



INVESTMENT REALTY CO. L.C.

**Town & Country
Suites Available For Lease
10350 Bandera Rd.
San Antonio, TX 78240**

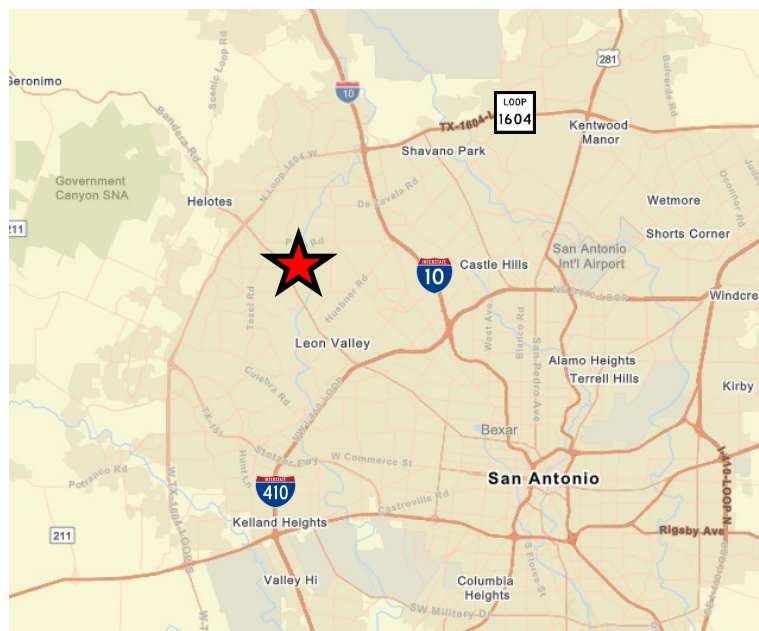


Property Information

- Retail, Office and Medical Office
- Base Monthly Rent: Contact Broker
- NNN's: \$6.35 (2019)
- Highly Visible Pylon Sign
- High Traffic Area
- Signalized Intersection
- Adjacent to Wanke Elem. School
- Inside Loop 1604 on Bandera
- Dynamic Northwest area

Available:

- Suite 114: 900 SF Office Space
- Suite 204: 2,032 SF Retail Finish or Fitness
- Suite 300: 1,410 SF Office or Medical
- Suite 302: 4,340 SF Retail or Fitness
- Suite 305: 1,490 SF White Box Retail



**Joanne V. Mirelez, CCIM
Broker Associate
210.314.7843
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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 114: 900 SF - Office Finish Out Suite 204: 2,032 SF– Retail Finish Out - Yoga, Fitness Suite 300: 1,410 SF– Office Finish Out– 5 Offices & 2 Restrooms Suite 302: 4,340 SF– Retail Finish & 2 Restrooms - Fitness or Dance Suite 305: 1,490 SF Retail (White Box Finish)		
Bay Depths:	60 Ft.		
Rental Rates:	Contact Broker for base rental rates. NNN's: \$6.35 (2019)		
Tenant Finish Out	Tenant Improvements base on financial strength and lease term		
Tenants:	Town & Country Veterinary Hospital; Orthodontist, Apple Tree Day School; Fusion Hair Salon; Children of Texas Pediatrics; Edward Jones; Allstate; Mathnasium; Metro Taco Stop; Swim Freak; UT Health Physicians, Allstate		
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
2018 Population	14,088	126,505	296,622
Average HH Income:	\$94,883	\$88,605	\$79,648
Households:	5,115	46,539	115,358
Owner Occupied	3,310	31,803	61,287
Renter Occupied	1,728	13,756	50,300

