

Prime Retail Location | 0.85 AC LOT

2501 Pat Booker, Universal City, TX 78148

FOR SALE



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Executive Summary

2501 Pat Booker presents an exciting opportunity to acquire a highly visible retail property in one of Universal City's established commercial corridors.

The property features approximately 7,056 SF of retail space on 0.85 acres, offering excellent accessibility, strong exposure, and a flexible layout suited for an owner-user, investor, developer, or retail operator seeking a presence in a well-established market.

Highlights

- Commercial Kitchen
- High Visibility
- Great Accessibility
- Reserved Parking
- Established Retail Corridor
- Plentiful Parking
- Tenant Renewal Option

Listing Details

Sales Price: [Contact for Pricing](#)

Property Type: [Retail](#)

Available SF: [7,056 SF](#)

Land Area: [0.85 AC](#)

Parking: [35 Spots](#)

Zoning: [Outside City Limits](#)

Year Built: [1973](#)

Neighborhood: [Live Oak](#)

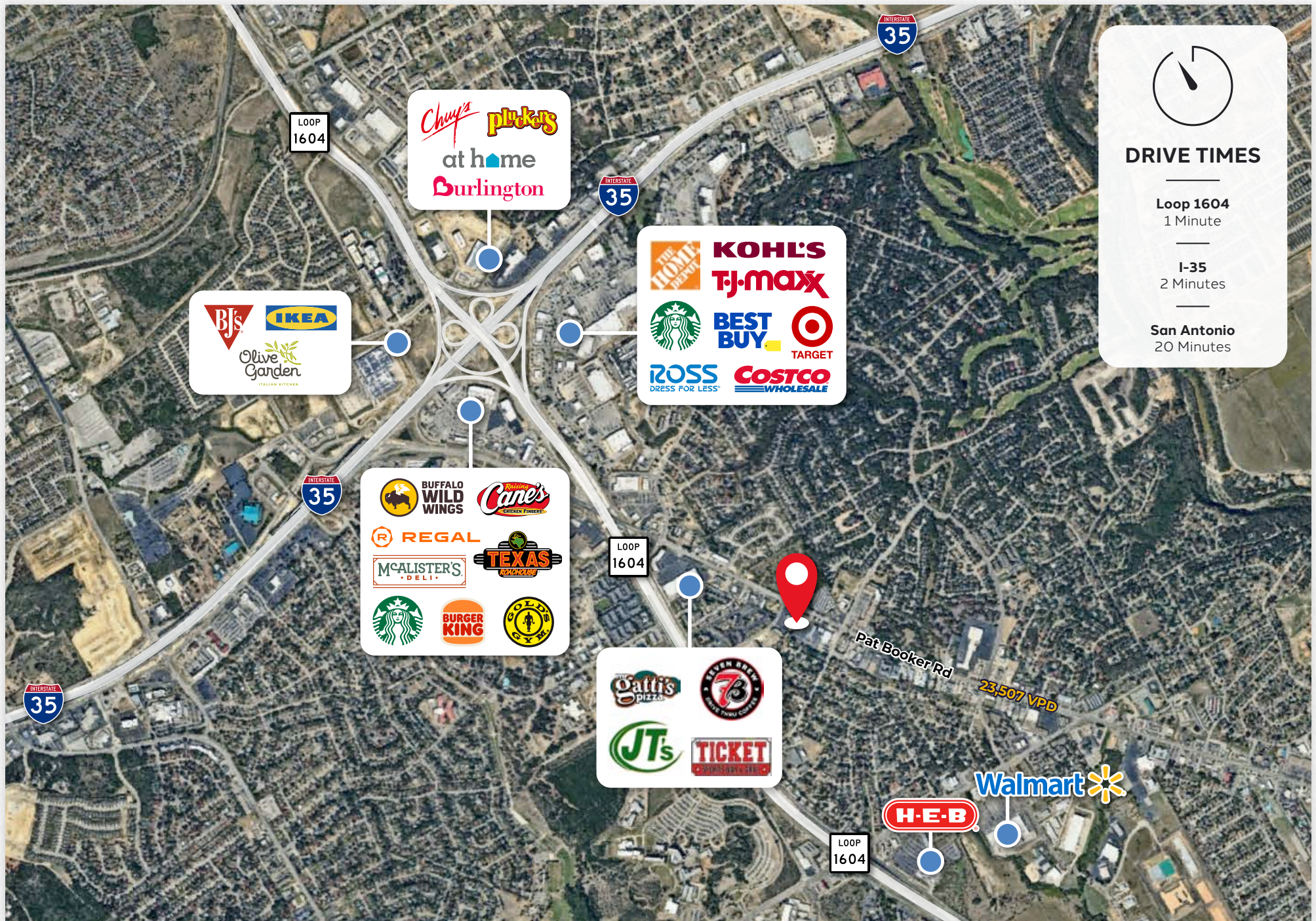
County: [Bexar](#)



