



NORTHWEST CROSSING

7613 Tezel Rd, San Antonio, TX 78250




LOGAN ZHOU

Principal

(832) 495-8855

Logan@gtcapitalusa.com

 7324 Southwest Fwy. Suite 600, Houston, TX 77074

 (832) 831-5885

FOR LEASE
SECOND GENERATION SPACES
RETAIL • OFFICE • RESTAURANT

GT CAPITAL

PROPERTY INFORMATION

LOCATION

**7613 Tezel Rd,
San Antonio, TX 78250**

SIZE

Lot Size Gross Leasable Area
0.961 ACRE 9,266 SF

LEASE RATE & NNN RATE

CALL LISTING BROKER

AVAILABILITY

SUITE 7613: 3,414 SF

TRAFFIC COUNTS

Tezel Road 31,000 VPD

DELIVERY

Year Built Status
1983 AVAILABLE IMMEDIATELY

PARKING

Parking Space Parking Ratio
± 37 3.82 : 1,000

ZONING

X (C-3)

CONDITION

• 2ND GEN RETAIL/OFFICE



PROPERTY HIGHLIGHTS

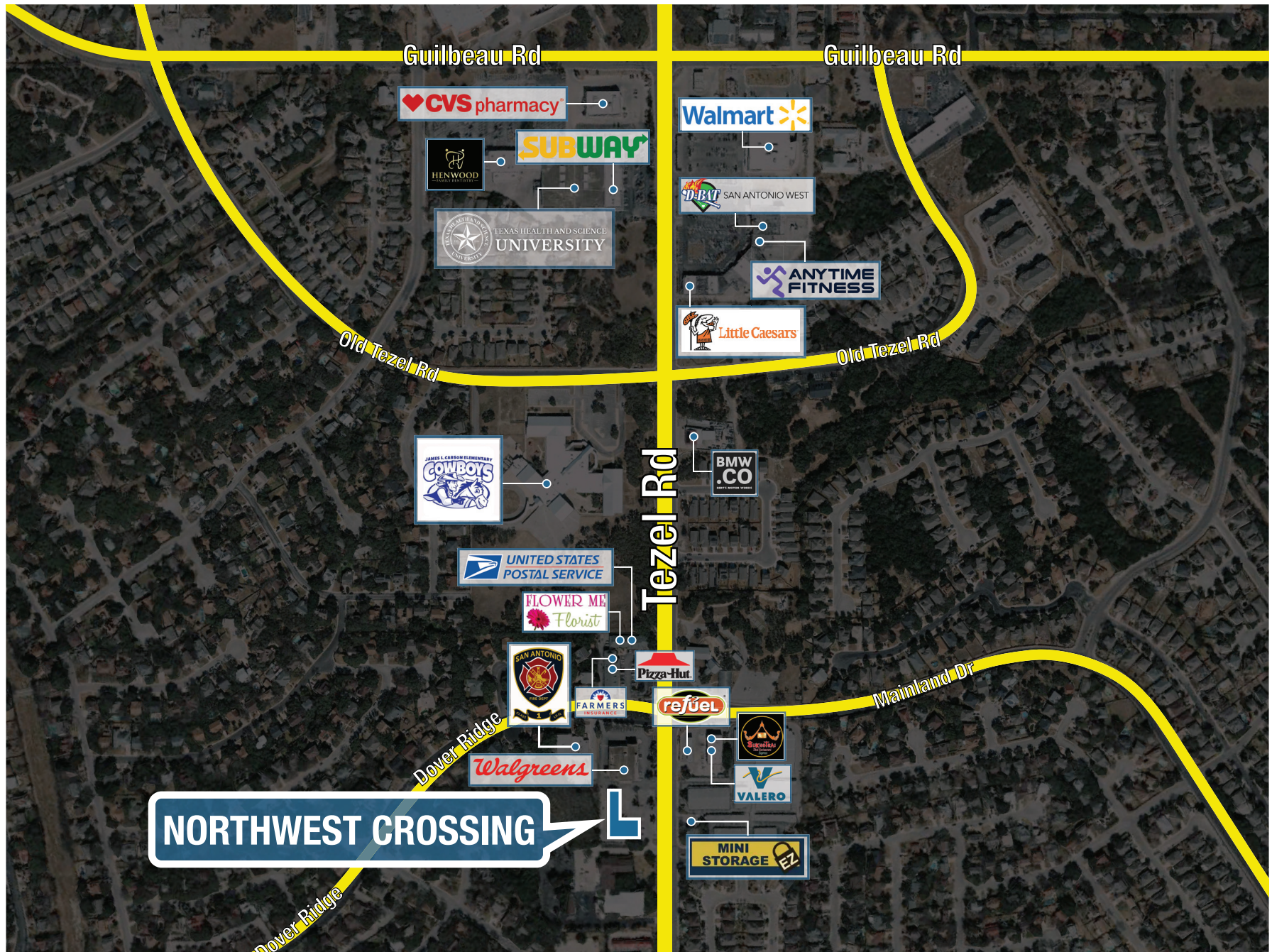
- ★ **Visibility:** Located on a busy intersection with high daily traffic counts.
- ★ **Accessibility:** Easy access from Loop 1604 and Highway 16, providing convenience for customers coming from various parts of the city.
- ★ **Surroundings:** Close to major residential communities such as Braun Station and Guilbeau Park, ensuring a steady influx of potential shoppers.
- ★ **Layout:** Well-designed parking lot with multiple entry and exit points to minimize congestion and provide easy access to all retail units.

