



INVESTMENT REALTY CO. L.C.

Town & Country

Professional Shopping Center

Suites Available for Lease

10350 Bandera Rd. @ Old Prue

Town & Country

10350 Bandera Rd at Old Prue Rd.

- Shell and Finished Space Available
- Base Monthly Rent: Contact Broker
- NNN's: \$6.15 (2018)
- Highly Visible Pylon Sign
- High Traffic Area
- Signalized Intersection
- Adjacent to Wanke Elem. School
- Inside Loop 1604 on Bandera
- Dynamic Northwest area

Available:

- Suite 110: 2,580 SF Dental Suite
- Suite 204: 2,032 SF Finished for Fitness or Yoga
- Suite 305: 1,490 SF Shell Space



Joanne V. Mirelez, CCIM

Broker Associate

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Location:	NW San Antonio- Inside Loop 1604 on Bandera Road @ Old Prue Road
Size of Center:	47,974 SF; 3 Buildings on approx. 5.40 acres
Total Space Available Now:	Suite 110: 2,580 SF- Dental Finish out, medical, office Suite 204: 2,032 SF- Open Retail- Yoga, Personal Fitness Gym Suite 305: 1,490 SF- Shell (Unfinished-Ready for Build Out)
Bay Depths:	60 Ft.
Rental Rates:	Contact Broker for base rental rates. NNN's: \$6.15 (2018)
Tenant Finish Out & Other Terms	Shell Space Negotiable TI based on lease term and financial strength
Tenants:	Town & Country Veterinary Hospital; Orthodontist, Apple Tree Day School; Fusion Hair Salon; Children of Texas Pediatrics; Edward Jones; The Little Gym; Mathnasium; Metro Taco Shop; Swim Freak; Hearing Aid Center.
Parking:	218 Parking Spaces / 4.41 per 1000 SF
Year Built:	Bldg 1: 1999 Bldgs 2 & 3: 2004
Traffic Count	29,000 Vehicles Per Day On Bandera 6,890 Vehicles Per Day on Old Prue Rd.

Demographic Data (STDB)	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 Population	13,283	121,313	290,609
Average HH Income:	\$95,689	\$88,477	\$78,667
Households:	4,745	43,077	108,443
Owner Occupied	3,140	30,408	60,003
Renter Occupied	1,604	12,669	48,440

