

HEB LYTLE CROSSING
20,690 SF FORMER BEALLS AVAILABLE



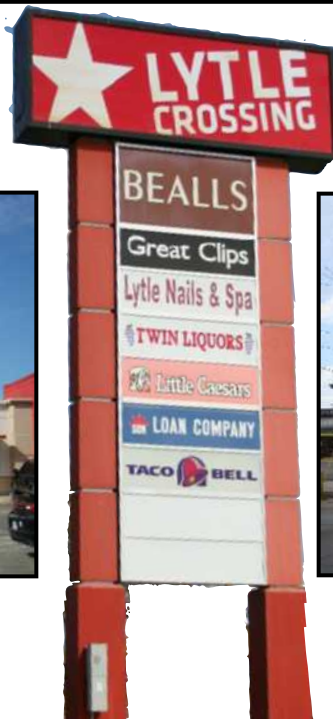
REPRESENTING THE OWNER

BILL OSBORNE
OSBORNE PROPERTIES
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SUTHERLAND SPRINGS, TEXAS 78161-0206

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PROPERTY INFORMATION

PROPERTY:	HEB Lytle Crossing
LOCATION:	19337 Mc Donald Street at IH-35 South Lytle, TX (Exit FM 2790)
ANCHOR:	112,000 HEB Plus
SPACE AVAILABLE:	20,690 SF Former Bealls
BAY DEPTH:	127'
PRIMARY LEASE TERM:	10 Years
LEASE RATE:	\$9.00 SF Annually, NNN.
EXPENSES:	\$1.35 SF Tax \$2.25 SF CAM \$0.18 SF Insurance \$3.78 SF Annually
FINISHOUT ALLOWANCE:	None. Lessee to accept space in its "AS IS/WHERE IS" condition
PARKING SPACES:	130 spaces in front of Bealls
ZONING:	B-3. City of Lytle. 830-709-3692
PYLON SIGN:	Bealls location available. \$75.00 monthly.
UTILITIES:	Lessee is advised to retain an engineer to confirm the location, capacity and accessibility of all utilities to determine if utilities are adequate for Lessee's intended use
AGENCY:	Osborne Properties Represents the Owner Information About Brokerage Services is Included in this Package