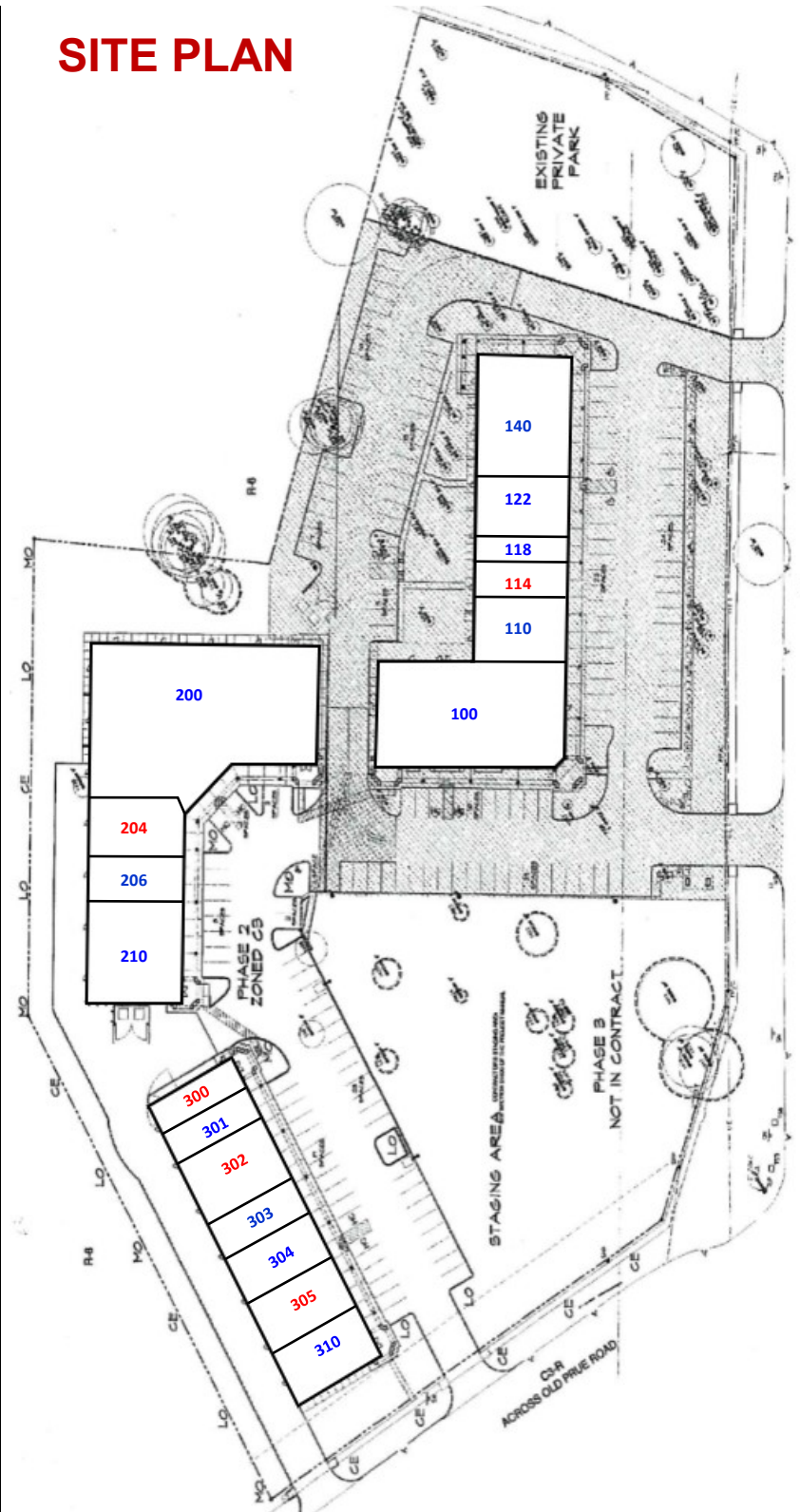
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SITE PLAN