AREA HIGHLIGHTS

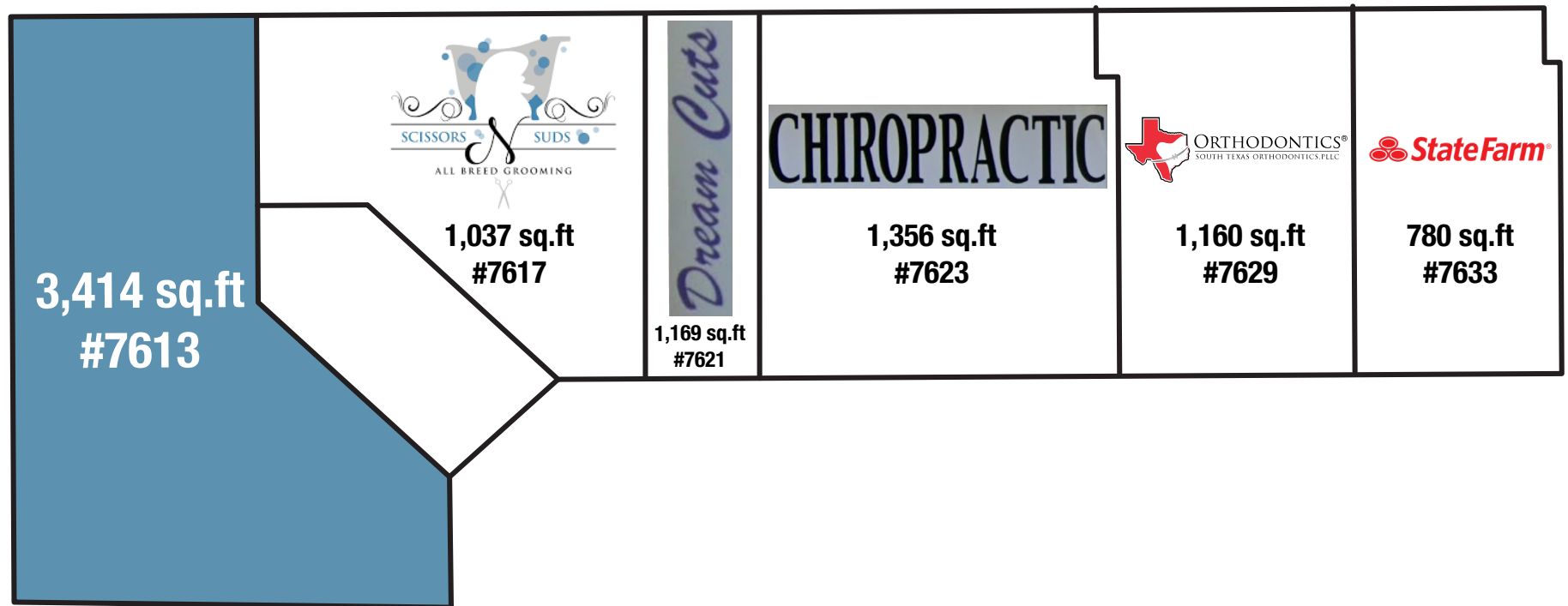


DEMOGRAPHICS AT A GLANCE

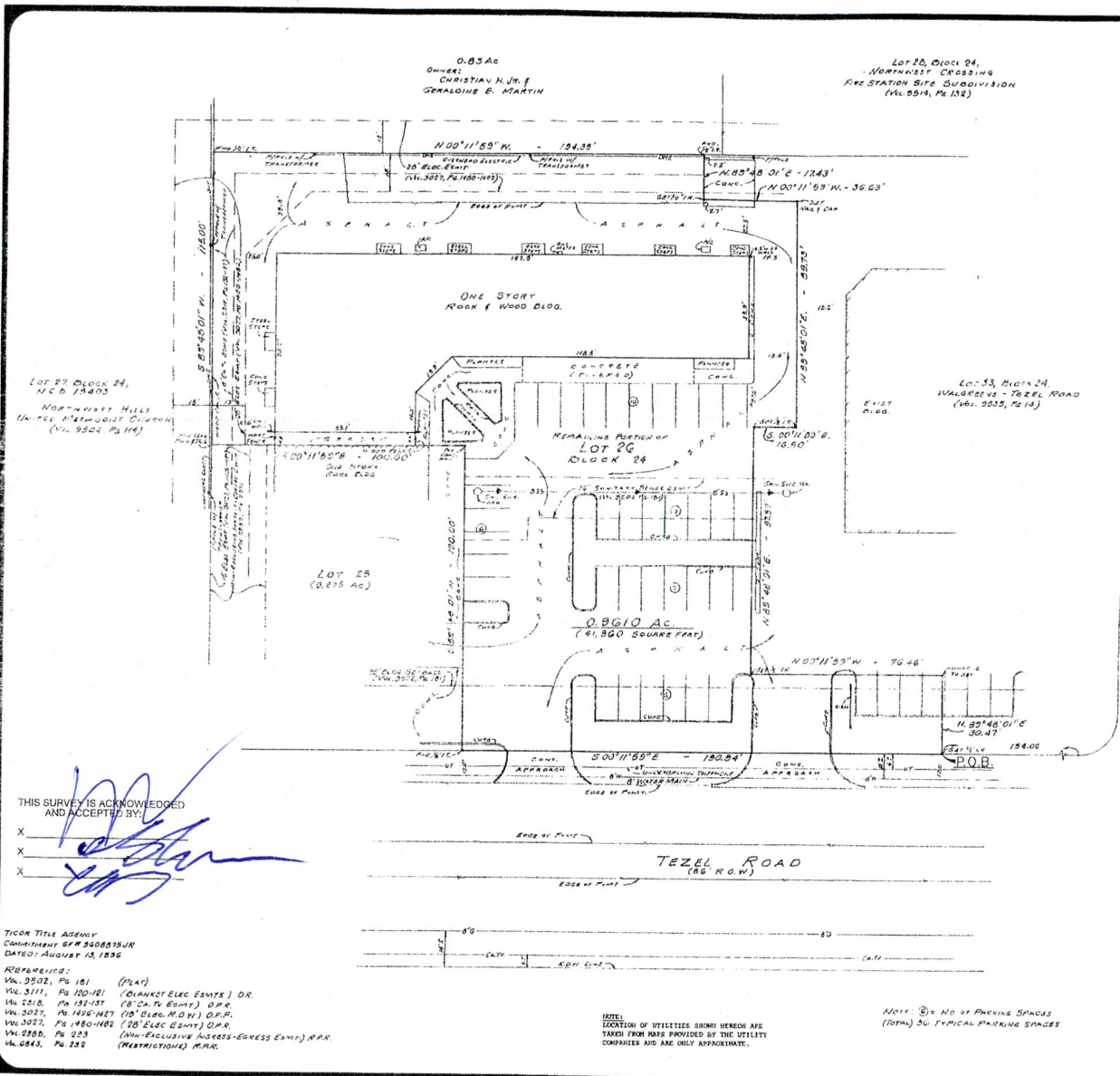
POPULATION	1 MILE	3 MILE	5 MILE
Total Population	17,449	124,362	313,080
Total Households	5,890	42,453	116,806
Average Household Income	\$88,766	\$76,846	\$72,558



