

FOR LEASE / FOR SALE

WALMART SUPERCENTER PAD SITE

NWC BINZ-ENGLEMAN & FOSTER ROAD, SAN ANTONIO, TX 78244



Retail Science from CBRE

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CBRE

FOR LEASE / FOR SALE | WALMART SUPERCENTER PAD SITE | NWC OF BINZ-ENGLEMAN & FOSTER RD



CONTACT US

Louis 'Lex' Lutto

Senior Associate
210 841 3245
lex.lutto@cbre.com

Michael N. Jersin

First Vice President
210 841 3270
michael.jersin@cbre.com

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PROPERTY INFO

- + Exceptional pad site opportunity located directly across the street from the new Foster Road Walmart Shopping center.
- + The Foster Road Walmart Shopping Center is a 34-acre project which recently opened. The new center serves the booming residential area at Foster Road and an expanded Fort Sam Houston.
- + The owner is flexible and will sell, lease or possibly build-to-suit.

GROSS AREA

- + 0.924 Acres

AREA RETAILERS

- + Walmart Supercenter
- + H-E-B
- + Ross Dress for Less
- + Dollar General

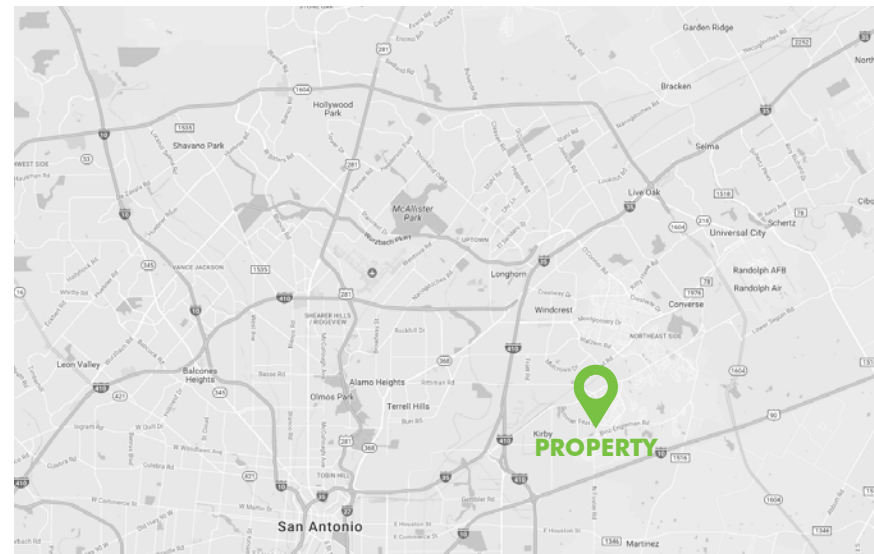
2019 Demographic Summary

	1 Miles	3 Miles	5 Miles
Estimated Population	19,484	66,268	172,211
Estimated Households	5,605	20,181	55,683
Daytime Employees	1,374	20,028	70,513
Average Household Income	\$69,341	\$68,619	\$69,238

