

FOR LEASE

**1,500 SF of Retail/Office
Space in a Retail Center**

**3142 Pat Booker Rd
Universal City,
TX 78148**



SCAN OR CLICK
FOR VIRTUAL TOUR

Riley Perry
Associate

936.615.2662
RiPerry@asterra.com

Monique Rivera
Vice President

210.286.7705
MRivera@asterra.com

Ross Colley
Vice President

214.208.6900
RColley@asterra.com



Executive Summary

3142 Pat Booker Road is a retail shopping center located at the corner of FM 1604 and Pat Booker Road. Current tenants include Rush Fun Park, SynergenX, Tuesday Morning, Wayback Burgers, Bubba's 33, and more. The property provides ample parking and easy access to nearby roadways.

The unit is a 1,500 SF open retail space located right beside wayback burgers, and provides prime visibility to the high volume of daily traffic right on the frontage rd of FM 1604 with easy access to IH-35.

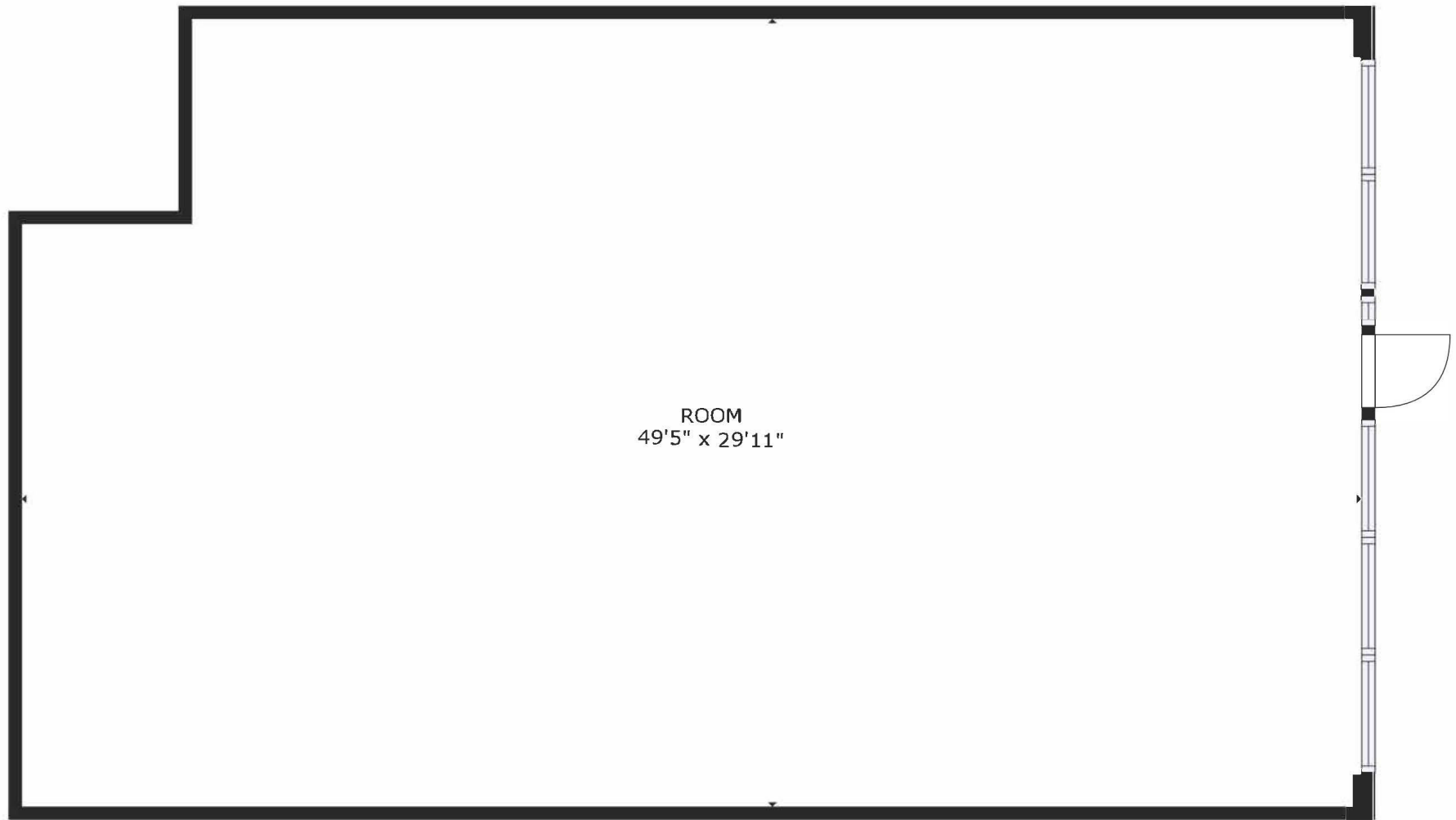
Highlights

- Located in Retail Center at Corner of FM 1604 and Pat Booker Rd
- High Traffic Volume on Surrounding Roads
- Well Known Retail Tenants Located in the Retail Center
- Easy Access to Nearby Roadways
- High Traffic Volumes