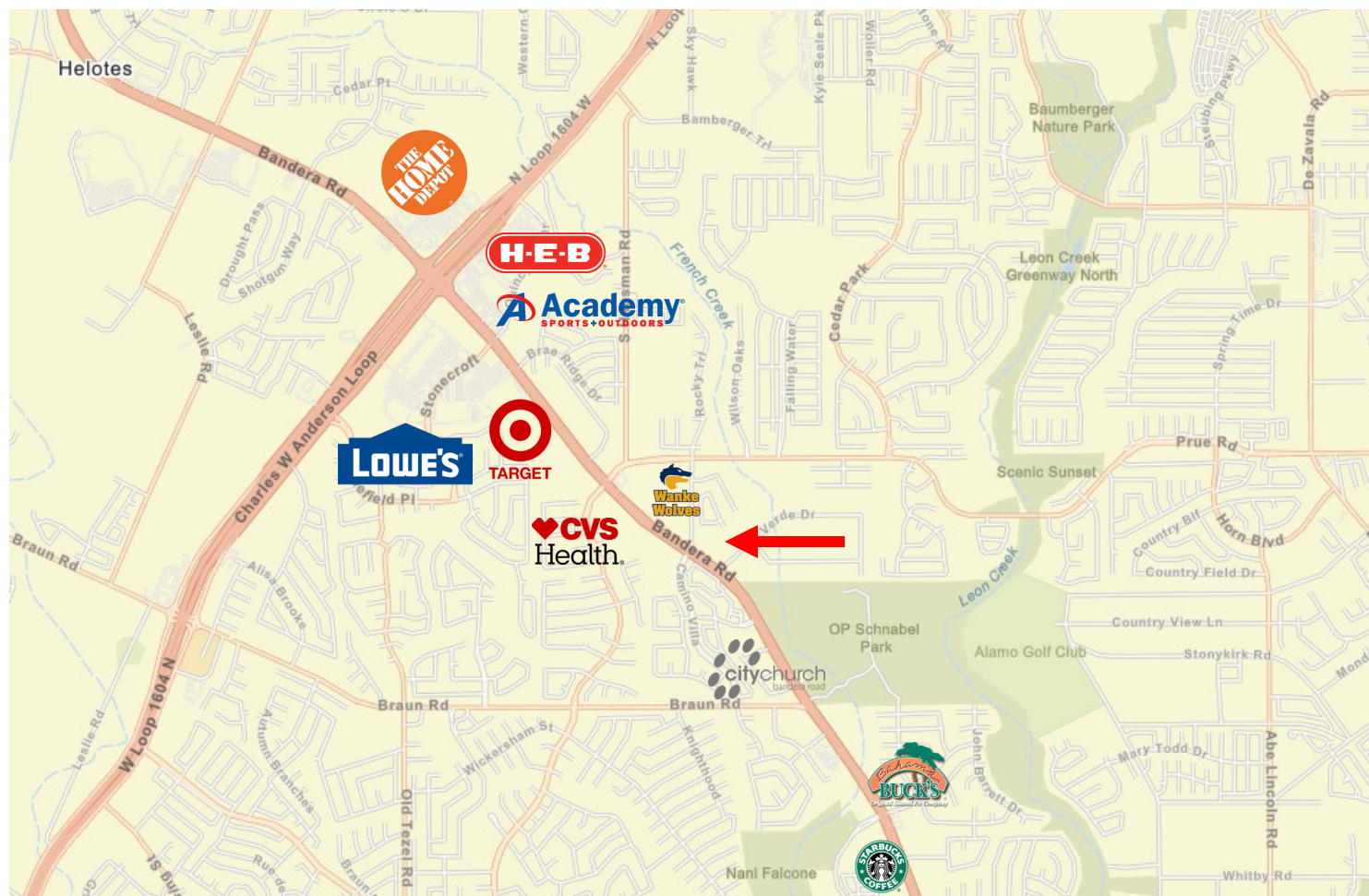


SUITE	TENANT	SF
100	Town & Country Veterinary Hospital	7,532
110	Office Space	1,680
114	Available Office Space	900
118	Allstate	860
122	Orthodontist— Dr. Kathryn Vo, DDS	1,800
126	Combined with #140	-
130	Combined with #140	-
140	UT Health Primary Care Clinic	5,400