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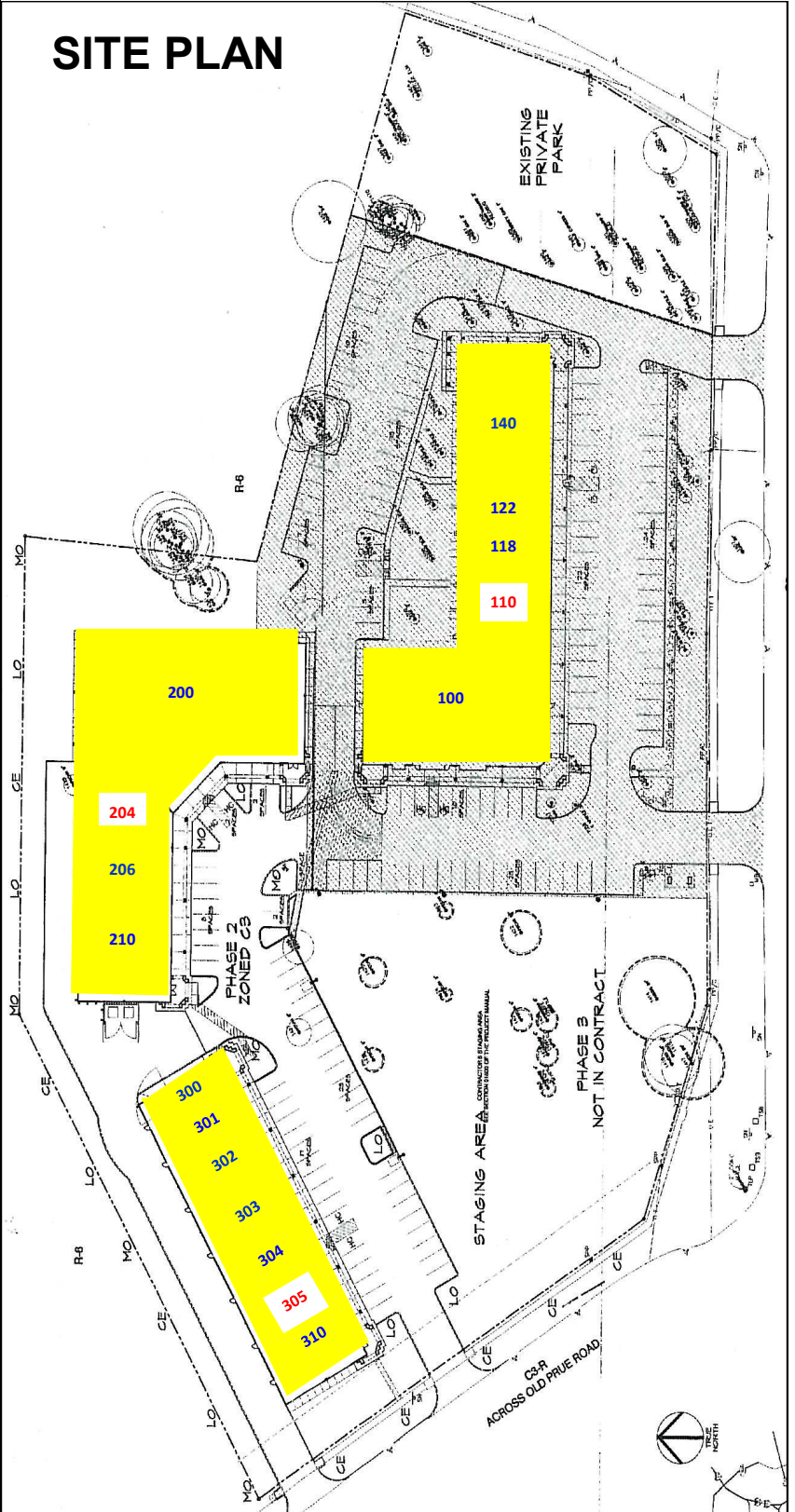
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SUITE	TENANT	SF
100	Town & Country Veterinary Hospital	7,532
110	Available Dental Office	2,580
118	Allstate	860
122	Orthodontist— Dr. Kathryn Vo, DDS	1,800
126	Combined with #140	-
130	Combined with #140	-
140	Primary Care Clinic	5,400
200	Apple Tree Day School	12,000
204	Available Retail	2,032
206	Fusion Hair Salon	1,678
210	Children of Texas Pediatrics	3,600
300	Hearing Aid Center	1,410
301	Edward Jones	1,080
302	The Little Gym	4,130
303	Swim Freak	1,080
304	Mathnasium	1,200
305	AVAILABLE—SHELL	1,490
310	Metro Taco Shop	1,490