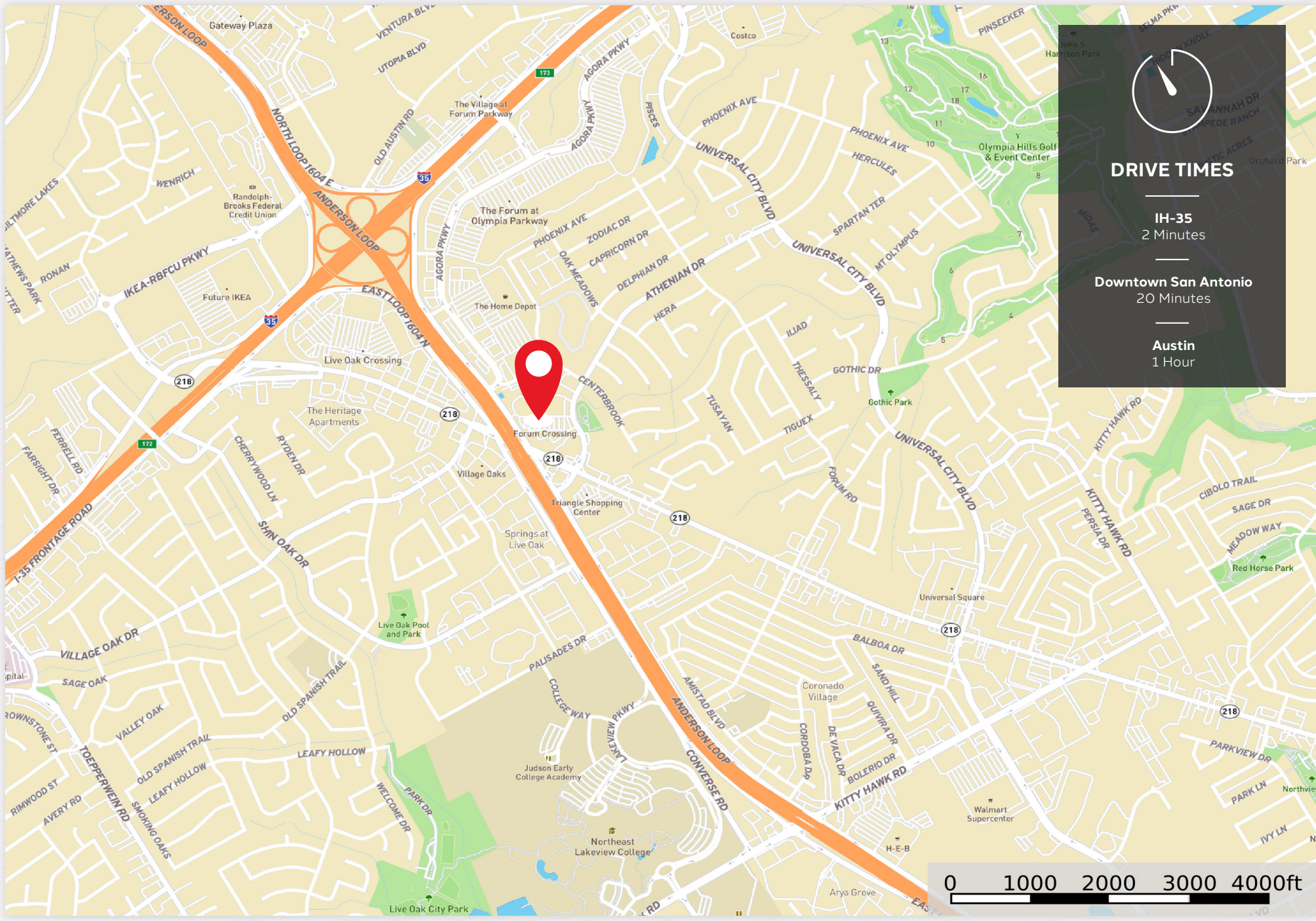
Listing Details

Lease Rate:	\$28.00 PSF
Estimated Operating Exps:	Contact for OPEX
Property Type:	Retail/Office
Available SF:	1,500 SF
Available:	Immediately
Zoning:	OCL
Year Built:	2017
Lease Term:	Negotiable
Neighborhood:	Universal City
Other:	Dark Shell Condition





FLOOR 1



DRIVE TIMES

- IH-35**
2 Minutes
- Downtown San Antonio**
20 Minutes
- Austin**
1 Hour

Contact



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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.

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' 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.

Asterra Commercial d/b/a Asterra Properties	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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