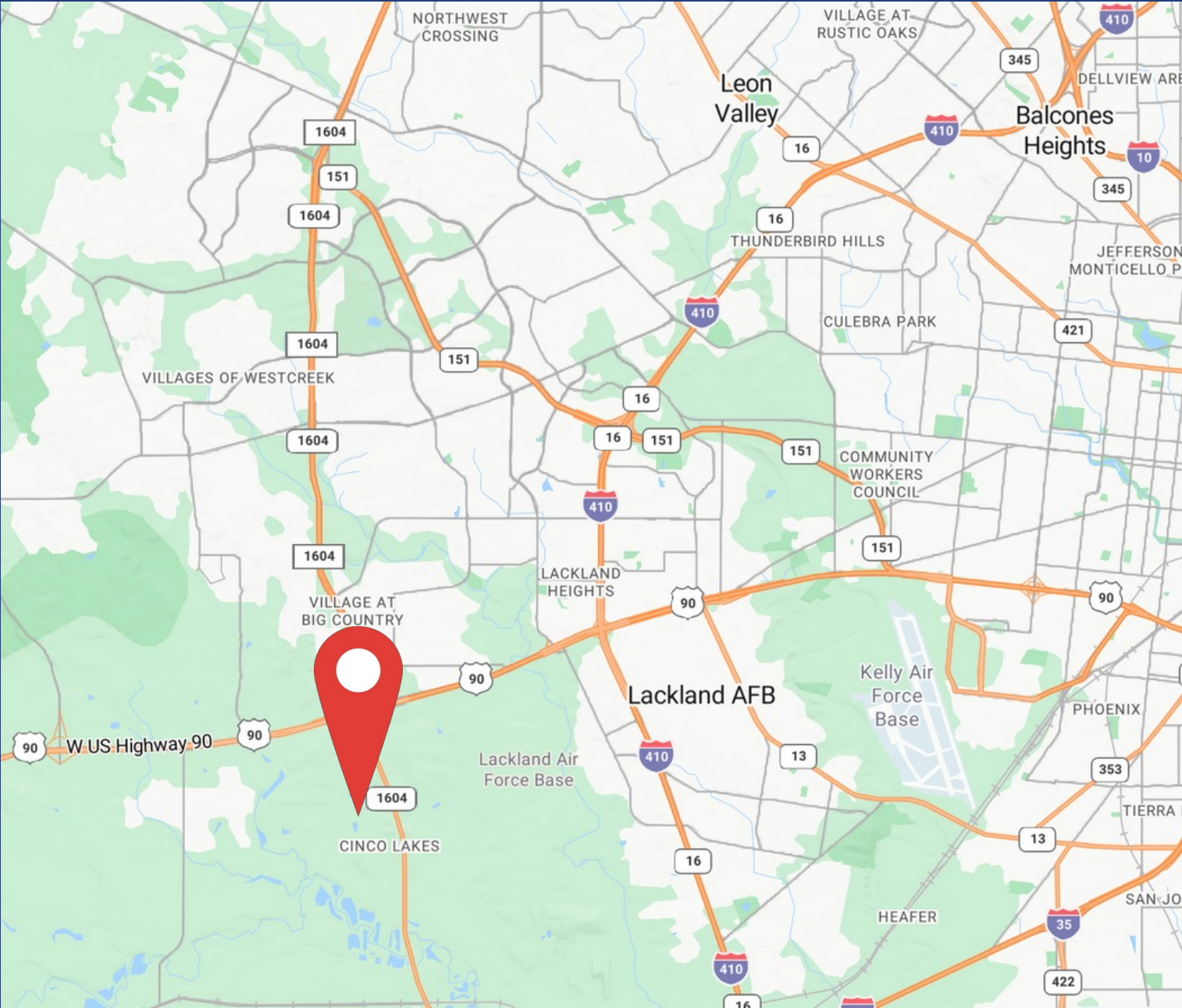
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LOCATION DETAILS

Nearby Roads	Traffic Volume (Cars Per Day)	Count Yr
Loop 1604	20,482	2023
Amber Heart	1,383	2023

Demographics	3 mile
2023 Population	42,018
2023 Households	12,669
Average HHI	\$93,746

