



WALMART SHADOW RETAIL

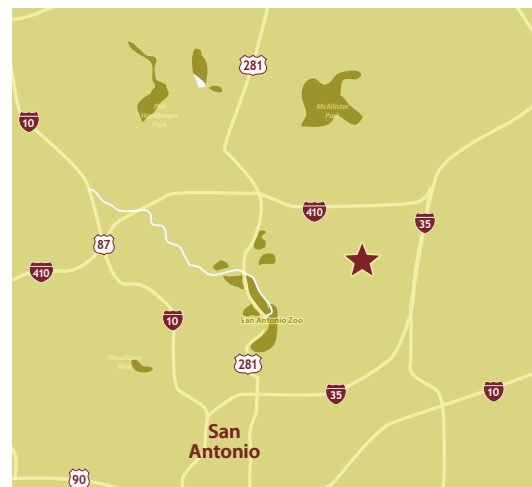
1432 Austin Highway - San Antonio, Texas

1,260 SF - 6,000 SF Available



Property Highlights:

- 26,595 SF Neighborhood Shopping Center
- Anchored by Walmart Supercenter
- Adjacent to Lowe's Home Improvement
- 6,000 SF (Mattress Firm lease expires 12/31/17)
- 2,800 SF End Cap Available (former Payless)
- 1,300 SF (former Lotsa Liquors)
- 1,260 SF (former Cash America)
- Rate: Call for Pricing
- NNN: \$10.42 PSF
- Abundant Parking Available
- Close proximity to Alamo Heights, Terrell Hills and Fort Sam Houston
- Current tenants include Sprint, Game Stop, Great Clips, 4 Star Nail, Navy Federal, Fred Loya, Victory Martial Arts and H&R Block.
- Surrounding retailers include Walmart Supercenter, Lowe's, H-E-B, Target, Dollar Tree, Ross & many more.
- Zoning: C3



Demographics

	1 mile	3 mile	5 mile
2016 Population	12,782	90,086	259,969
Daytime Population	10,866	124,284	348,429
Avg Household Income	\$76,249	\$83,299	\$66,488

Traffic Counts

Austin Hwy: 23,144 VPD (TXDOT 2015)
Harry Wurzbach: 17,996 VPD
(MPSI 2014)

For More Information:

Beverly Barshop
210.826.0036 x29
beverly@rfmcommercial.com

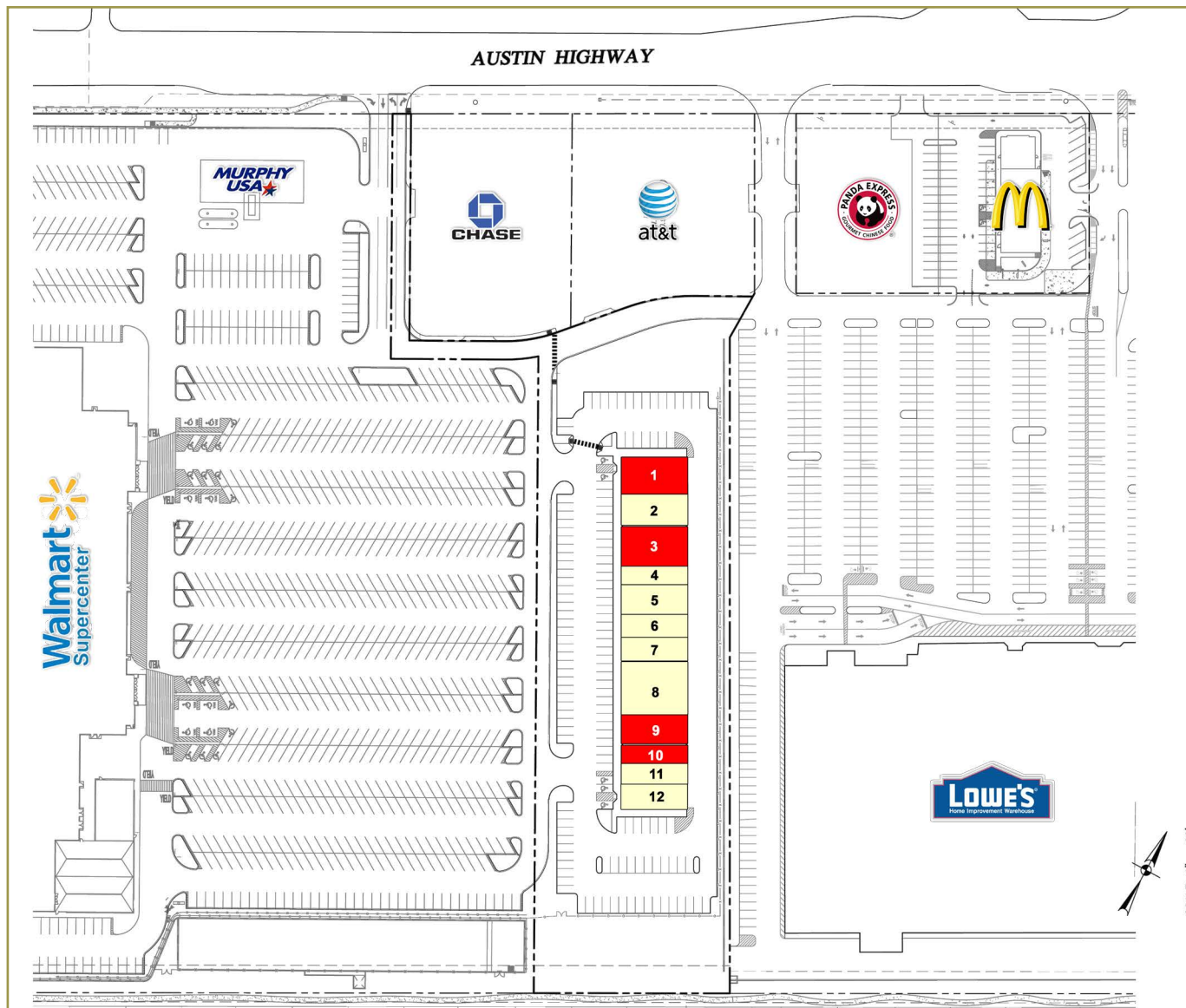
Dick McCaleb
210.826.0036 x23
dick@rfmcommercial.com



