



Copper Crossing Shopping Center

**9135 Schaefer Rd
Converse, TX 78109**

Features

- Copper Crossing is located in the heart of Converse,
- A San Antonio-area community in the city's North East sub-market.
- Boasting the lowest business tax-rate of any San Antonio-area community (\$51.5/\$100),
- Converse prides itself at being a pro-business community.
- With over 20,634 students enrolled in public schools in the immediate area, Copper Crossing is strategically located seconds away from Judson High School and Judson Middle School.

Demographics

Year: 2014	1 Mile	3 Mile	5 Mile
Population Estimate	12,262	75,046	171,375
Total Households	3,998	24,053	58,337
Average HH Income	\$74,414	\$71,434	\$68,332
Population Growth 2000-14	117%	44%	44%

FOR LEASE

Total SF: 8,500
Available: 1,250 SF
Quoted Rate: \$15.00 Per SF/YR

Traffic Counts

FM 78 13,300 CPD

Tenants and/or nearby Tenants



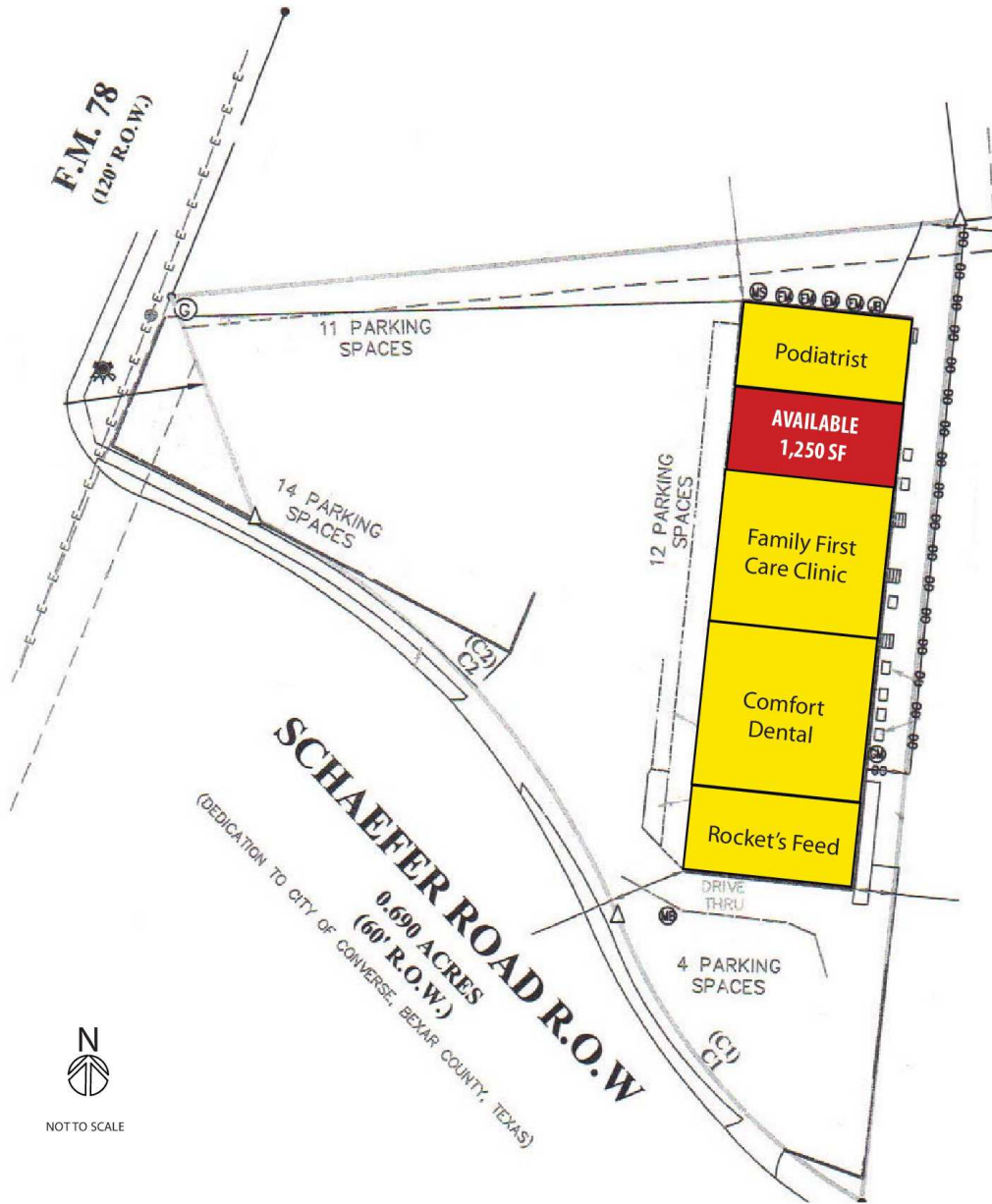
Bryan Parman
Senior Vice President
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San Antonio
70 NE Loop 410, Suite 450
San Antonio, TX 78216

