

For Lease



The Concourse Shopping Center

8421 North Highway 281 at Loop 410
San Antonio, TX 78216

Base Rent

\$22.00 PSF

NNN

\$4.93 PSF

- Walmart | TJ Maxx Anchored
- 3,000 SF endcap space facing Walmart

Demographics		3 mile
Population		90,757
Daytime Population		94,452
Avg. Household Income		\$89,293

Year: 2017 | Esri

Jonathan Haag

Senior Associate

+1 210 839 2024

jonathan.haag@am.jll.com

Guyla Sineni

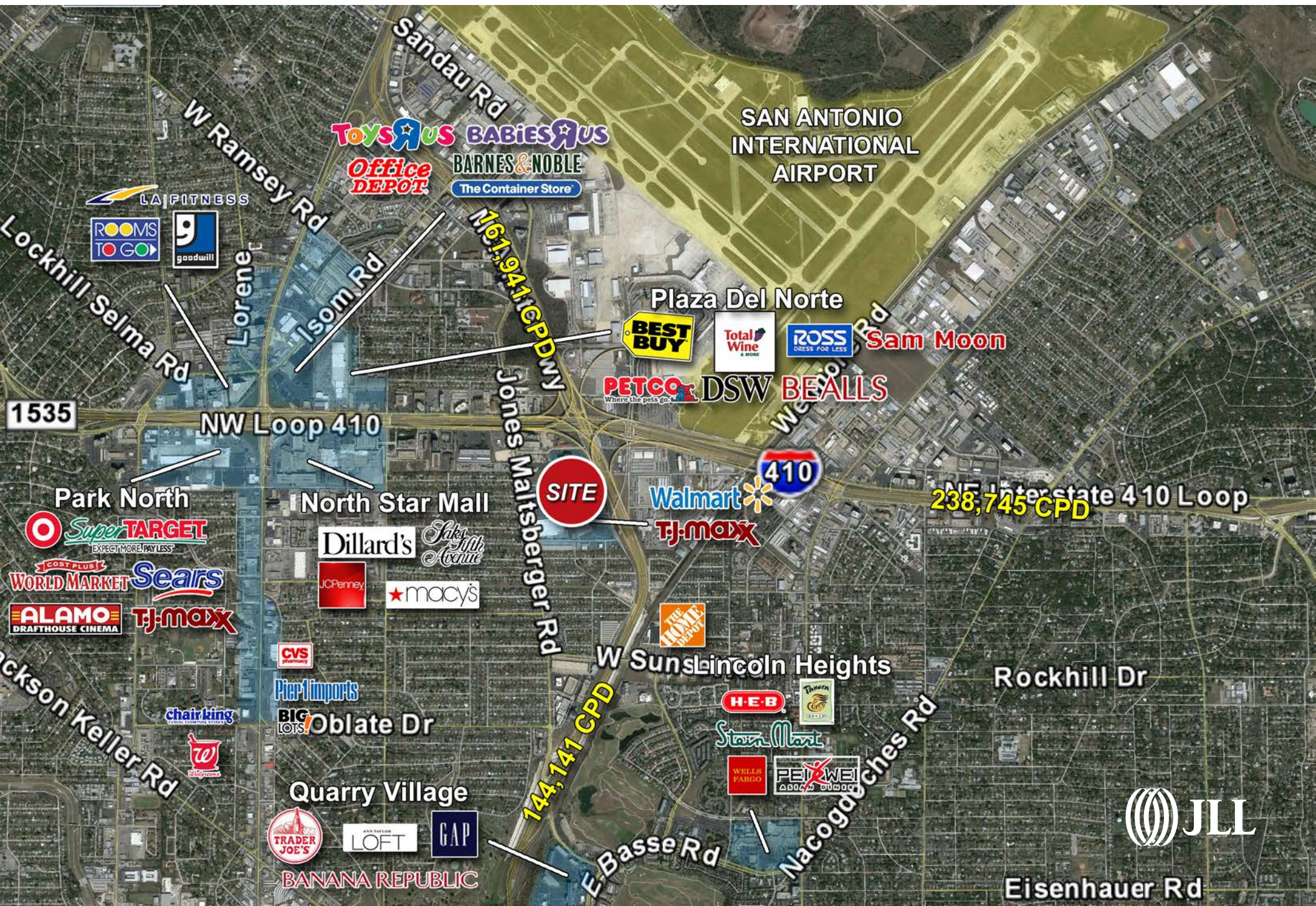
Vice President

+1 210 839 2021

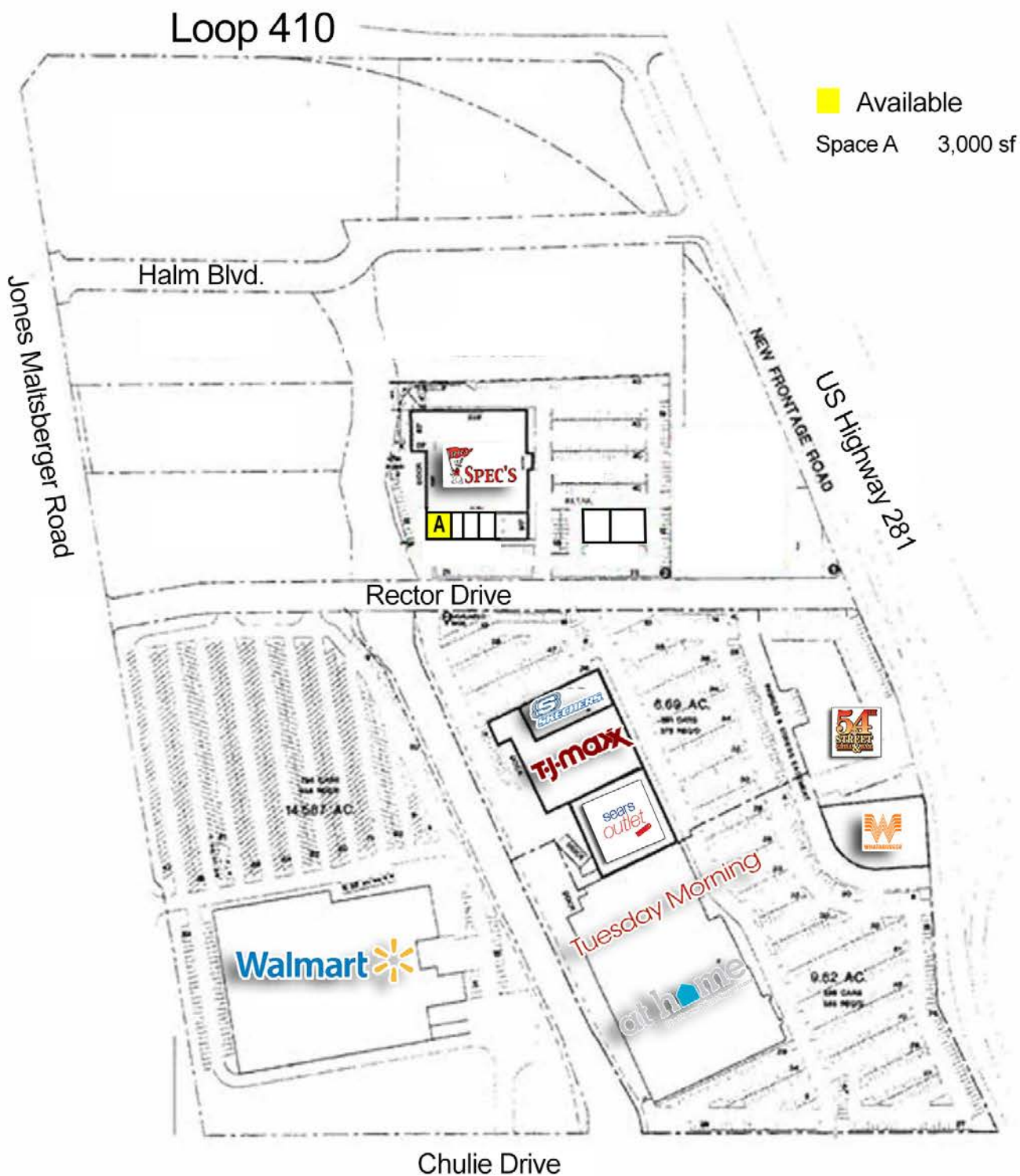
guyla.sineni@am.jll.com

DISCLAIMER

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Site Plan





JLL Demographic Summary

The Concourse - San Antonio, Texas 78216
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.51577
Longitude: -98.47779

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	10,071	86,120	280,081
2010 Total Population	10,032	85,952	282,783
2017 Total Population	10,594	90,757	299,197
2022 Total Population	11,066	94,930	313,334
2017-2022 Annual Rate	0.88%	0.90%	0.93%
Total Households	4,267	38,766	123,263
Data for all businesses in area			
Total Businesses:	1,085	7,402	15,719