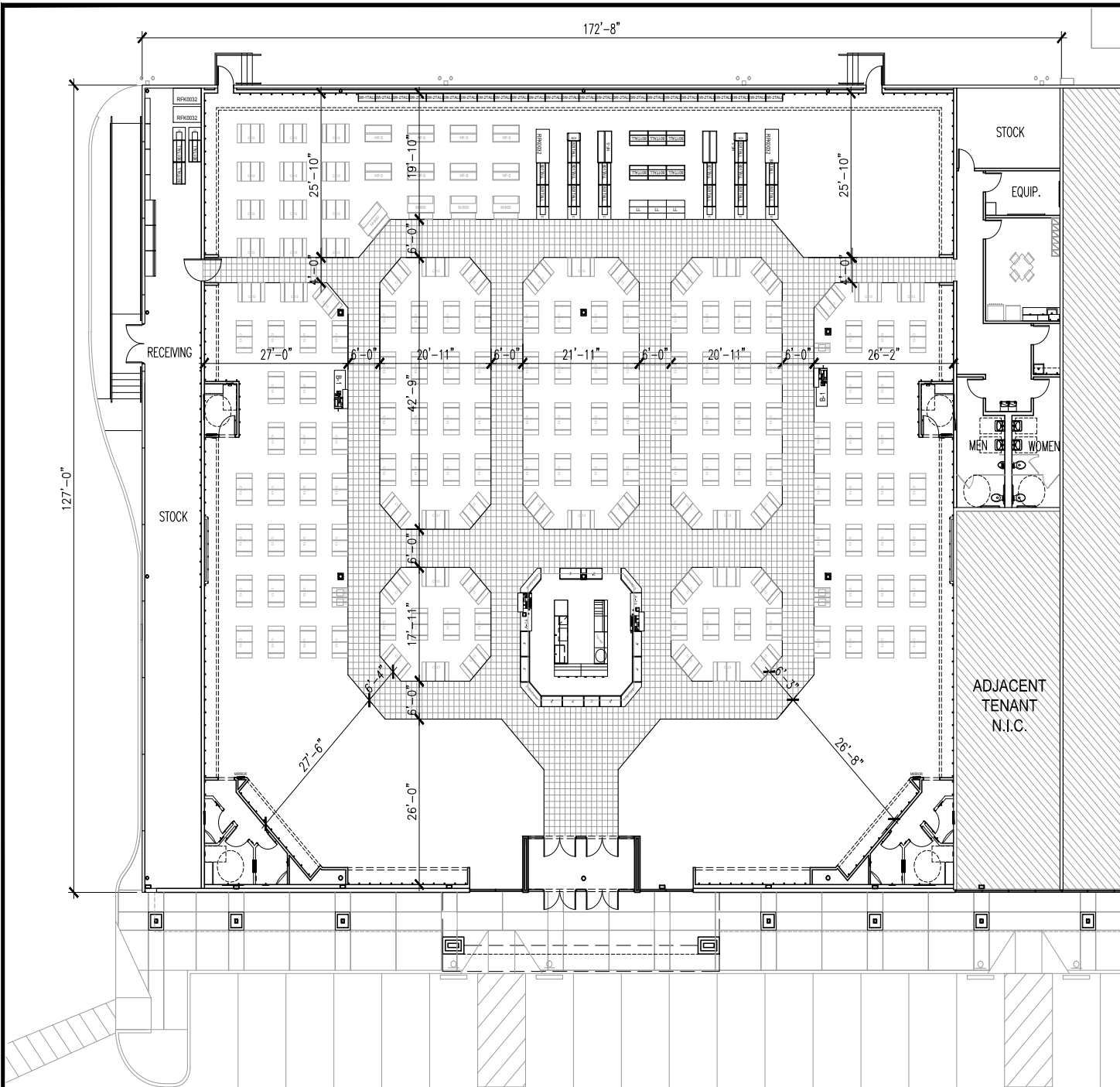


Google Earth

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900 ft



SALES FLOOR SHOE COUNT (HIGH CAPACITY)			
	WALL UNIT = 60 PAIRS PER UNIT	60 PAIRS x 16	UNITS = 960 PAIRS
	SHOE FLOOR UNITS = 110 PAIRS PER UNIT (801) = 200 PAIRS PER UNIT (HF5)	110 PAIRS x 23 200 PAIRS x 2	UNITS = 2530 PAIRS UNITS = 400 PAIRS
	END CAP/FLOOR DISPLAY = 60 PAIRS PER UNIT (LL) = 40 PAIRS PER UNIT (TT)	60 PAIRS x 3 40 PAIRS x 8	UNITS = 180 PAIRS UNITS = 320 PAIRS
	EXCALIBUR SHELVING = 120 PAIRS PER UNIT	120 PAIRS x 3	UNITS = 360 PAIRS
	TOTAL SALES FLOOR:	4390	PAIRS OF SHOES
	TOTAL SHOE COUNT:	4750	PAIRS OF SHOES