SITE PLAN





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Suites Available for Lease

10350 Bandera Rd. @ Old Prue

Suite 110



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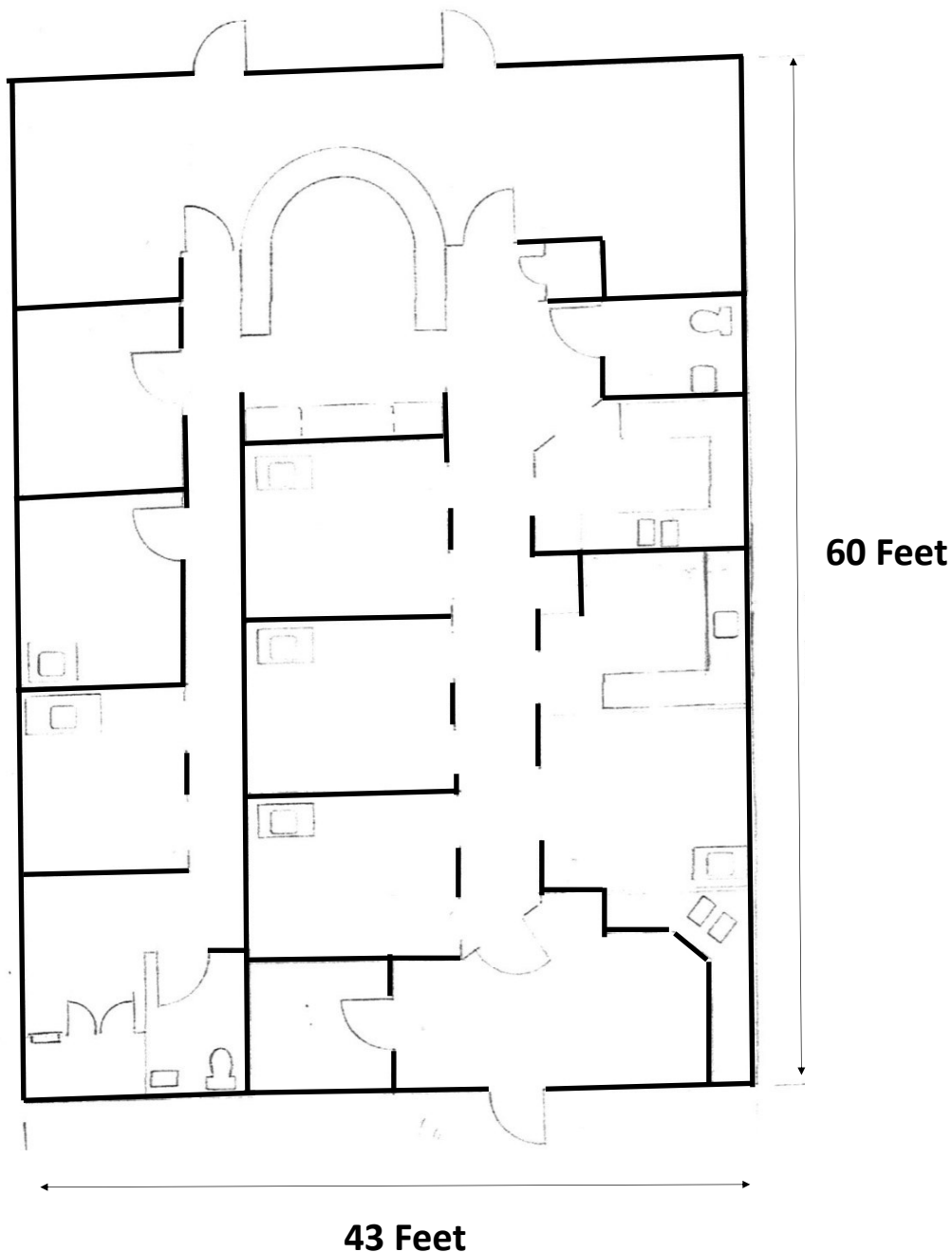
Professional Shopping Center

