

DELTA PROPERTIES

Commercial Real Estate Services

FOR LEASE

TOWNE SQUARE @ 5525 Blanco Rd (Retail Space)



For Information:

Chad Clark
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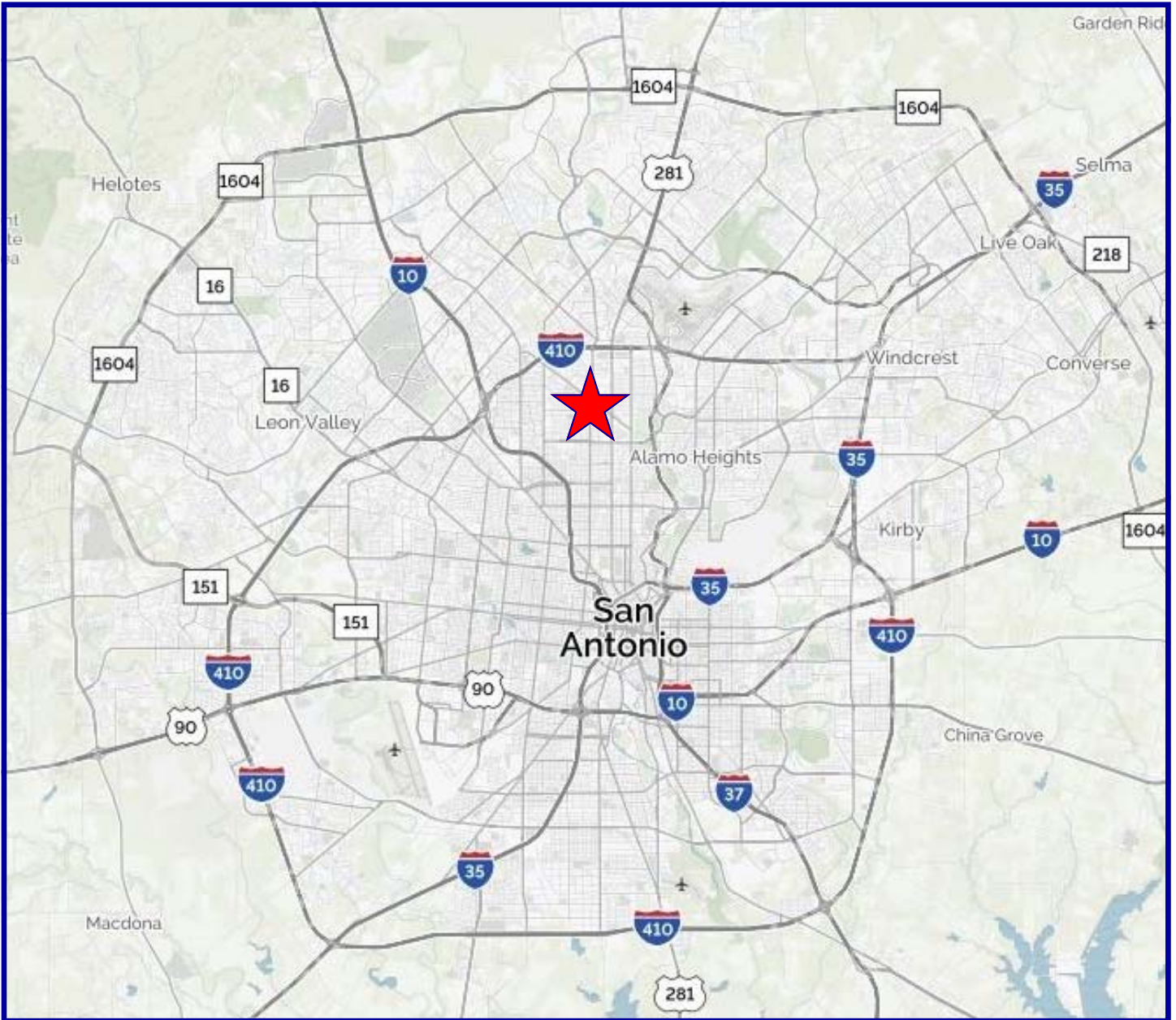
Property Information

Location:	11163 W Loop 1604 N (Near Loop 1604 & Bandera)
Building Sizes	Retail building: 8,400 square feet (minimum suite size 1,200 square feet)
Lease Rates	Contact Chad Clark
Lease Spaces	Suite 125 - 1,133 Sq Ft Suite 113 - 1,257 Sq Ft Suite 108 - 3,521 Sq Ft
Comments	-Convenient access to Loop 410 and major arteries (Blanco, San Pedro, J -Very high population density - Near Target, HEB, North Star Mall -Great Visibility with frontage on Blanco Rd

Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, expressed or implied, may be made as to the accuracy or reliability of the information contained herein.