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Location Demographics



Population

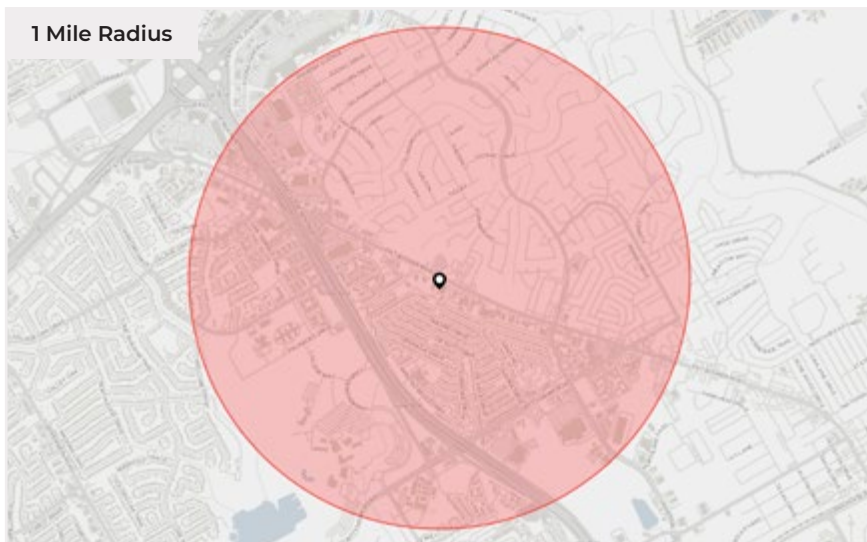
	1 Mile	3 Miles	5 Miles
	12,630	94,809	230,466



Avg Household
Income

	1 Mile	3 Miles	5 Miles
	\$91,890	\$100,436	\$100,908

1 Mile Radius



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

Radius	1 Mile	3 Miles	5 Miles
Households	5,516	37,567	88,374
Households by Marital Status			
Married	2,140	16,588	41,052
Married No Children	1,403	9,661	24,198
Married w/Children	737	6,927	16,854
Education			
Some High School	5.42%	6.46%	7.47%
High School Grad	23.77%	24.43%	24.07%
Some College	33.96%	33.82%	34.10%
Associate Degree	6.06%	6.52%	6.13%
Bachelor Degree	18.72%	18.42%	17.87%
Advanced Degree	12.07%	10.35%	10.36%
Annual Consumer Spending (\$000)			
Apparel	\$8,102	\$60,255	\$144,287
Entertainment	\$21,898	\$157,747	\$376,683
Food & Alcohol	\$42,944	\$304,197	\$722,957
Household	\$23,973	\$177,700	\$427,880
Transportation	\$40,013	\$293,846	\$704,444
Health Care	\$7,177	\$50,031	\$121,284
Education/Day Care	\$8,387	\$62,635	\$149,805

Contact



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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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' 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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