

FOR LEASE - OFFICE

3208 Napier Park

Shavano Park, Texas 78231



PROPERTY INFO

+ Located near the intersection of Loop 1604
Access Road and Napier Park

+ 1,900 SF

+ Zoned C-2

+ Space will be delivered Vanilla Box

+ Tenant Improvement Allowance \$15 psf

+ Available April 2020



Square
Footage



± 1,900 SF

Lease Rate



\$22 psf
+NNN

Lease
Term



36-60
month

Zoning



B-2
General
Commercial

Angela Loera

Associate Partner

(210) 848-9772

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Cyra Mortazavi Trevino, MS-HRD

Senior Partner

(210) 724-8682

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INTEGRITY • LOYALTY • SERVICE • INSPIRATION

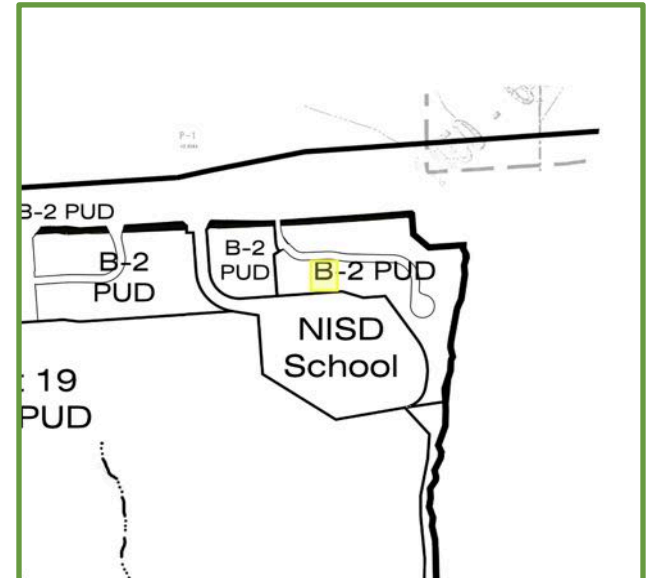
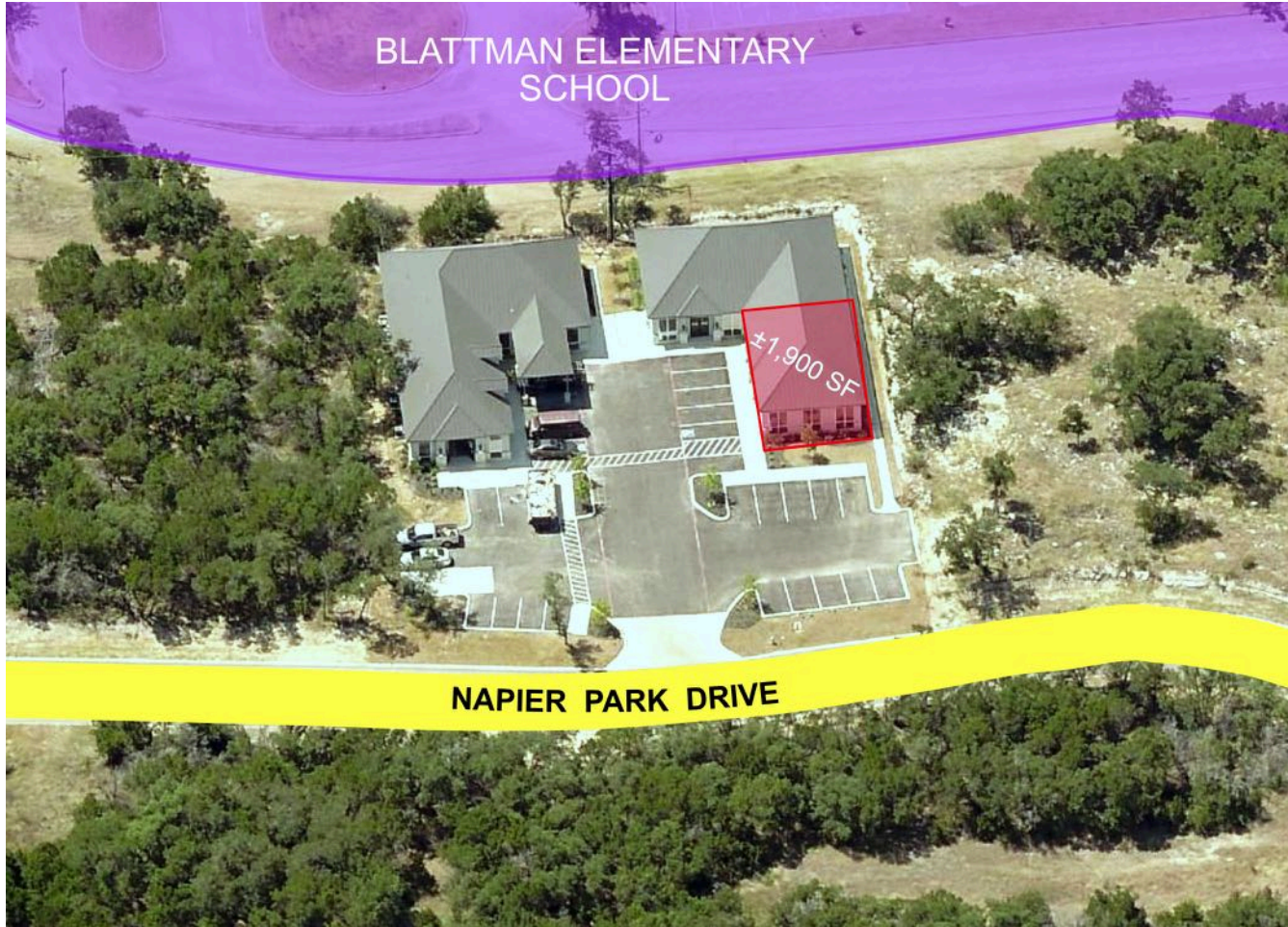
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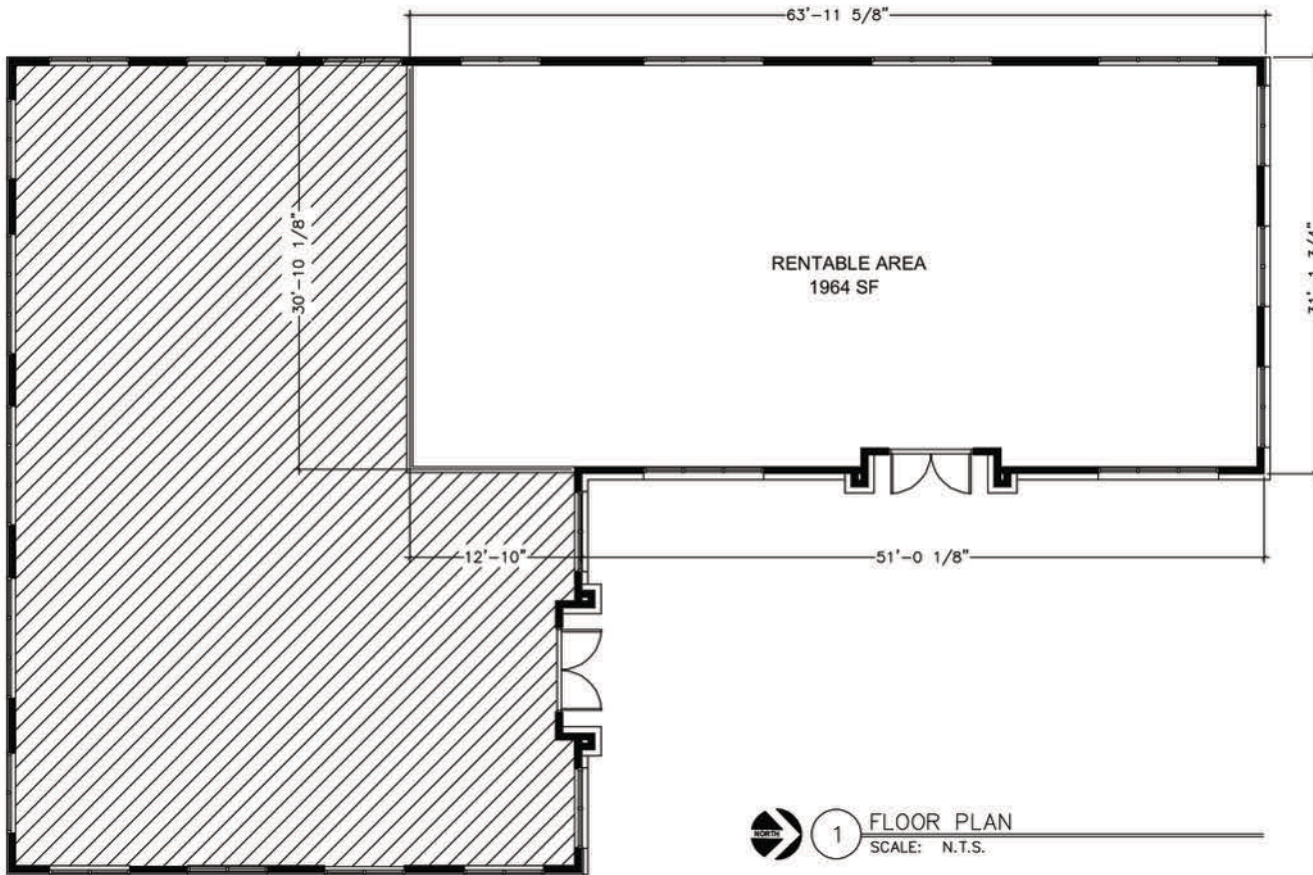
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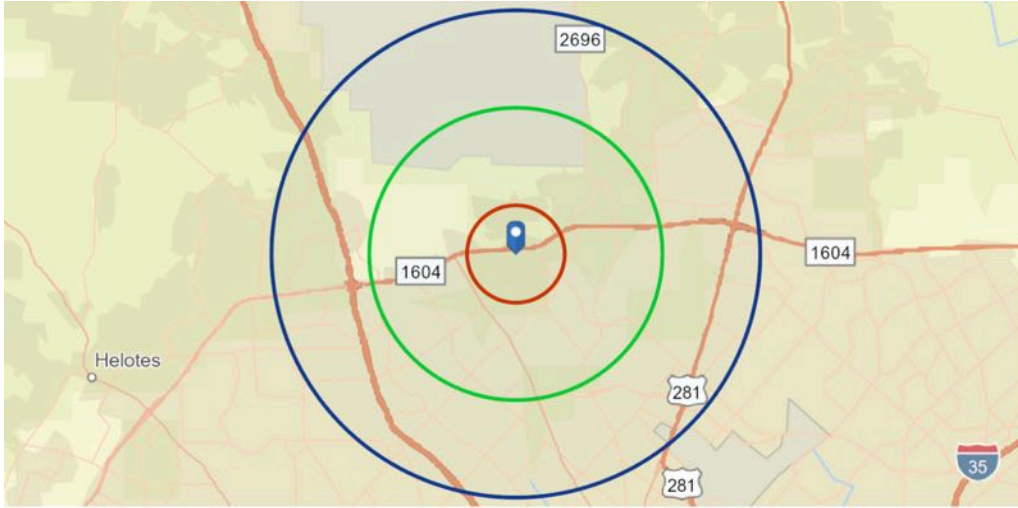
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INCOME	1 mile	3 miles	5 miles
2019 Per Capita Income	\$75,842	\$56,413	\$43,799
2019 Median Household Income	\$155,268	\$93,569	\$68,478
2019 Average Household Income	\$213,281	\$134,897	\$102,309
2024 Per Capita Income	\$77,965	\$61,024	\$48,445
2024 Median Household Income	\$156,917	\$101,834	\$76,490
2024 Average Household Income	\$219,720	\$145,390	\$113,012

