

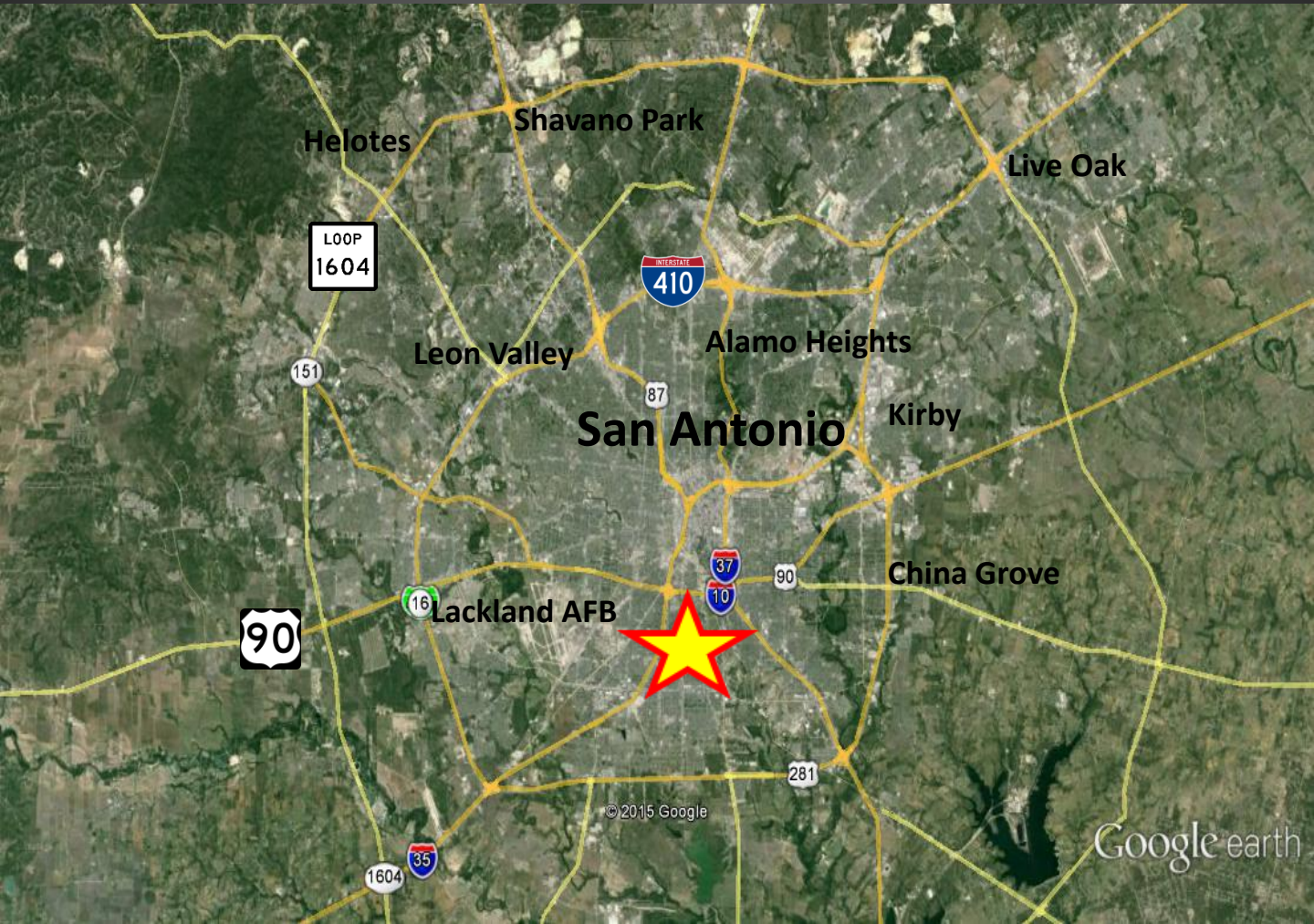


711 Pleasanton Road
San Antonio, TX



7271 Wurzbach Rd, Suite 117
San Antonio, Texas 78240
210.201.0061
www.corecommercialsa.com

Aerial Map



711 Pleasanton Road

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COMMERCIAL**

For More Information Please Contact:

Edmond Montgomery

Tel: 210.201.0061 Ext. 4

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Area Map

Located on the South side of San Antonio, South of Highway 90 and East of IH-35



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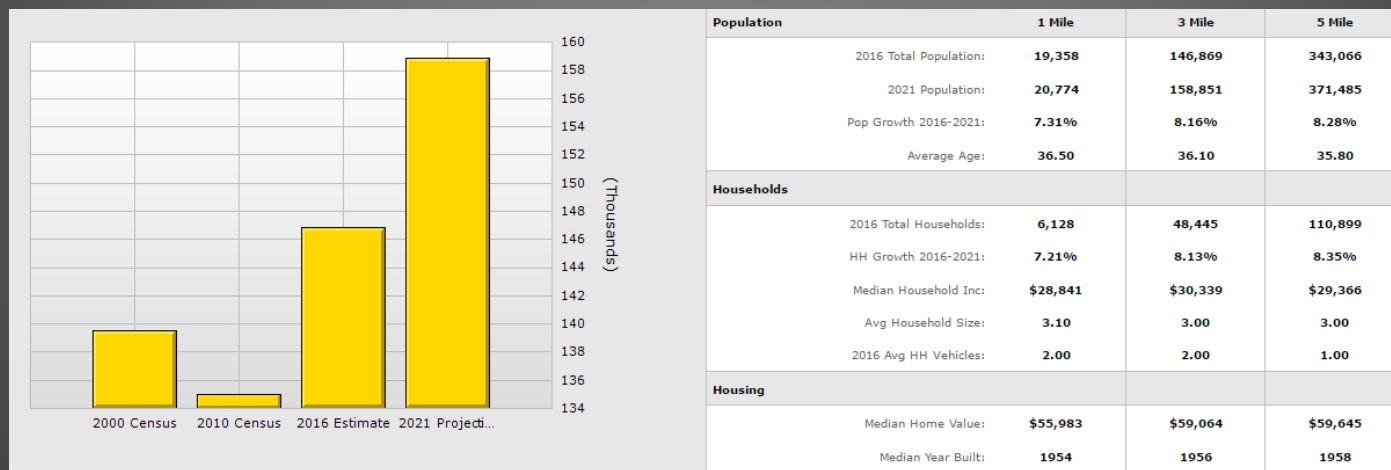
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Traffic Counts

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
Pleasanton Rd		0.00	10,177	2015	0.03
Pleasanton Rd	Unity Ct	0.00 NE	10,585	2015	0.12
Pleasanton Rd	Beatrice Ave	0.03 N	10,130	2015	0.15
Ranmar Ave	Weinberg Ave	0.03 E	241	2013	0.17
Beatrice Ave	Pleasanton Rd	0.14 W	512	2014	0.20
Tommins Ave	Pleasanton Rd	0.09 W	742	2014	0.22
Pleasanton Rd	Brighton Ave	0.03 N	10,154	2014	0.23
Pleasanton Rd	Kaine St	0.00 NE	7,981	2011	0.24
Pleasanton Rd	Kaine St	0.02 S	8,082	2014	0.24
Division Ave	Horton Pl	0.02 E	15,965	2014	0.26

Demographics



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| Property Summary

- 3,000 SF available
- \$18.00/SF + NNN
- Located South of Highway 90 and West of IH-35 near the heart of one of the strongest retail corridors in San Antonio
- Close proximity to restaurants, banking, service amenities, and additional retail
- Dense single family, commercial, industrial and developing trade area

| Property Features

- Corner Lot with excellent visibility
- Area retailers include: HEB, Dollar General, Auto Zone, Domino's, Bill Miller's, Sonic, and Whataburger

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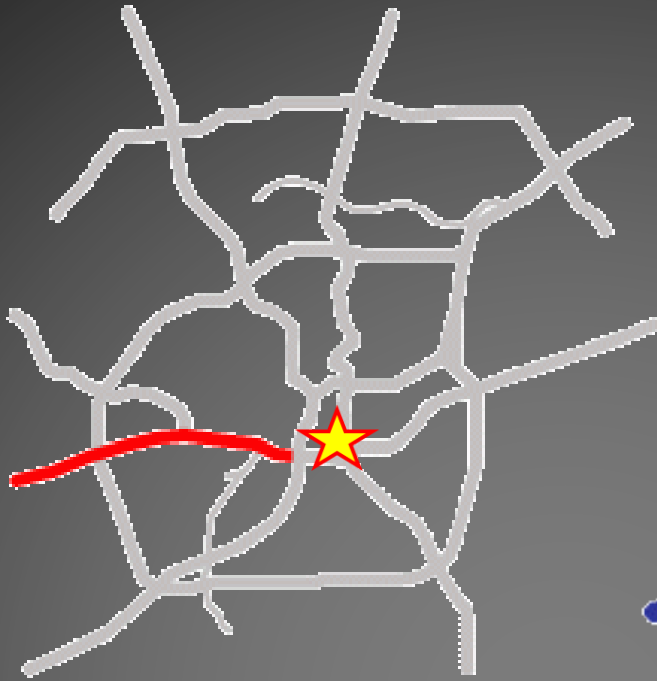
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| US Highway 90 West Construction