FLOOR PLAN



SURVEY



DO NOT REMOVE

THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY:

X _____

X _____

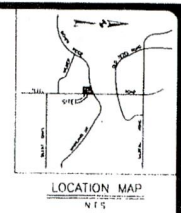
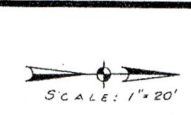
X _____

TICOR Title Agency
 Commitment # M 3408518UR
 DATED: AUGUST 15, 1995

REFERENCES:
 Vol. 3502, Pg. 151 (1242)
 Vol. 3111, Pg. 120-121 (CIVIL & ELEC. ENTS.) DR.
 Vol. 2218, Pg. 151-157 (CIVIL & ELEC. ENTS.) DR.
 Vol. 3023, Pg. 1455-1461 (CIVIL & ELEC. ENTS.) DR.
 Vol. 3023, Pg. 1460-1462 (CIVIL & ELEC. ENTS.) DR.
 Vol. 2888, Pg. 223 (NON-EXCLUSIVE ACCESS-EGRESS ENTS.) R.P.R.
 Vol. 2848, Pg. 132 (RESTRICTIONS) P.L.M.C.

NOTE:
 LOCATION OF UTILITIES SHOWN HEREON ARE TAKEN FROM MAPS PROVIDED BY THE UTILITY COMPANIES AND ARE ONLY APPROXIMATE.

NOTE: (1) NO. OF PARKING SPACES (TOTAL) 30 TYPICAL PARKING SPACES



0.83 AC
 OWNERS:
 CHRISTIAN N. JR. &
 GERALDINE E. MARTIN

LOT 26, BLOCK 24,
 NORTHWEST CROSSING
 FIRE STATION SITE SUBDIVISION
 (Vol. 2514, Pg. 132)

LOT 27, BLOCK 24,
 N.C.B. 13403
 NORTHWEST HILLS
 (N.W. 1/4 SEC. 10, T. 10N., R. 10E., S. 10E.)
 (Vol. 9524, Pg. 116)

LOT 28,
 0.875 AC

LOT 29, BLOCK 24,
 VALERIE VS - TEZEL ROAD
 (Vol. 2653, Pg. 14)

ONE STORY ROOM & WOOD BLDG.

REMAINING PORTION OF LOT 26

0.8610 AC
 (41,820 SQUARE FEET)

TEZEL ROAD
 (86' R.O.W.)

STATE OF TEXAS
 COUNTY OF BEXAR

I hereby certify

1) that the above plat is true and correct according to an actual survey made on the ground under my supervision; that there are no visible encroachments, discrepancies, conflicts, encroachments, overlapping of improvements except as shown on the plat; that the encroachments or rights-of-way shown hereon were determined either from visual observation or from matters of records of which the undersigned has knowledge.

2) that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Local Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1, 4, 5, 7, 8, 11, & 13 of Table A thereof; and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM) and in effect on the date of this certification of an "Urban" Survey.

Adopted by the American Land Title Association on October 17, 1992.
 Adopted by the American Congress on Surveying and Mapping on November 11, 1992.

3) that this survey was prepared with and in reliance upon a Commitment for Title Insurance issued by Title Surety Company, OF #9084151R with effective date of August 13, 1996.

4) that to the best of my knowledge the above referenced property is not within the 100 year flood plain as noted from the FEMA Flood Insurance Rate Map 241 of 900, Community Flood Number 4827PC0243 E, dated February 16, 1996 for Bexar County, Texas and incorporated areas.

This _____ day of September, 1995, A.D.