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9135 Schaefer Road
Converse, Texas 78109

LEASED **AVAILABLE**



THE WEITZMAN GROUP

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Senior Vice President
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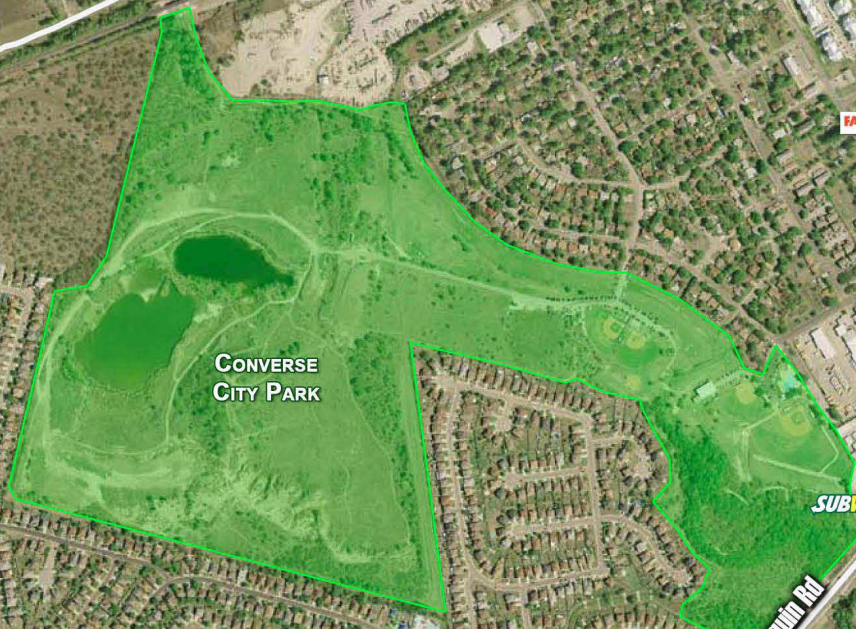
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Randolph Air Force Base
JOINT BASE SAN ANTONIO

POPULATION OF APPROXIMATELY
17,000 PEOPLE / DAY

LOOP
1604



CONVERSE
CITY PARK

Copper Crossing
Comfort Dental
Family First Care Clinic
Podiatrist
Rocket's Feed

JUDSON
HIGH SCHOOL
3,392 STUDENTS

JUDSON
MIDDLE SCHOOL
955 STUDENTS

SPRING MEADOWS
ELEMENTARY SCHOOL
610 STUDENTS

CONVERSE
ELEMENTARY SCHOOL
832 STUDENTS

Judson Marketplace

Sprint
 Fantastic Sams
 Check n Go
 PAPA JOHN'S
 H&R BLOCK
 GameStop

Walmart

Advance
Auto Parts

Venture Crossing
RadioShack
Cash America

Gilbos Sprawl Rd

Crestway Dr

John E Peterson Blvd

Upper Seguin Rd

Seguin Rd

Schaefer Rd

Seguin Rd

FM 78

FM 1516

LOOP
1604



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Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: Copper Crossing Shopping Center, 9135 Schaefer Road, San Antonio, Texas 78109

In this transaction, The Weitzman Group is:

[X] agent for Owner/Landlord only; [] agent for Buyer/Tenant only; or [] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord Date Buyer or Tenant Date