

Joe M. Kbouti
REAL ESTATE, INC.

▪ LEASING

▪ MANAGEMENT

▪ INVESTMENTS

Fredericksburg North Shopping Center

8100 - 8134 Fredericksburg Rd ▪ San Antonio ▪ TX ▪ 78229



Property Highlights:

- Adjacent to South Texas Medical Center
- Over 40,000 Cars Per Day per TXDOT
- Close Proximity to IH 10 & Loop 410
- Major North-South Corridor in San Antonio
- Abundant Parking. LED Illuminated Parking Lot
- Situated on Via Primo Bus Route
- Near 900+ Acres of Medical Related Facilities
- Zoning: C-3 with No Restrictions
- 50 Foot Pylon Sign
- Great Visibility & Accessibility in Both Directions
- **Available: 2,914 SF (End Cap)**
- **Rate: \$16.00 Base Rent | Est. NNN: \$7.00 PSF**
- Tenants: Subway, Five-Star Cleaners, Medix Uniforms, L'amour Nails, Aryana Meat Market, Fusion Food, Ubon's Thai, and more



For More Information Contact:
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Joe M. Kbouti Real Estate, Inc.
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San Antonio, Texas 78216

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This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

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Demographics

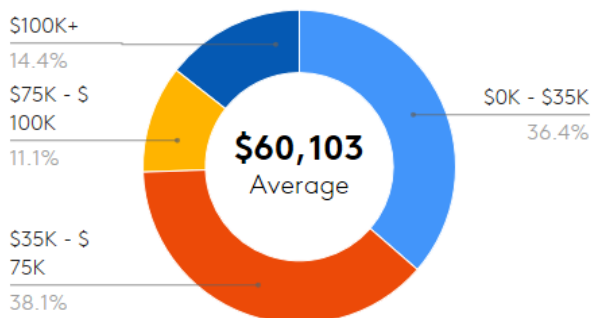
Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	27,078	144,892	399,014
Avg Household Income	\$48,451	\$60,103	\$64,129

Population			
2024 Projection	29,294	155,293	428,123
2010 Population	22,663	129,931	355,086
Absolute Growth 2010-2019	19.5%	11.5%	12.4%
Median Age	31.7	34.0	34.3

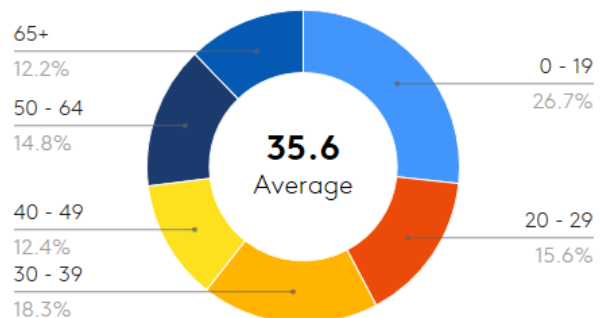
Income			
Median Income	\$38,696	\$46,109	\$48,193
Average Income	\$48,451	\$60,103	\$64,129
Total Consumer Spending	\$211.9M	\$1.30B	\$3.40B

Housing			
Total Households	13,079	64,948	160,624
Owner	1,606	22,260	73,340
Renter	11,473	42,687	87,283

HOUSEHOLD INCOME



AGE DISTRIBUTION



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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.



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.

Joe M. Kboudi Real Estate, Inc.	446375	joe@kboudi.com	(210) 344-1002
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe M. Kboudi	276333	joe@kboudi.com	(210) 344-1002
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Omri S. Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date