10 Lanes from I35 to SH 151



Moderate to High traffic



 200,000+	 50,000 - 99,999
 150,000 - 199,999	 25,000 - 49,999
 100,000 - 149,999	 < 25,000

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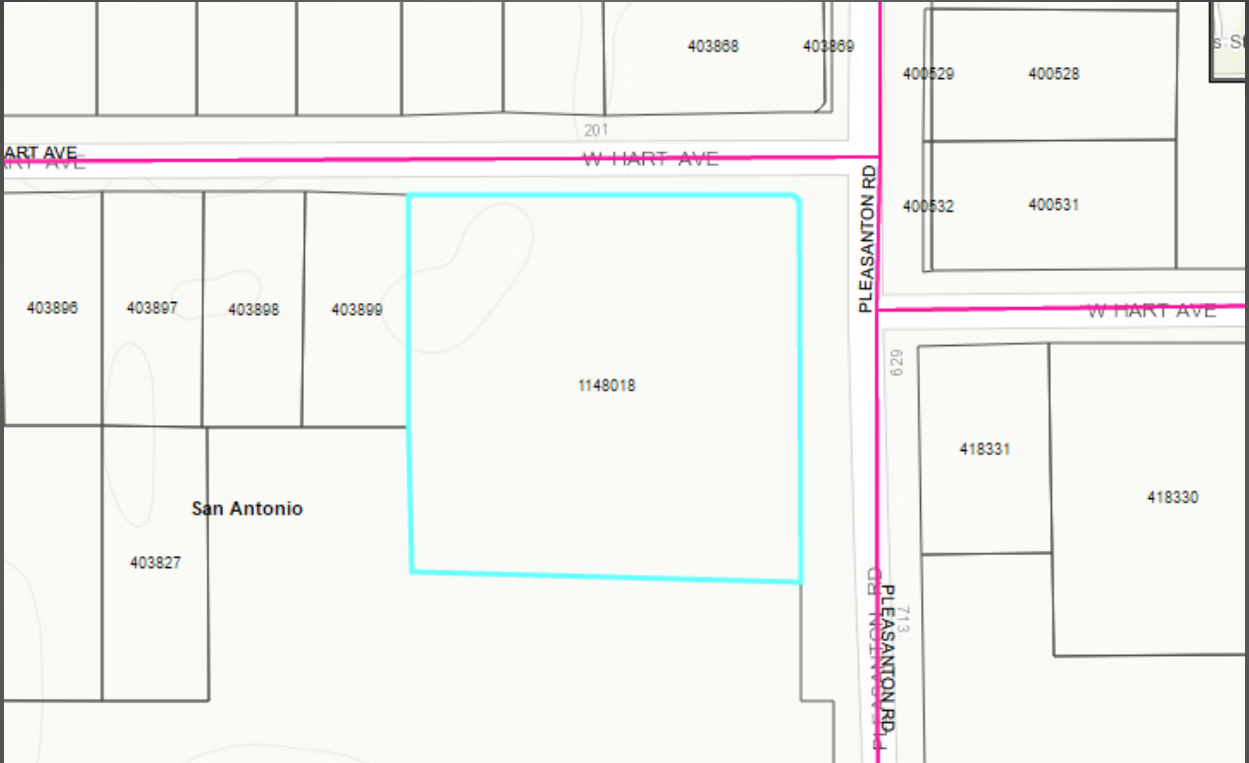
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Plat Map



*Lot Size: 0.83 Acres

*Building Size: 5,160 Sq.Ft.



*Bexar County Appraisal District

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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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date