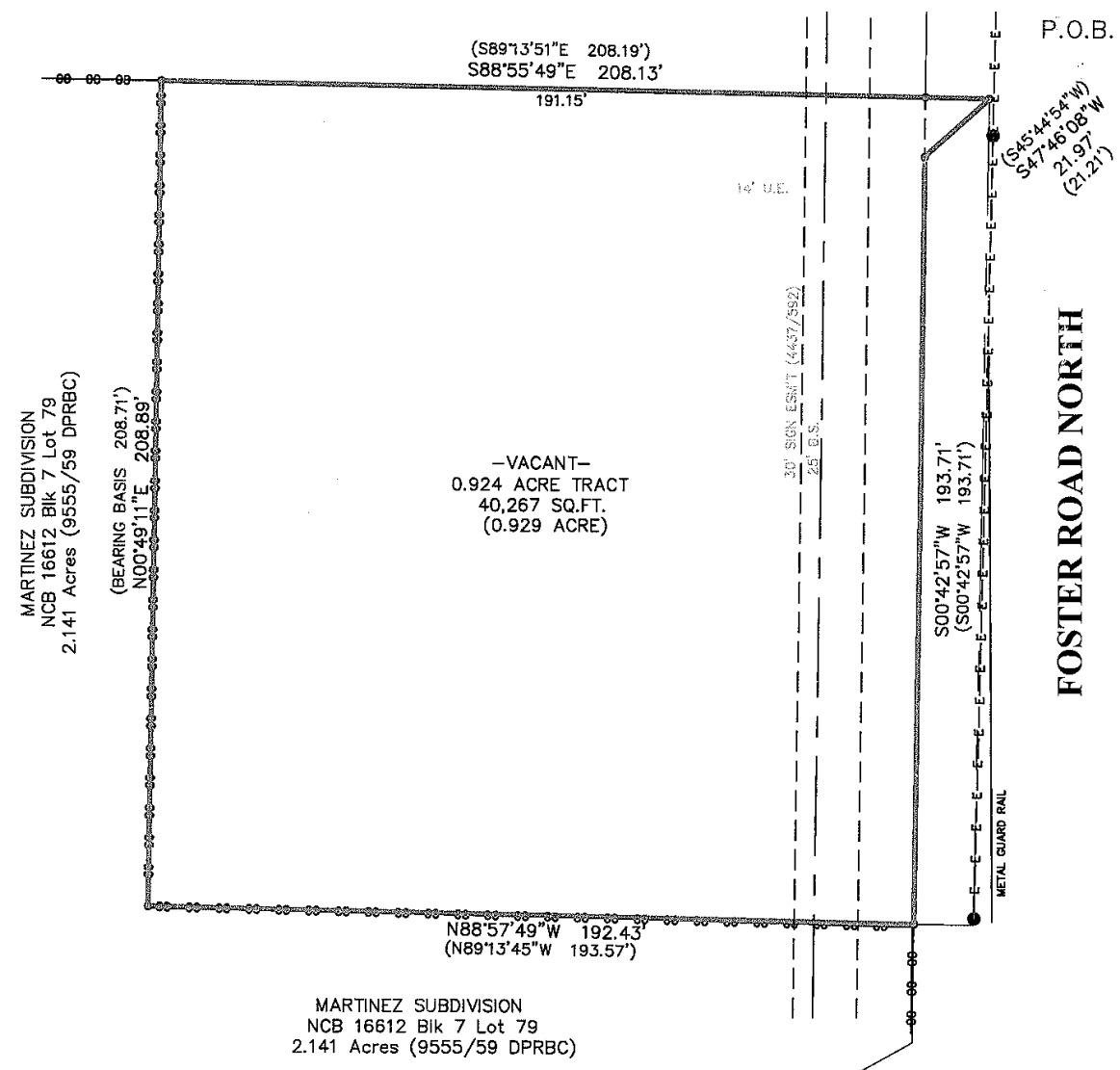
Traffic Counts

Binz-Engleman Road	11,593 VPD
N Foster Road	19,565 VPD

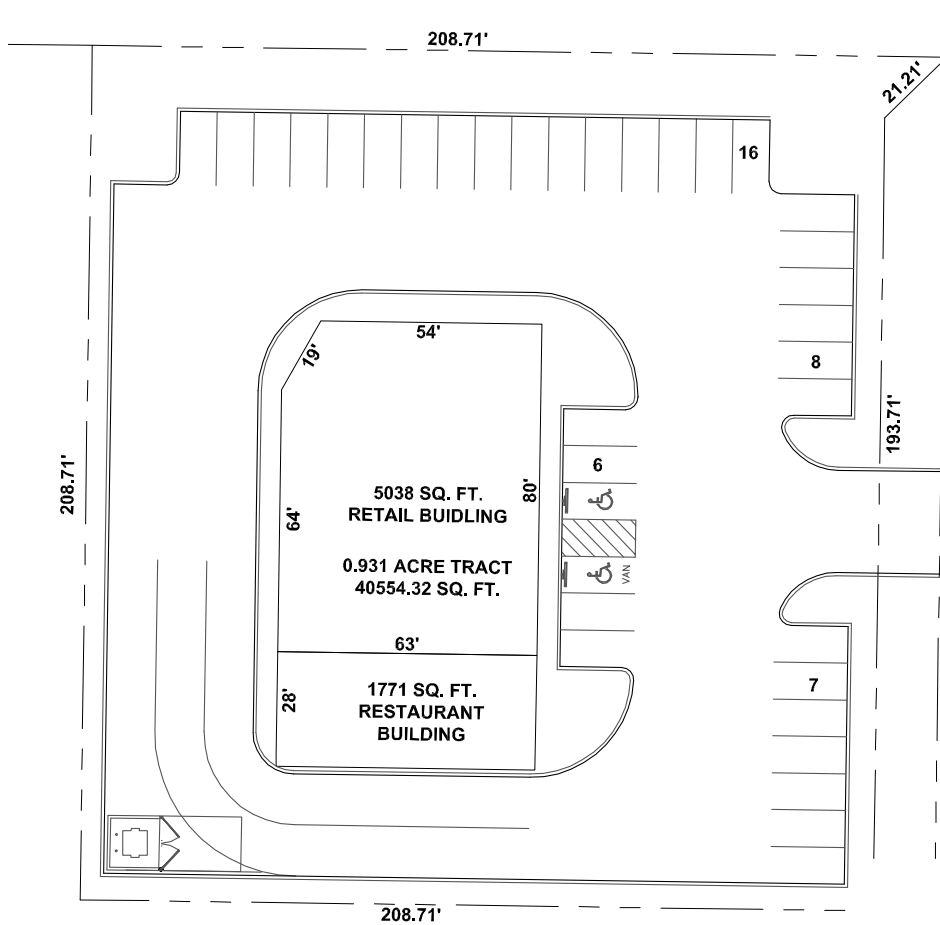
counts dated 2015 & 2018



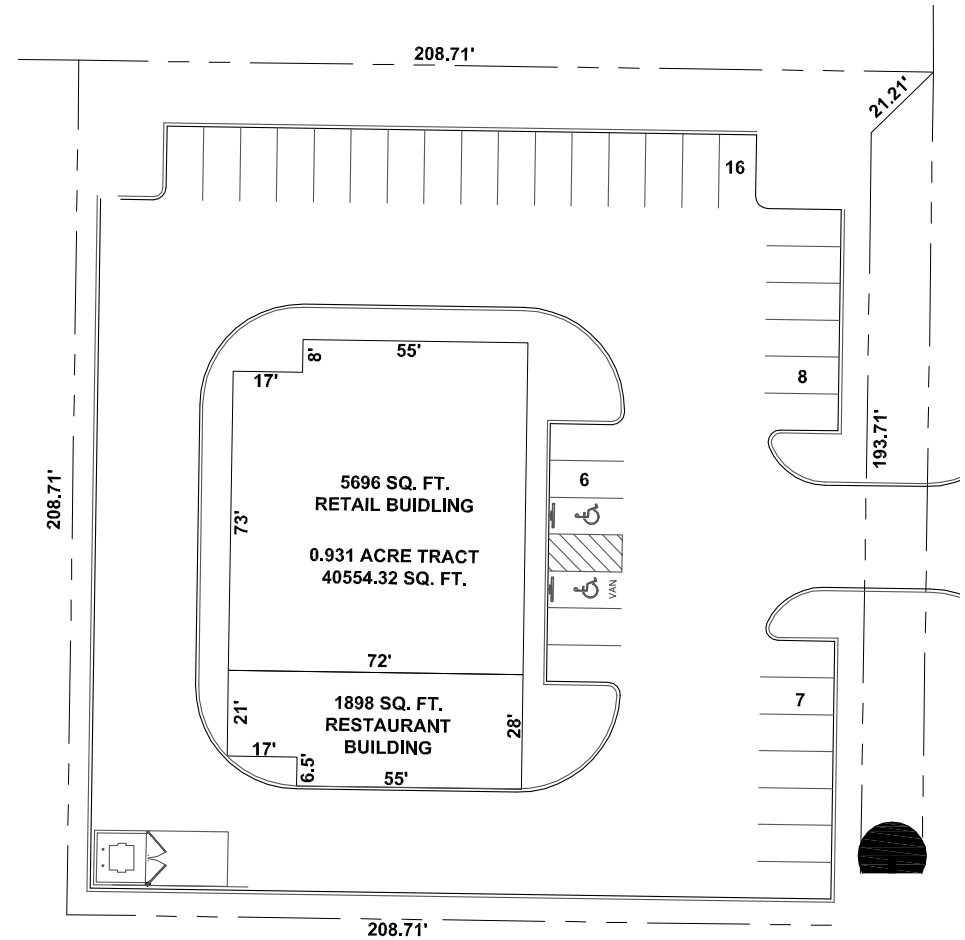
SITE SURVEY



SITE PLAN A



SITE PLAN B



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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

CBRE, Inc.	299995	texaslicensing@cbre.com	+1 210 225 1000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Michael Caffey	437641	michael.caffey@cbre.com	+1 214 979 6511
Designated Broker of Firm	License Number	Email	Phone
Gardner Peavy	473833	gardner.peavy@cbre.com	+1 210 253 6031
Licensed Supervisor of Sales Agent/Associate	License Number	Email	Phone
Louis 'Lex' Lutto	577394	lex.lutto@cbre.com	+1 210 841 3245
Sales Agent/Associate	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