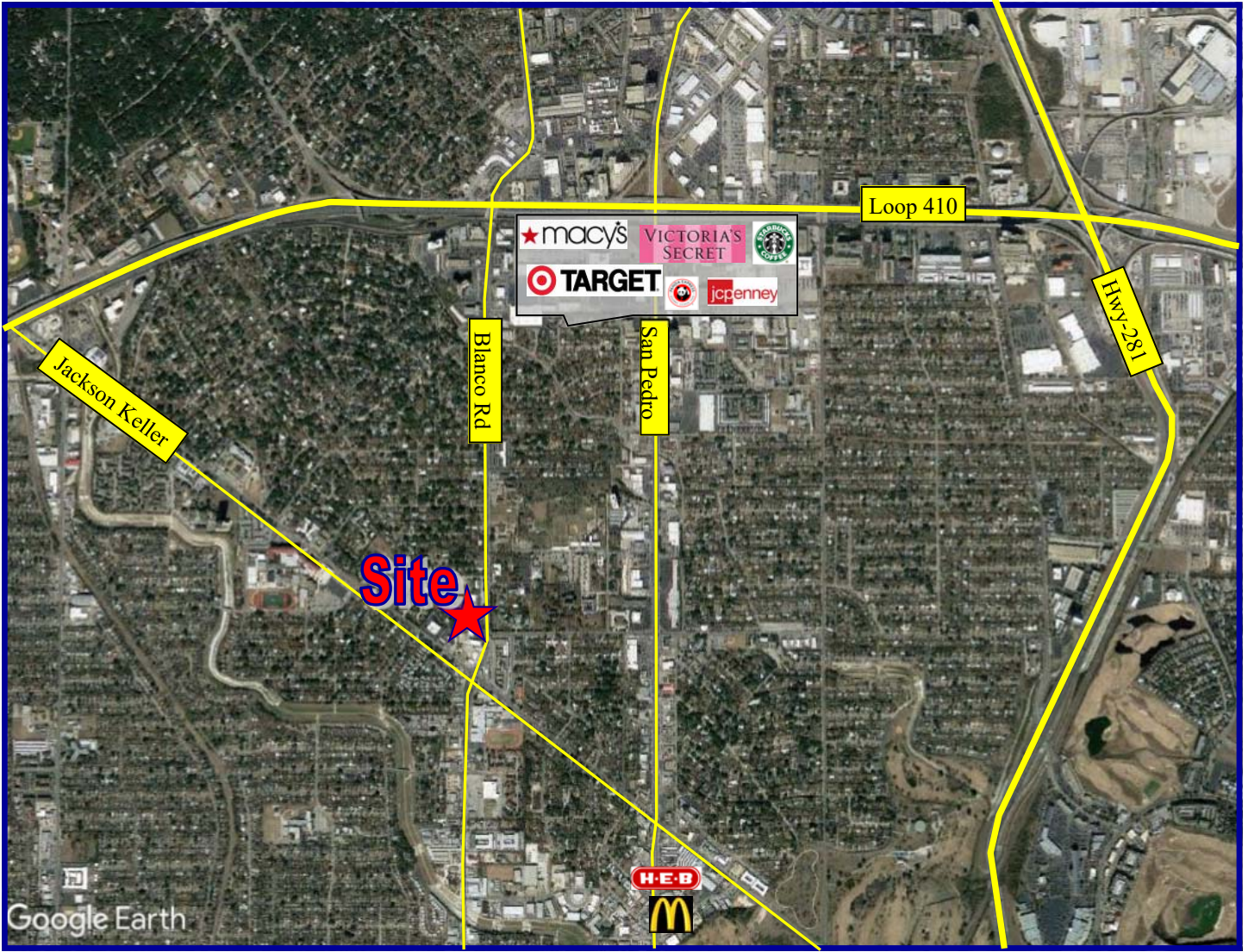
5525 BLANCO RD

LOCATION





TENANTS	SUITE	SIZE
SA Green Laundry	101	2,323 SF
First Choice Care	102	1,331 SF
Allied Loan	103	988 SF
Heavenly Beauty	104	1,225 SF
Cristina's Jewelry	105	1,845 SF
The Door Church	107	6,160 SF
VACANT	108	3,521 SF
Otaku Cafe	109	0 SF
Debbie's Hair	110	1,240 SF
Munchn' Madness	111	1,400 SF
World Finance	112	1,355 SF
VACANT	113	1,257 SF
Castle Nails	114	1,206 SF
Chicago Pizza	115	2,556 SF
Pollos Don Jose	119	3,369 SF
Bella Flora	120	1,184 SF
Maverick	121	880 SF
Cakes & More	122	1,193 SF
Shirl's Curls	123	1,221 SF
Safety Service	124	995 SF
VACANT	125	1,133 SF





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:

- **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.

Suerte Nikki, LLC	9003328	cclark@deltaproperties.com	210-404-1333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Clark	503486	cclark@deltaproperties.com	210-404-1333
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date