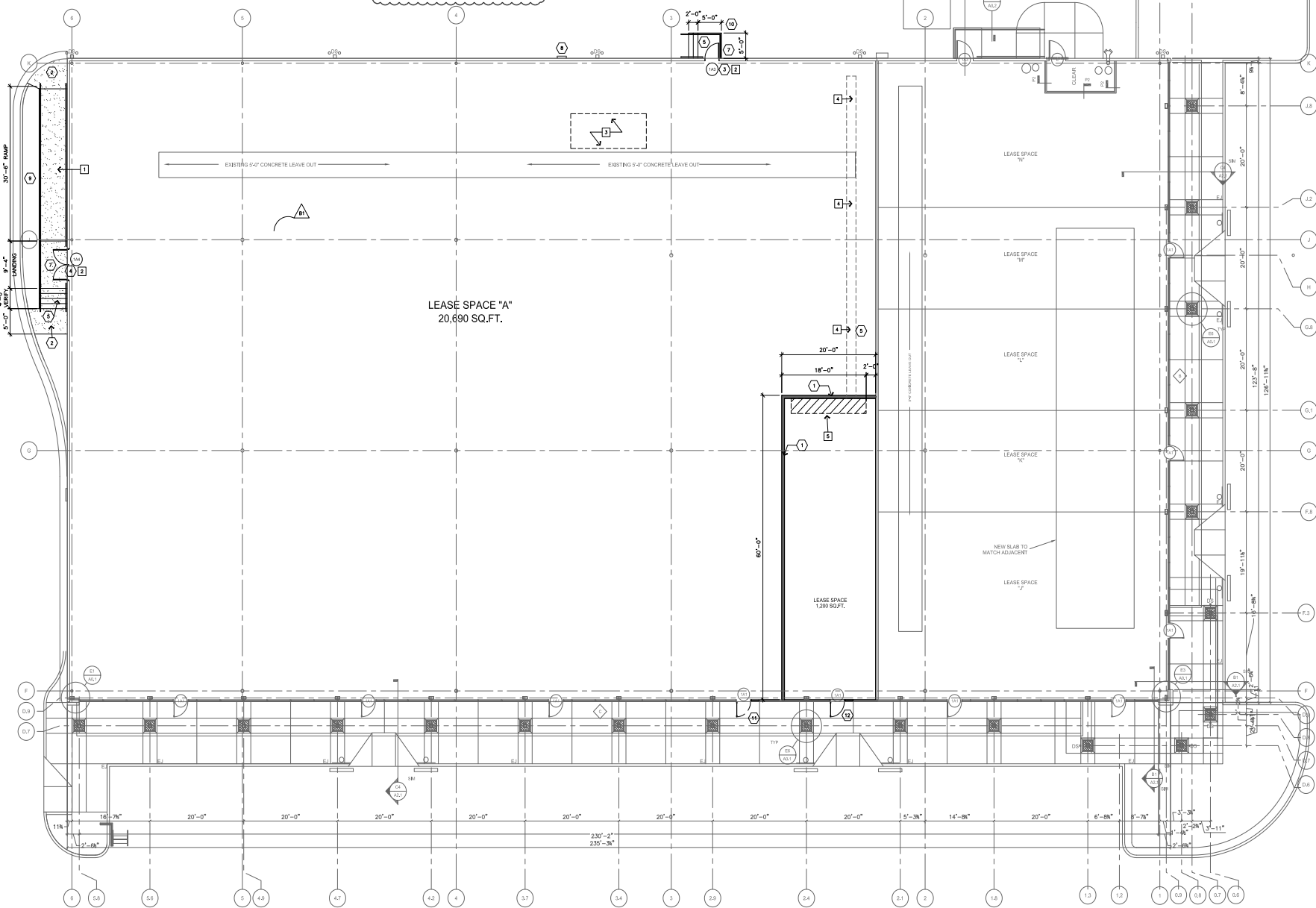
STORE AREA MATRIX	ACTUAL (SF)	PERCENTAGE
STORE SIZE (GROSS):	20,726	100%
NON-SELL (W/O FIT.ROOM)	2,779	13.4%
SELL:	17,947	86.6%

DEMOLITION Keyed Notes

- REMOVE EXISTING CONCRETE RAMP, RAILS AND LANDING. FIELD VERIFY LIMITS.
- PROVIDE OPENING IN EXISTING NACPO WALL FOR NEW DOOR. COORDINATE CUTTING WITH PANEL MANUFACTURER.
- REMOVE EXISTING ROOF ACCESS STAIRS. EXISTING ROOF HATCH TO REMAIN. WELD ROOF HATCH SHUT FROM INSIDE.
- SAW CUT AND PATCH EXISTING SLAB AS REQUIRED FOR PLUMBING WASTE LINES.
- SAW CUT AND REMOVE SLAB FOR PLUMBING LEAVE OUT.

Keyed Notes

- 1 HR FIRE RATED / SOUND PARTITION FROM FIN FLOOR TO UNDERSIDE OF DECK ABOVE. 6" METAL BSQA MTL STUDS @ 16" O.C. WITH 1 LAYER OF 5/8" ON EACH SIDE. FIRE CAULK AS REQUIRED. TAPE AND FLOAT ONLY.
- CONCRETE LANDING. 4" THICK 3000 PSI CONC. PAVING WITH 6X6 WIRE MESH REINFORCING. BROOM FINISH.
- NEW 3'X7' HM DOOR AND WIDE HM FRAME.
- NEW PAIR 3'X7' HM DOOR AND 6'-0" WIDE HM FRAME.
- NEW CONCRETE LANDING, STEPS AND 1 1/2" GALV. PIPE RAIL. REFER TO DETAIL 1-6/A1.2
- NEW CONCRETE RAMP AND 1 1/2" GALV. PIPE RAILS. REFER TO DETAIL 1-6/A1.2
- TOUCH UP PAINT AT WALL WHERE DOOR WAS INSTALLED.
- PROVIDE SECURITY EXPANDED METAL GATE AT EXISTING LADDER.
- RESTORE GRASS AREA AT NEW CONSTRUCTION.
- REWORK ASPHALT AS REQUIRED TO INSTALL STEPS.
- REMOVE EXISTING DOOR AND FRAME. REPLACE WITH SALVAGED GLAZING.
- RELOCATED EXISTING STORFRONT DOOR AND RELATED GLAZING.