Total Employees:	16,261	94,452	194,189
Total Residential Population:	10,594	90,757	299,197
Employee/Residential Population Ratio:	1.53:1	1.04:1	0.65:1
Labor Force By Occupation - White Collar	63.7%	66.0%	63.4%
Labor Force By Occupation - Blue Collar	14.9%	14.8%	15.8%
Median Age			
2017 Median Age	39.6	39.9	37.2
Median Household Income			
2017 Median Household Income	\$43,539	\$54,809	\$50,843
2022 Median Household Income	\$48,142	\$60,542	\$55,268
2017-2022 Annual Rate	2.03%	2.01%	1.68%
Average Household Income			
2017 Average Household Income	\$67,234	\$89,293	\$77,985
2022 Average Household Income	\$76,291	\$99,279	\$87,149
2017-2022 Annual Rate	2.56%	2.14%	2.25%
Per Capita Income			
2017 Per Capita Income	\$30,075	\$38,404	\$32,984
2022 Per Capita Income	\$33,938	\$42,607	\$36,732
2017-2022 Annual Rate	2.45%	2.10%	2.18%
2017 Population 25+ by Educational Attainment			
Total	7,507	63,340	203,869
Less than 9th Grade	9.8%	6.0%	6.6%
9th - 12th Grade, No Diploma	6.9%	6.5%	6.4%
High School Graduate	19.7%	18.0%	19.8%
GED/Alternative Credential	4.7%	2.9%	3.7%
Some College, No Degree	24.4%	21.6%	22.5%
Associate Degree	4.1%	6.4%	7.1%
Bachelor's Degree	18.8%	22.6%	20.6%
Graduate/Professional Degree	11.7%	16.0%	13.2%
2017 Population by Sex			
Males	5,026	43,716	146,439
Females	5,569	47,042	152,757
2017 Population by Race/Ethnicity			
Total	10,593	90,758	299,196
White Alone	76.5%	77.9%	75.7%
Black Alone	3.6%	3.8%	5.6%
American Indian Alone	0.9%	0.8%	0.9%
Asian Alone	2.2%	1.9%	2.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	13.1%	12.2%	12.0%
Two or More Races	3.7%	3.2%	3.6%
Hispanic Origin	61.6%	51.3%	54.6%
Diversity Index	69.1	69.5	71.0

Source:

January 30, 2018

Information About Brokerage Services



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:
 - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Haag	561368	jonathan.haag@am.jll.com	210-839-2024
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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<u>Guyla Sineni</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>181273</u> License No.	<u>guyla.sineni@am.jll.com</u> Email	<u>210-839-2021</u> Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

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Date