BUSINESS & EMPLOYMENT	1 mile	3 miles	5 miles
2019 Total Businesses	312	2,643	9,644
2019 Total Employees	3,217	24,991	126,757
2019 Total Sales (\$000)	\$466,451	\$4,100,001	\$20,309,208
2019 Employed Civilian Population Age 16+	3,205	32,444	100,740
2019 Unemployed Population Age 16+	79	1,015	4,101
2019 Unemployment Rate	2.4%	3.0%	3.9%

POPULATION	1 mile	3 miles	5 miles
2019 Total Population	6,920	62,393	187,810
2019 Household Population	6,920	62,270	185,080
2019 Family Population	6,359	50,908	139,164
2024 Total Population	7,531	66,185	201,664
2024 Household Population	7,531	66,063	198,935
2024 Family Population	6,905	53,846	148,886

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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.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- X **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- X **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):

- X Put the interests of the client above all others, including the broker's own interests;
- X Inform the client of any material information about the property or transaction received by the broker;
- X Answer the client's questions and present any offer to or counter-offer from the client; and
- X 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:

- X Must treat all parties to the transaction impartially and fairly;
- X 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.
- X 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:

- X The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- X 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.

Roberto R. Rodriguez	654617	rrodriguez@verdecommercial.com	(210) 264-8897
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Angela Loera	712244	aloera@verdecommercial.com	(210)848-9772
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date