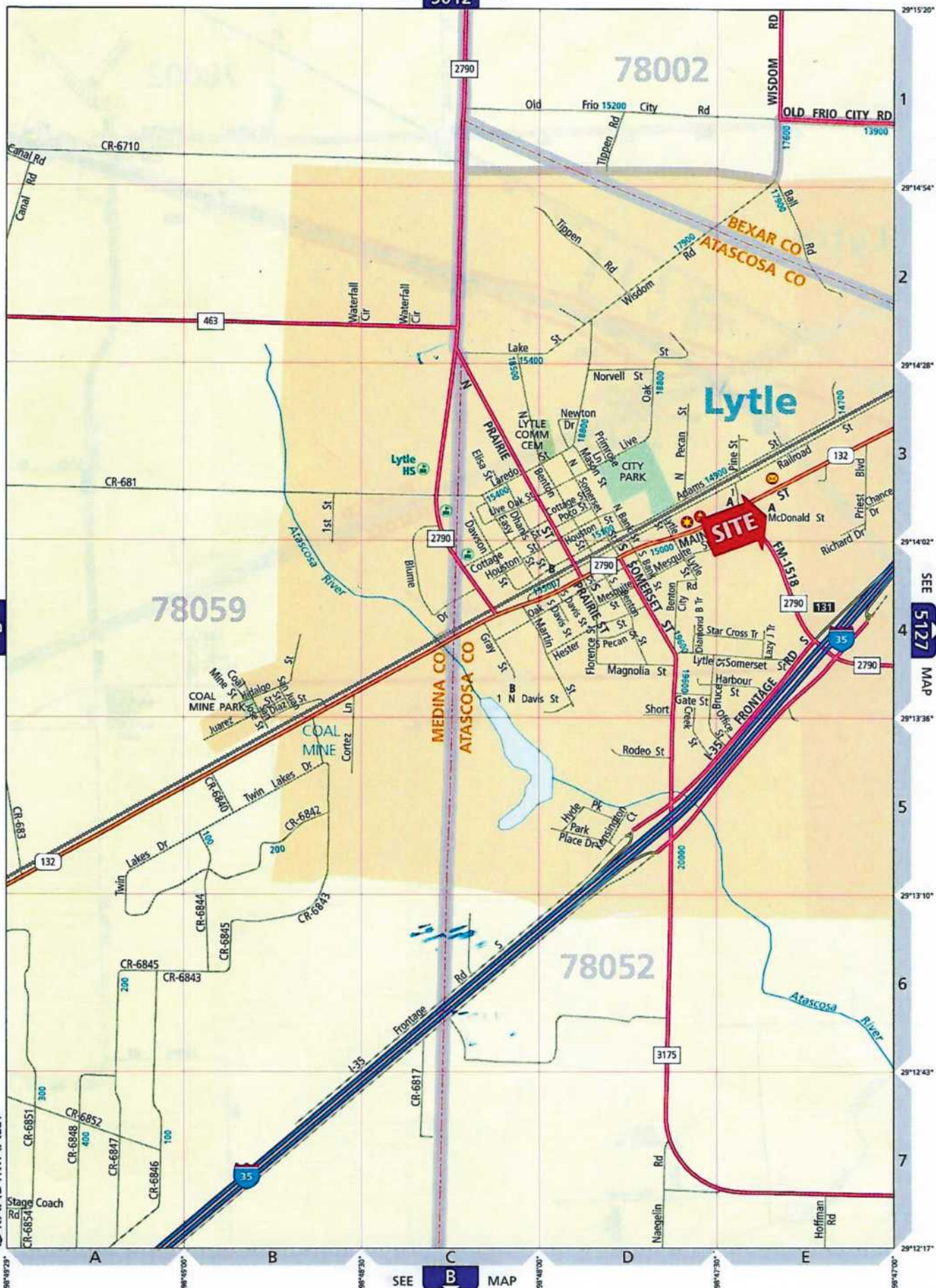


A1 FLOOR PLAN
1/8"=1'-0"



HEB HEB, LYLE RETAIL #019 CORNER OF HAZARD AND MCCOY STREET LYLE, TEXAS	FLOOR PLAN	INTERIM REVIEW DOCUMENTS PREPARED BY S&B 1274 Bessie Road, Suite 210 21020714, 1-915-885-2714 C. S&B.com	REVIEWING TO THIS PLAN ARCHITECTS ARE LIMITED TO THE INFORMATION PROVIDED UNDER THE ASSUMPTIONS STATED AND SEPARATED BY A	PLAN MODIFICATION # 2 SHEET 03/28/14 SHEET 09/09/14
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SEE MAP