Source: Placer.AI

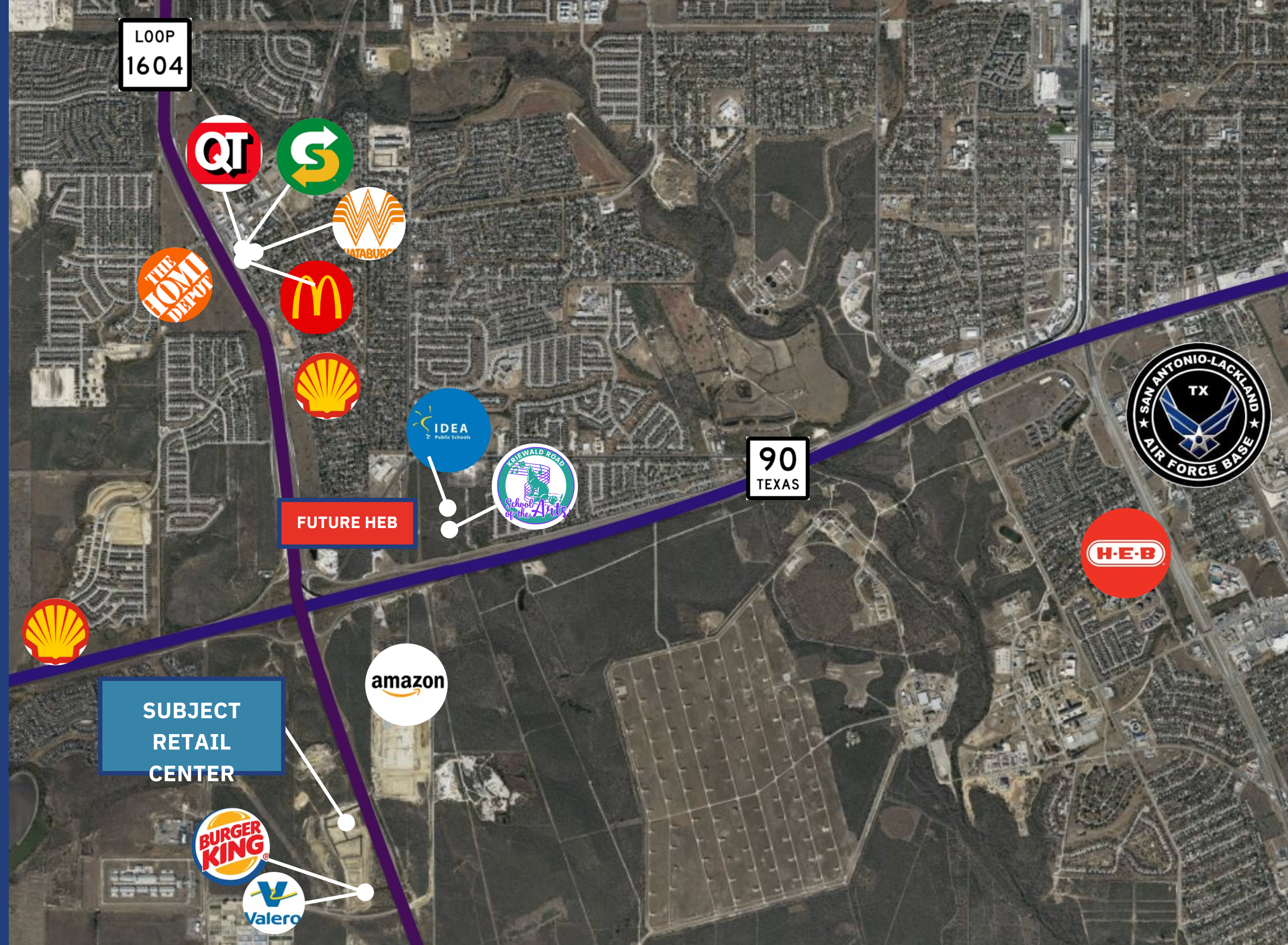


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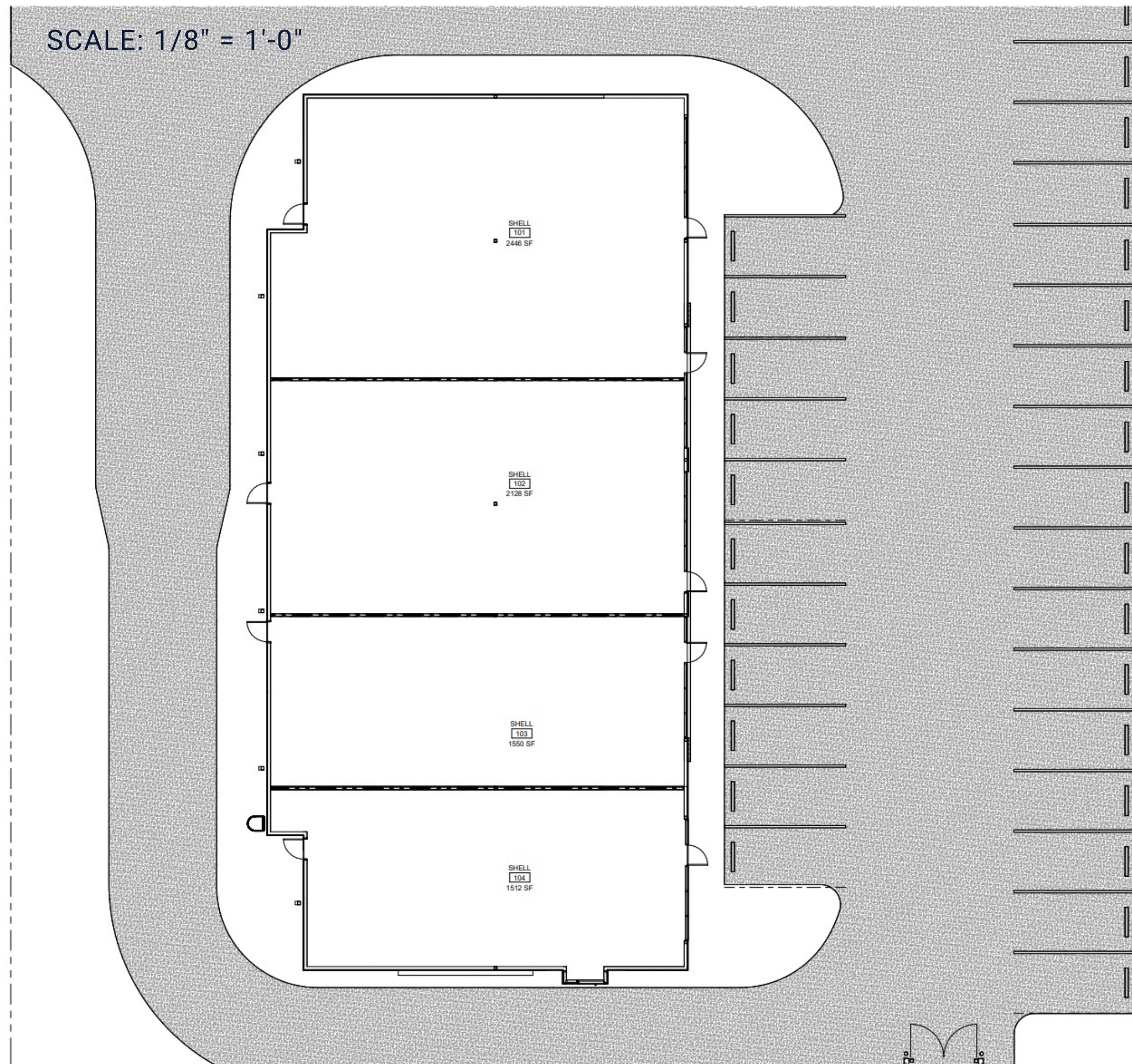
NEARBY BUSINESSES OF INTEREST

Burger King
Amazon Fulfillment Center
Home Depot
Subway
QT Gas
McDonalds
Valero
Idea Public School
Kriewald Road School of the Arts
San Antonio Lackland Air Force Base
Carlisle Air Automotive
UpLift Self Storage Unit
Mt. Olive Lutheran Church
LCMS
Whataburger
Church's Chicken
Big Country Car Wash
Koda's Hangouts



BUILDING PLANS

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PROPOSED EXTERIOR



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CONTACT FOR LEASING

AMBER HEART & S LOOP 1604 INTERSECTION

**7,953 SF
SPACE**



VISHNU VEMULAPALLI
Success Square LLC
210 268 5725
realtorvish@hotmail.com





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' 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.

<u>Success Square, LLC</u>	<u>9006353</u>	<u>success2tx@gmail.com</u>	<u>(210)858-5095</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jian Luo</u>	<u>427030</u>	<u>jmr868@hotmail.com</u>	<u>(210)520-1693</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jian Luo</u>	<u>427030</u>	<u>jmr868@hotmail.com</u>	<u>(210)520-1693</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Vishnu P Vemulapalli</u>	<u>685830</u>	<u>realtorvish@hotmail.com</u>	<u>(210)549-7284</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date