Suites Available for Lease

10350 Bandera Rd. @ Old Prue

Suite 110

2,580 SF



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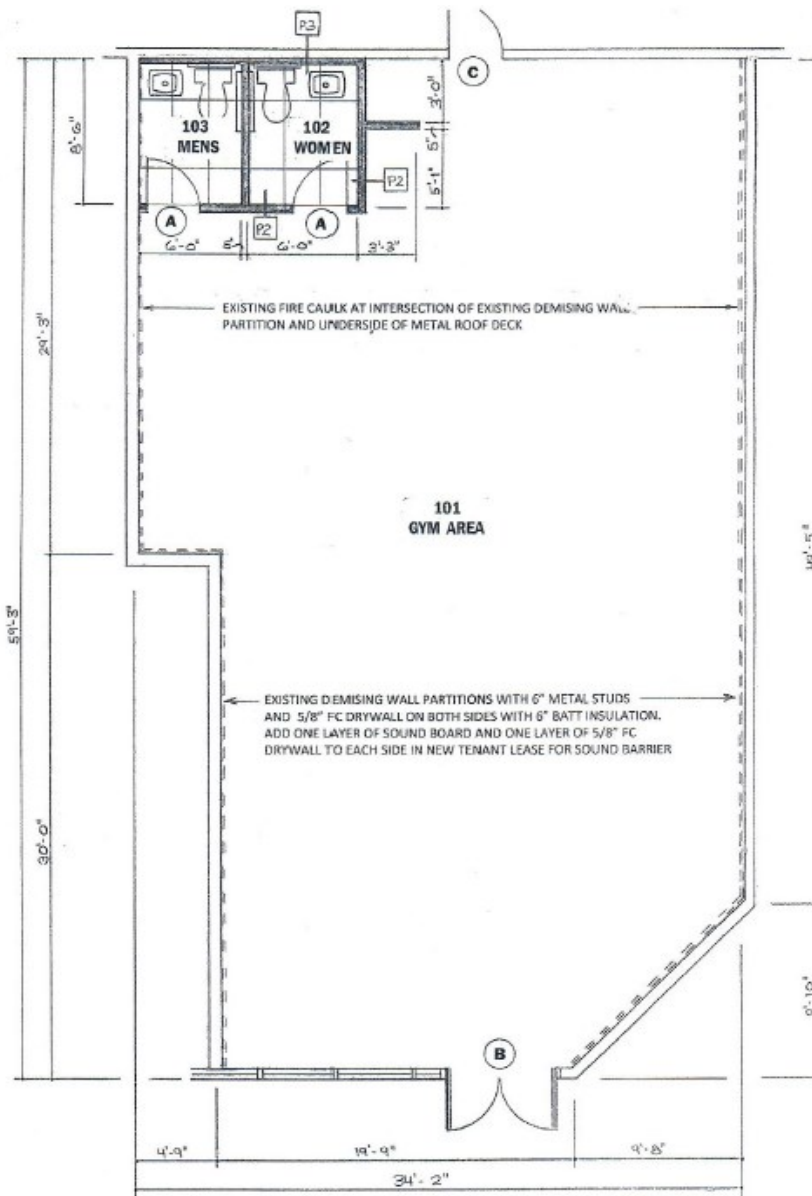
Professional Shopping Center