200	Apple Tree Day School	12,000
204	Available Retail or Fitness	2,032
206	Fusion Hair Salon	1,678
210	Children of Texas Pediatrics	3,600
300	Available Office or Medical Office	1,410
301	Edward Jones	1,080
302	Available— Retail or Fitness	4,340
303	Swim Freak	1,080
304	Mathnasium	1,200
305	Available Retail	1,490
310	Metro Taco Stop	1,490



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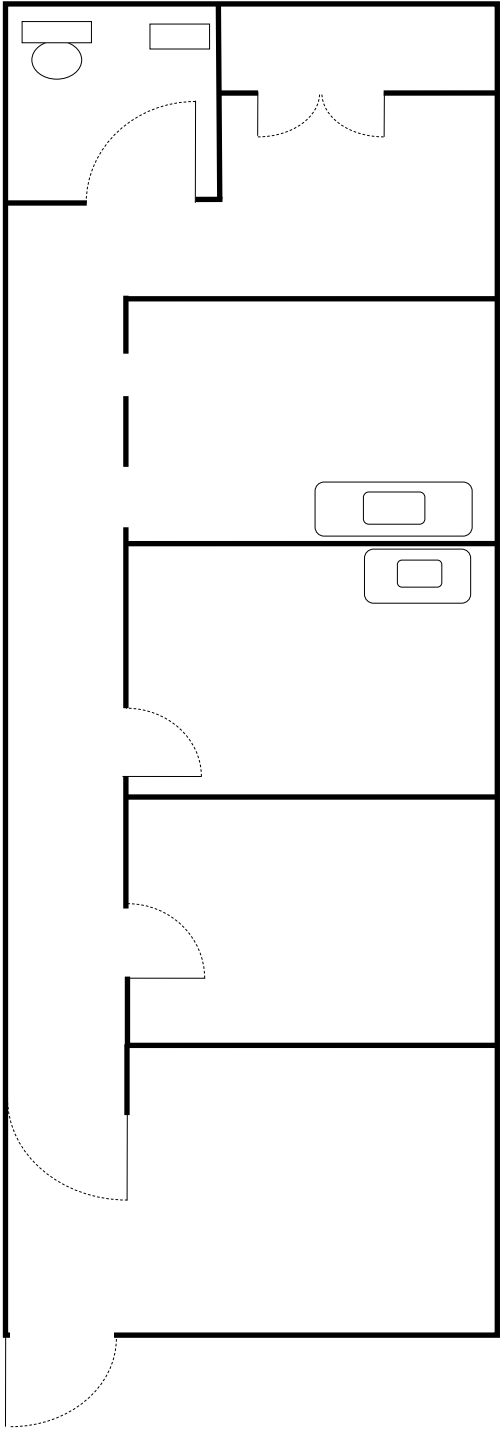
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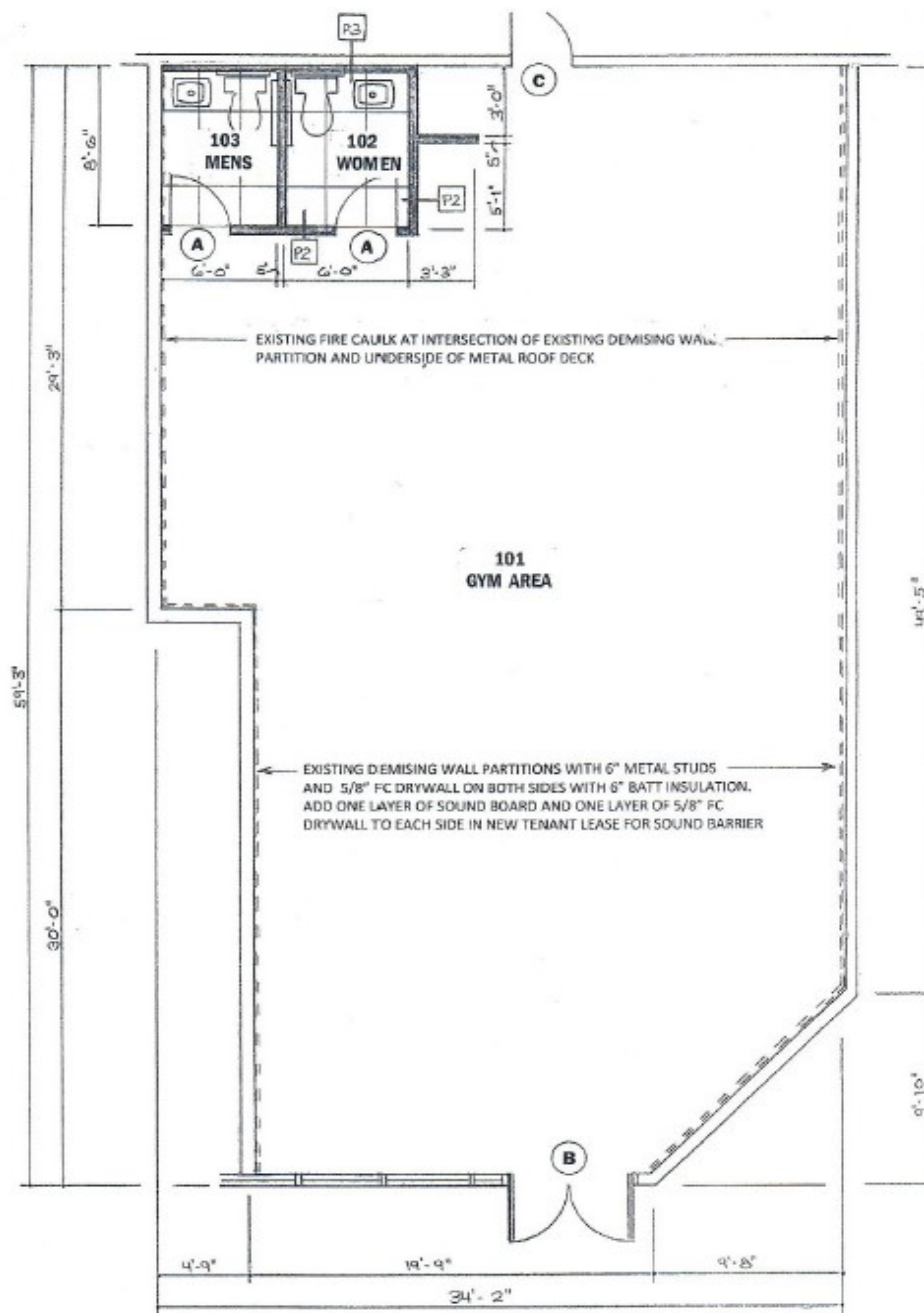
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**Suite 114
900 SF**