Stephen G. Keener
 Registered Professional Land Surveyor No. 1031
 Stephen A. Keener

PROPERTY AND IMPROVEMENT SURVEY OF

PAUL & DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL ENGINEERS

210324-9494
 PAC 8224-3481

9210 BROADWAY, BIRMINGHAM, AL 35202
 (205) 988-1777 FAX (205) 988-1787

A 0.9610 acre, or 41,860 square feet, tract of land, being the remaining portion of Lot 26, Block 24, New City Block (N.C.B.) 13403, Northwest Crossing Commercial Center in the City of San Antonio, Bexar County, Texas (recorded in Volume 9522, Page 181 of the Deed and Plat Records of Bexar County, Texas). Said 0.9610 acre tract being further described by metes and bounds as follows:

BEGINNING At a set 1/2" iron rod with yellow cap marked "Page-Drewson" in the west right-of-way line of Tezdel Road, on the south right-of-way, said point being the intersection southeast corner of Lot 25, Block 24, N.C.B. 13304, Walgrove-Crest Road, recorded in Volume 9315, Page 14 of the Deed and Plat Records of Bexar County, Texas and the northeast corner of the herein described 0.9610 acre tract;

THENCE S 09°11'39" E, along said right-of-way line, a distance of 109.94 feet to a found 1/2" iron rod at the northeast corner of Lot 23 of the aforementioned Northwest Crossing Commercial Center and a corner of this tract;

THENCE Departing said right-of-way line and along the south and west line of said Lot 25 as follows:

S 89°43'01" W, a distance of 120.00 feet to a found concrete rod at the northwest corner of said Lot 25 and;

S 09°11'39" E, a distance of 120.00 feet to a found iron rod and on the north line of Lot 27, Block 24, N.C.B. 13304, Northwest Crossing Commercial Center as recorded in Volume 9304, Page 114 of the Deed and Plat Records of Bexar County, Texas and the northeast corner of said Lot 25;

THENCE S 89°43'01" W, along said north line, a distance of 133.50 feet to a found 1/2" iron rod at the northeast corner of this tract;

THENCE N 09°11'39" E, a distance of 191.13 feet to a found 1/2" iron rod at the trackhead corner of the aforementioned Lot 23;

THENCE Along the corner line of said Lot 23 and the northern remaining portion of Lot 26 as follows:

N 89°43'01" W, a distance of 12.43 feet to a set 1/2" iron rod with yellow cap marked "Page-Drewson";

N 09°11'39" E, a distance of 26.62 feet to a set nail and cap;

N 89°43'01" W, a distance of 89.71 feet to a set 1/2" iron rod with yellow cap marked "Page-Drewson";

S 09°11'39" E, a distance of 16.58 feet to a set 1/2" iron rod with yellow cap marked "Page-Drewson";

S 89°43'01" W, a distance of 92.27 feet to a set 1/2" iron rod with yellow cap marked "Page-Drewson";

N 09°11'39" E, a distance of 76.48 feet to the northern corner of this tract; and

N 89°43'01" W, a distance of 18.43 feet to the POINT OF BEGINNING; contains 0.9610 of an acre of land in accordance with a survey prepared by Department Consulting Engineers, Inc.

STATE OF TEXAS
 COUNTY OF BEXAR

I hereby certify

1) that the above plat is true and correct according to an actual survey made on the ground under my supervision; that there are no visible encroachments, discrepancies, conflicts, encroachments, overlapping of improvements except as shown on the plat; that the encroachments or rights-of-way shown hereon were determined either from visual observation or from matters of records of which the undersigned has knowledge.

2) that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Local Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1, 4, 5, 7, 8, 11, & 13 of Table A thereof; and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM) and in effect on the date of this certification of an "Urban" Survey.

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This _____ day of September, 1995, A.D.

Stephen G. Keener
 Registered Professional Land Surveyor No. 1031
 Stephen A. Keener

DATE: SEPTEMBER 1995

DESIGNED: CHERRY, C. G., BARNHART, P.

PLAT: 1 OF 1

RENDERING



RENDERING



RENDERING



RENDERING



RENDERING



11/2/2015



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:
 - 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.

GT Capital	9012635	admin@GTcapitalUSA.com	(832)831-5885
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rodney Dean Henson	457024	admin@GTcapitalUSA.com	(832)831-5885
Designated Broker of Firm	License No.	Email	Phone
Rodney Dean Henson	457024	admin@GTcapitalUSA.com	(832)831-5885
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan Zhou	0639394	logan@GTcapitalUSA.com	(832)495-8855
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

TXR-2501

Realin Properties, 14090 Southwest Fwy, Ste 102 Sugar Land, TX 77478

Greg Zhou

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Fax: 713-785-6631

www.houf.com

Information available at www.trec.texas.gov

IABS 1-0 Date

Listing