Suites Available for Lease

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Suite 204

2,032 SF



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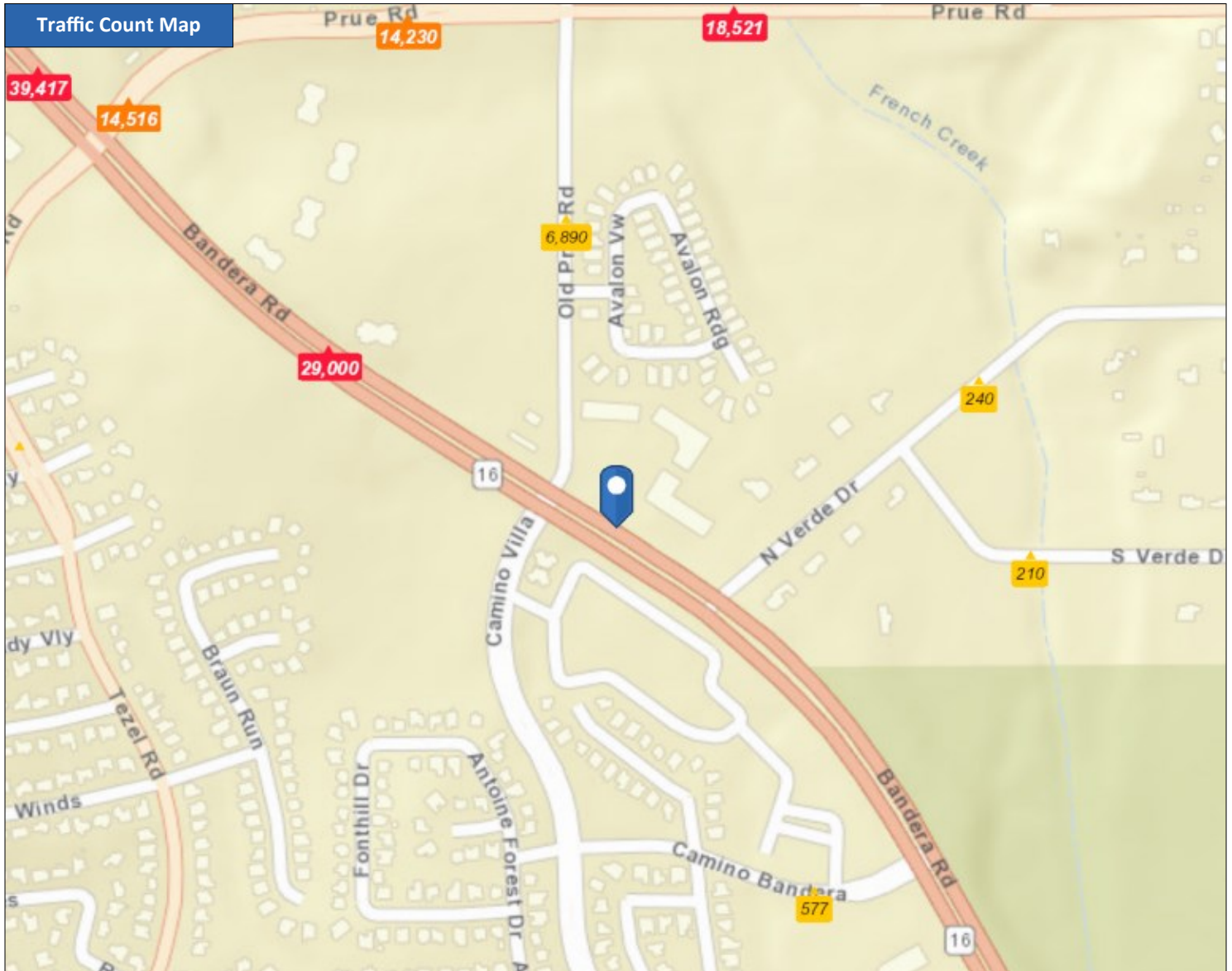
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

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HAZARDOUS MATERIALS DISCLOSURE. Various construction materials may contain items that have been or may be in the future determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including aluminum wiring and lead-based paint), minerals, chemicals, hydrocarbons, or biological (including mold) or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Broker has no expertise in the direction or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

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TITLE ADVICE. If this transaction is a Sale, Buyer hereby acknowledges that Broker advised Buyer by this writing that Buyer should have an abstract covering the real estate upon which the building and the Demised Premises are located examined by an attorney of Buyer's own selection or, at Buyer's option, that Buyer should obtain an Owner's policy of title insurance.

REPRESENTATIONS MUST BE IN WRITING. Any Purchase and Sale and/or Lease Agreement shall contain all representations of the Broker. Any representation, whether expressed or implied, not contained in a Purchase and Sale and/or Lease Agreement is hereby null and void. Please check all Purchase and Sale and/or Lease Agreements prior to execution for accuracy and completeness.

ATTORNEY RECOMMENDATION. Any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement have been prepared for submission to your attorney, who will review the document and assist you to determine whether your legal rights are adequately protected. Broker is not authorized to give legal or tax advice; no representation or recommendation is made by Broker or its agents or employees as to the legal sufficiency, legal effect or tax consequences of this document or any transaction relating thereto. These are questions for your attorney with whom you should consult before signing any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement.

Unless otherwise stated in a written document, Broker is acting as a Broker and Representative of the Seller/Lessor of this Subject Property. Broker is not representing the Buyer/Tenant in this Purchase and/or Lease Agreement and should the Buyer/Tenant need additional legal or real estate advice, he should consult with an attorney as set forth above.

IRS CODE SECTION 1445. Sale, lease, and other transactions can have local, state and federal tax consequences for the Seller/Lessor and/or Buyer/Tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sale price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Broker is not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

Investment Realty Company, L.C. represents
SELLER/LESSOR

BUYER/TENANT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____