TEXAS

State Sectional

AUSTIN REGION

MAP #8001

Scale: 1" equals 18.6 miles

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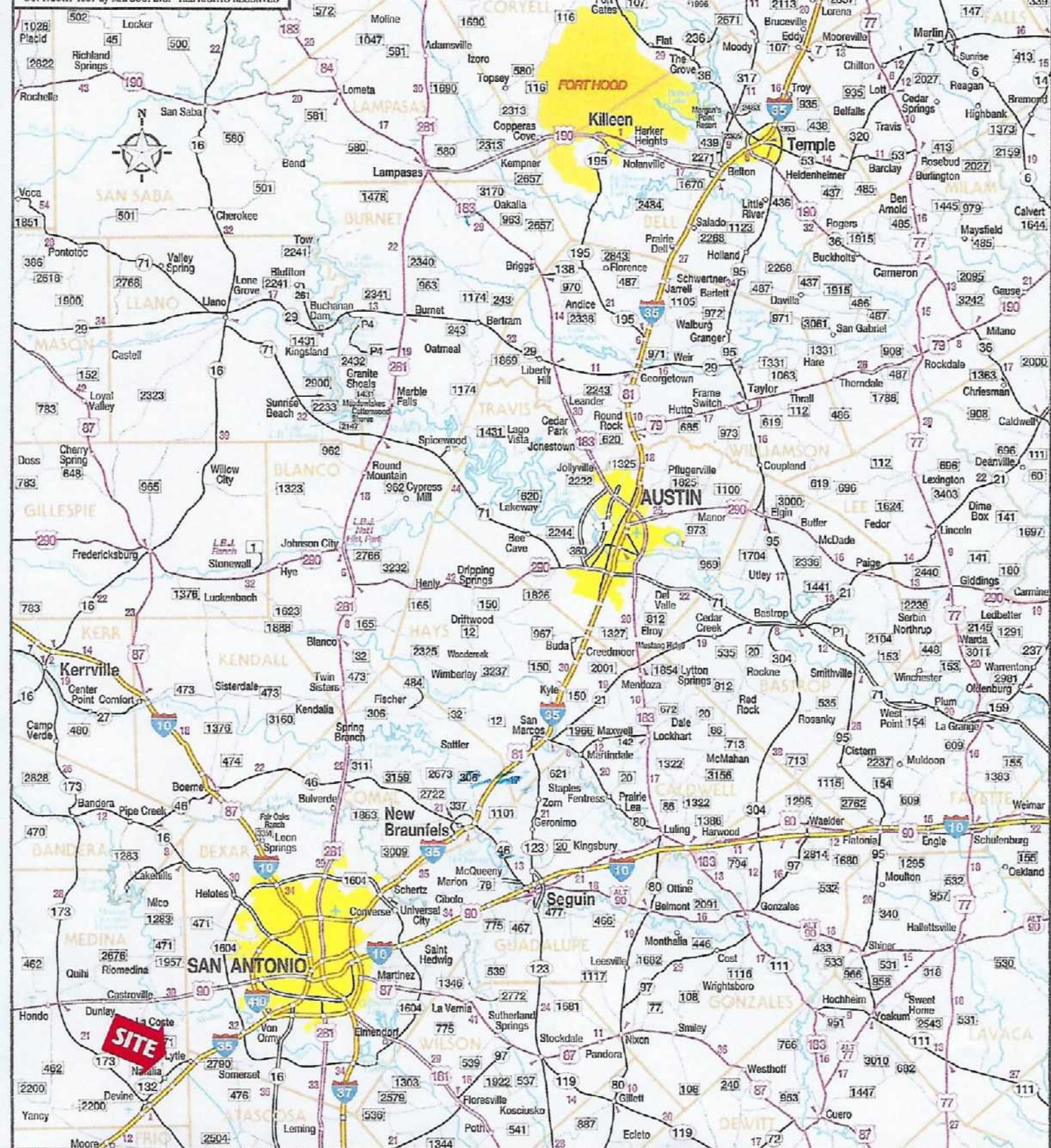
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TITLE ADVISE

As required by law, Lessee/Buyer are advised to have the abstract covering the property examined by an attorney of their own selection or obtain a lease hold owner's policy of title insurance (Lessee) or a policy of title insurance. (Buyer)

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities: modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and Tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

SALE/LEASE HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may, in the future, be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or uses in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above and below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel regarding the Property.

HEB LYTLÉ CROSSING

**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.

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:
 - 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.

OSBORNE PROPERTIES REPRESENTS THE OWNER

William Paul Osborne dba Osborne Properties	358357	op@texas.net	(830)217-4011
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Paul (Bill) Osborne	358357	op@texas.net	(830)217-4011
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission**Information available at www.trec.texas.gov**

TAR 2501

IABS 1-0

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