WALMART SHADOW RETAIL

1432 Austin Highway - San Antonio, Texas

1,260 SF - 6,000 SF Available



	Tenant	SF		Tenant	SF
1	AVAILABLE	2,800	7	Great Clips	1,300
2	Victory Martial Arts	2,000	8	Navy Federal	3,672
3	AVAILABLE	6,000	9	AVAILABLE	1,300
4	4 Star Nail	1,500	10	AVAILABLE	1,260
5	Sprint	2,463	11	Fred Loya Insurance	1,100
6	Gamestop	1,500	12	H&R Block	1,700

For More Information:

Beverly Barshop
210.826.0036 x29
beverly@rfmcommercial.com

Dick McCaleb
210.826.0036 x23
dick@rfmcommercial.com

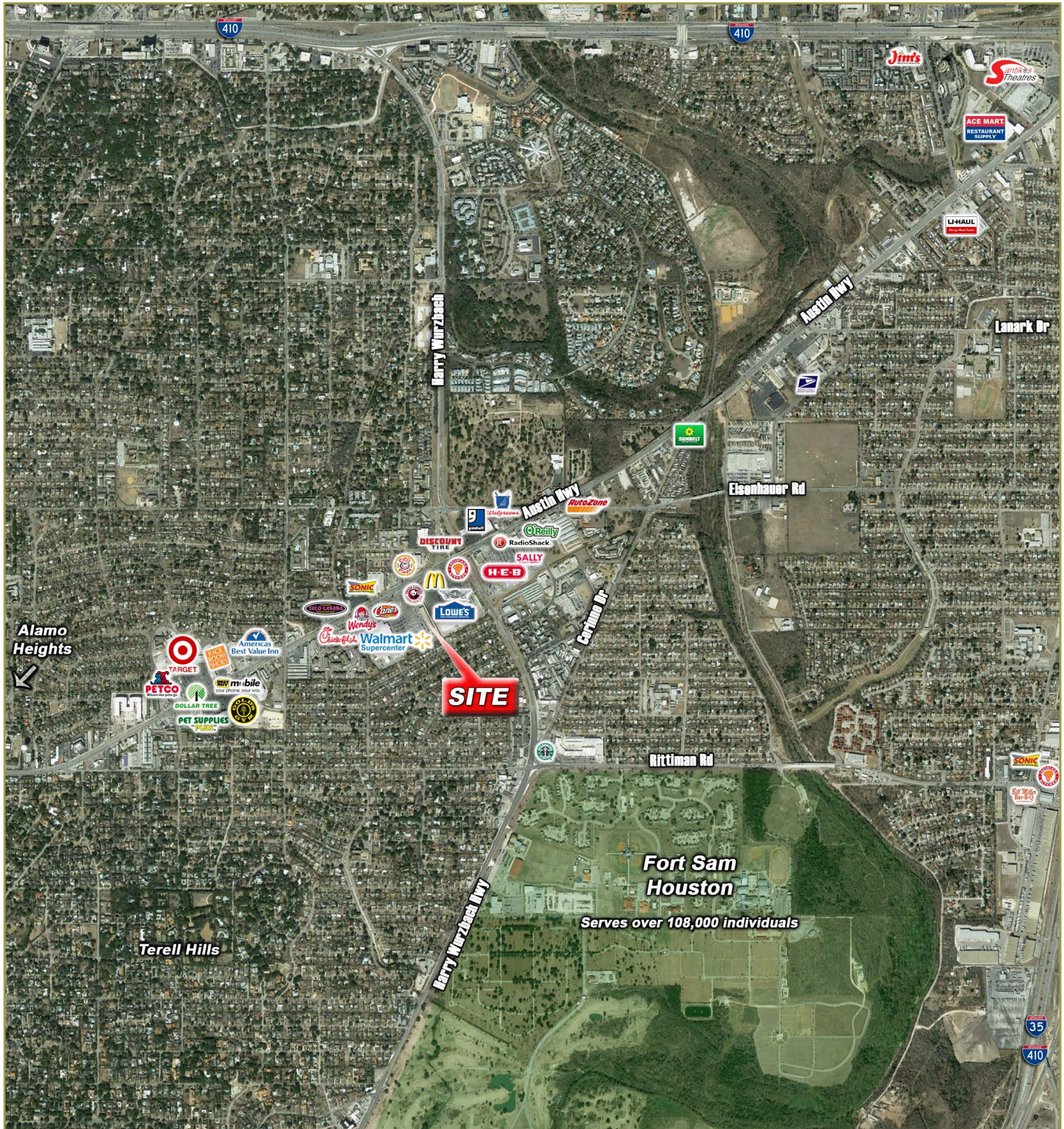
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results. Copyrighted by RFM Commercial, Inc.



WALMART SHADOW RETAIL

1432 Austin Highway - San Antonio, Texas

1,260 SF - 6,000 SF Available



For More Information:

Beverly Barshop
210.826.0036 x29
beverly@rfmcommercial.com

Dick McCaleb
210.826.0036 x23
dick@rfmcommercial.com

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results. Copyrighted by RFM Commercial, Inc.



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