Suite 204
2,032 SF



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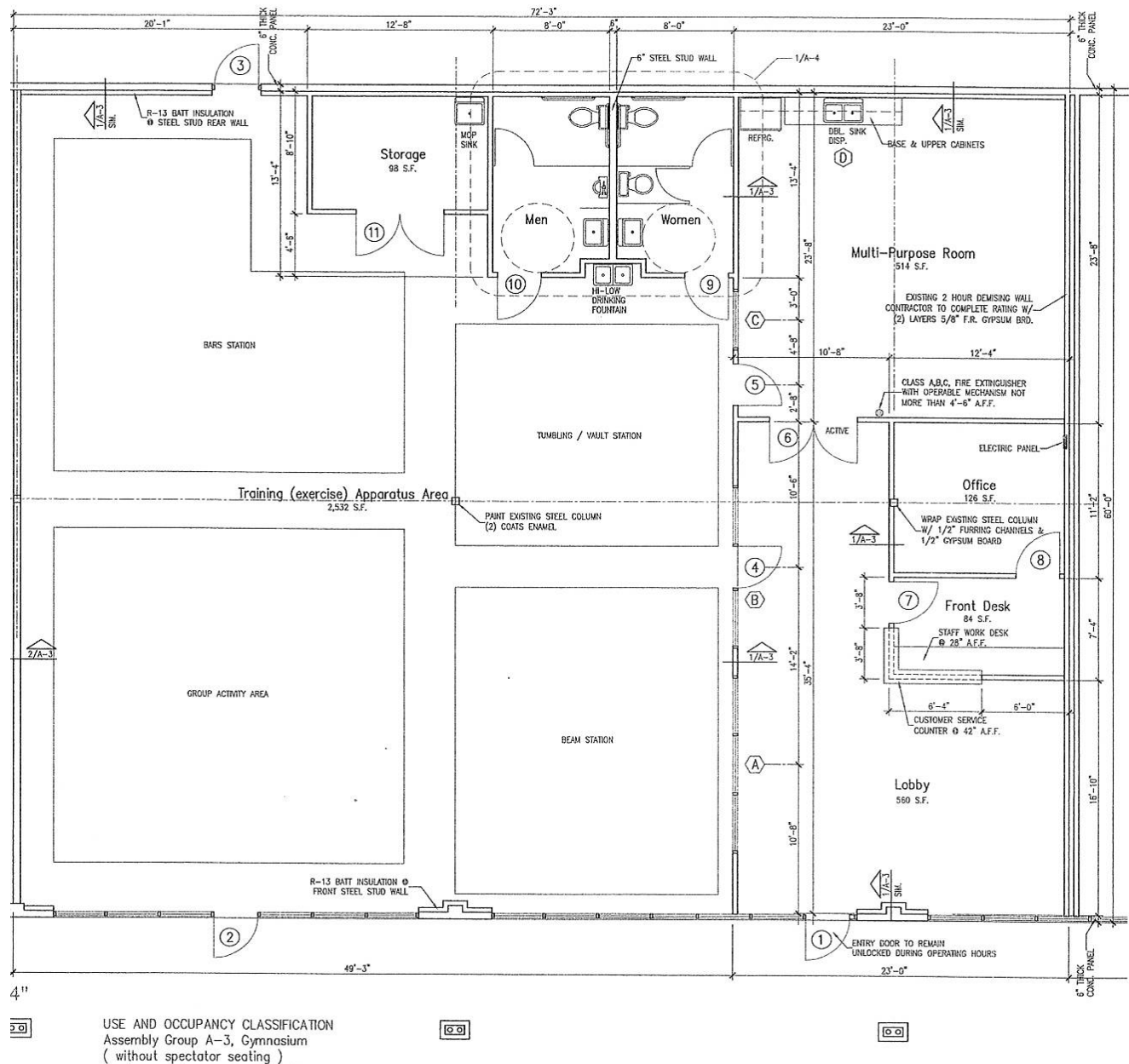


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Suite 302

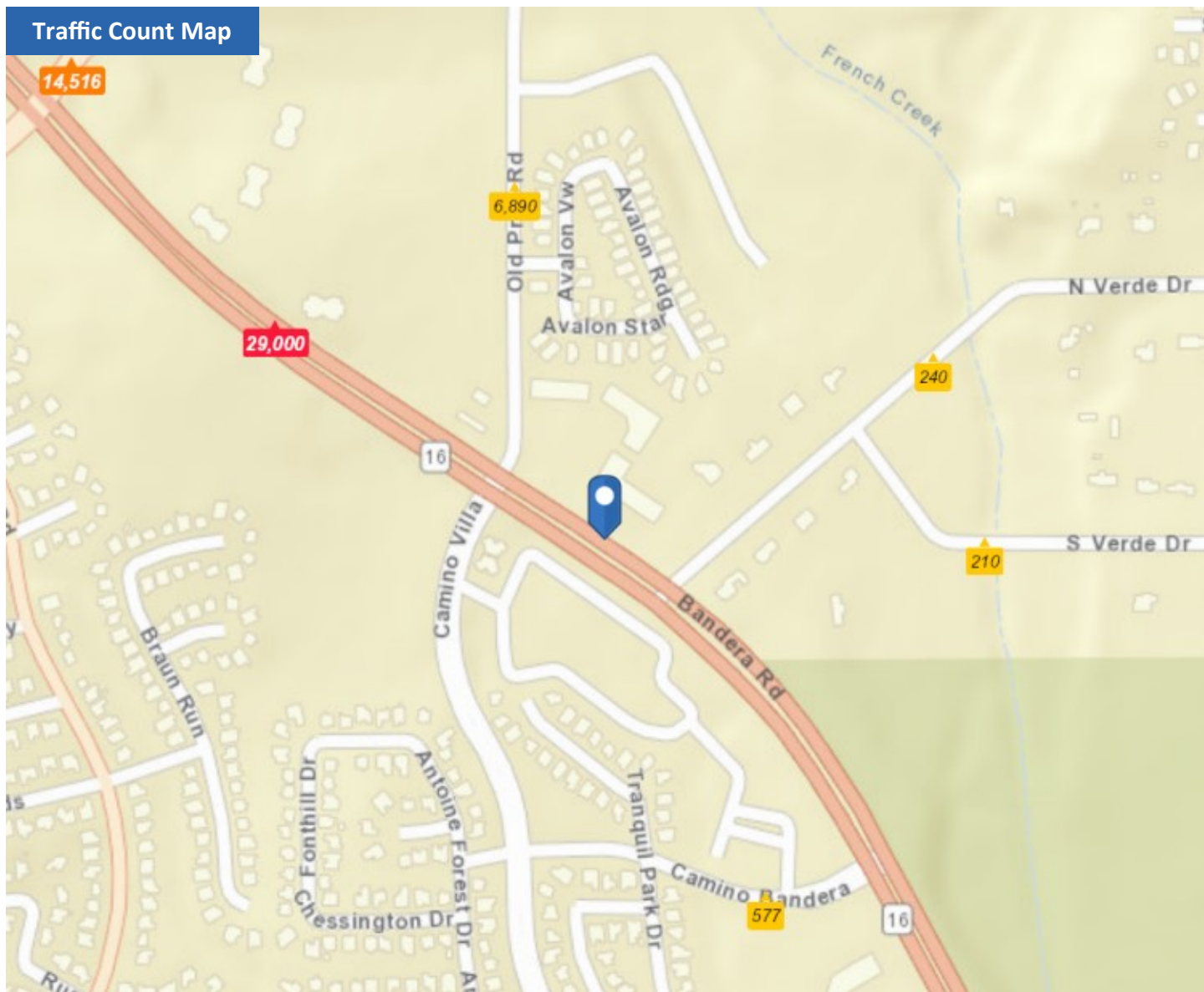
4,340 SF





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TYPES OF REAL ESTATE LICENSE HOLDERS:



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Although Broker will disclose any knowledge it actually possesses with respect to the existence of hazardous wastes or substances, or underground storage tanks on the property, Broker has not made investigations or obtained reports regarding the subject matter of this Notice, except as may be described in a separate written document signed by Broker, and makes no representations regarding the existence or nonexistence of hazardous wastes or substances, or underground storage tanks on the property. You should contact a professional, such as a civil engineer, geologist, industrial hygienist or other persons with experience in these matters to advise you concerning the property.

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.

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

BUYER/TENANT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____