



## 12030 Bandera Rd

Helotes, Texas 78023

### Property Overview

The subject property, 12030 Bandera Rd (#106 & #107), are two, second generation retail/office condos which total approximately 2,608 square feet. Individually, Unit 106 is approximately 1,306 square feet while Unit 107 is approximately 1,302 square feet and both were constructed in 2010.

The subject property offers a User (retail, office, or medical business) the potential to own their business's location and build equity rather than continue to pay rent as well as take advantage of the strategic location within a newer constructed retail building with foot traffic from the adjacent tenant-mix.

For a prospective Investor, this is an ideal investment opportunity to acquire a prominent retail/office asset well below replacement cost. Second generation retail/office spaces between 1,000 sf to 3,000 sf are in high demand and an investor's flexibility to lease Unit 106 and Unit 107, combined or separately, provides future cashflow diversification.

Both User and/or Investor both benefit greatly from its location in Helotes, Texas, one of San Antonio's most affluent suburbs with average household incomes in the mid-six figure range, as well as its proximity to four U.S. military bases.

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For Sale

# Retail/Office



## Property Summary

Sale Price:	\$650,000
Lot Size:	0.22 Acres
Building Size:	2,608 SF
Year Built:	2010
Renovated:	2015
Zoning:	MPCD
Market:	San Antonio MSA
Cross Streets:	Bandera Rd & 1604

## Location Overview

The Dominion Bandera Commercial Center is located in, arguably, one of the strongest retail trade areas for San Antonio. Specifically, the Helotes area provides a rapidly growing, yet still young population (217K+ pop. in a 5-mile radius with 8.5%+ anticipated growth over the next 5 years), affluent area (\$105K+ Median Household Income in a 1-mile radius), and strategic location directly off Bandera Rd (36K+ Vehicles per Day) and 1604.

Near several National Retailers including HEB, Target, Lowe's, Home Depot, Gold's Gym, Santikos Theatres, etc...

## Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	2,457	25,360	65,984
Total Population:	7,508	75,198	191,647
Average HH Income:	\$90,681	\$83,622	\$75,979



For Sale

# Retail/Office



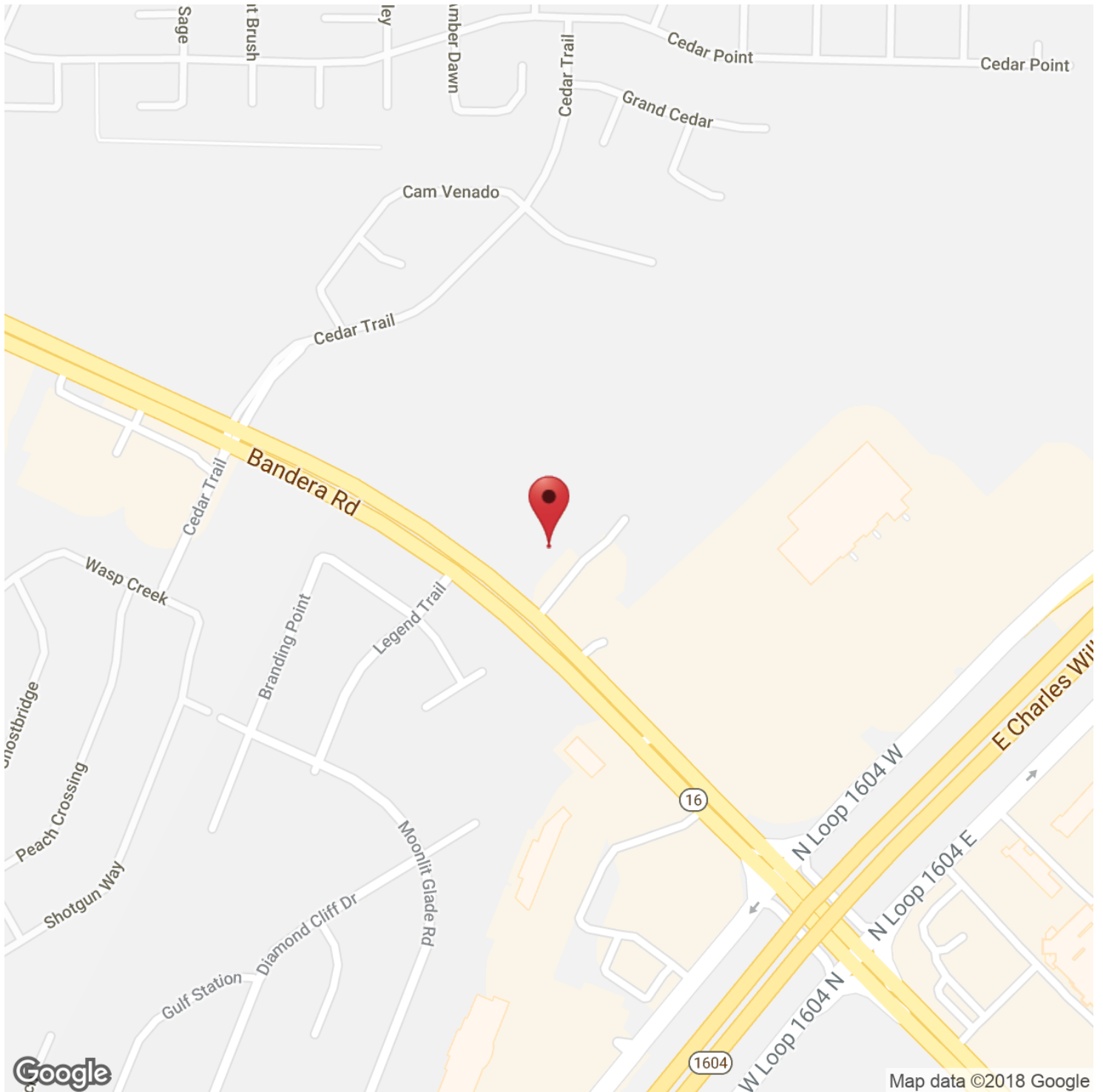
For Sale

# Retail/Office

Property Name:	12030 Bandera Rd (#106 & #107)
Property Address:	12030 Bandera Rd Helotes, TX 78023
Property Type:	Retail/Office
APN:	14867-100-1060, 14867-100-1070
Gross Leasable Area:	2,608 SF
Zoning:	MPCD
Year Built:	2010
Number Of Stories:	One (1)
Foundation:	Slab on Grade
Walls:	Tilt-wall & Brick

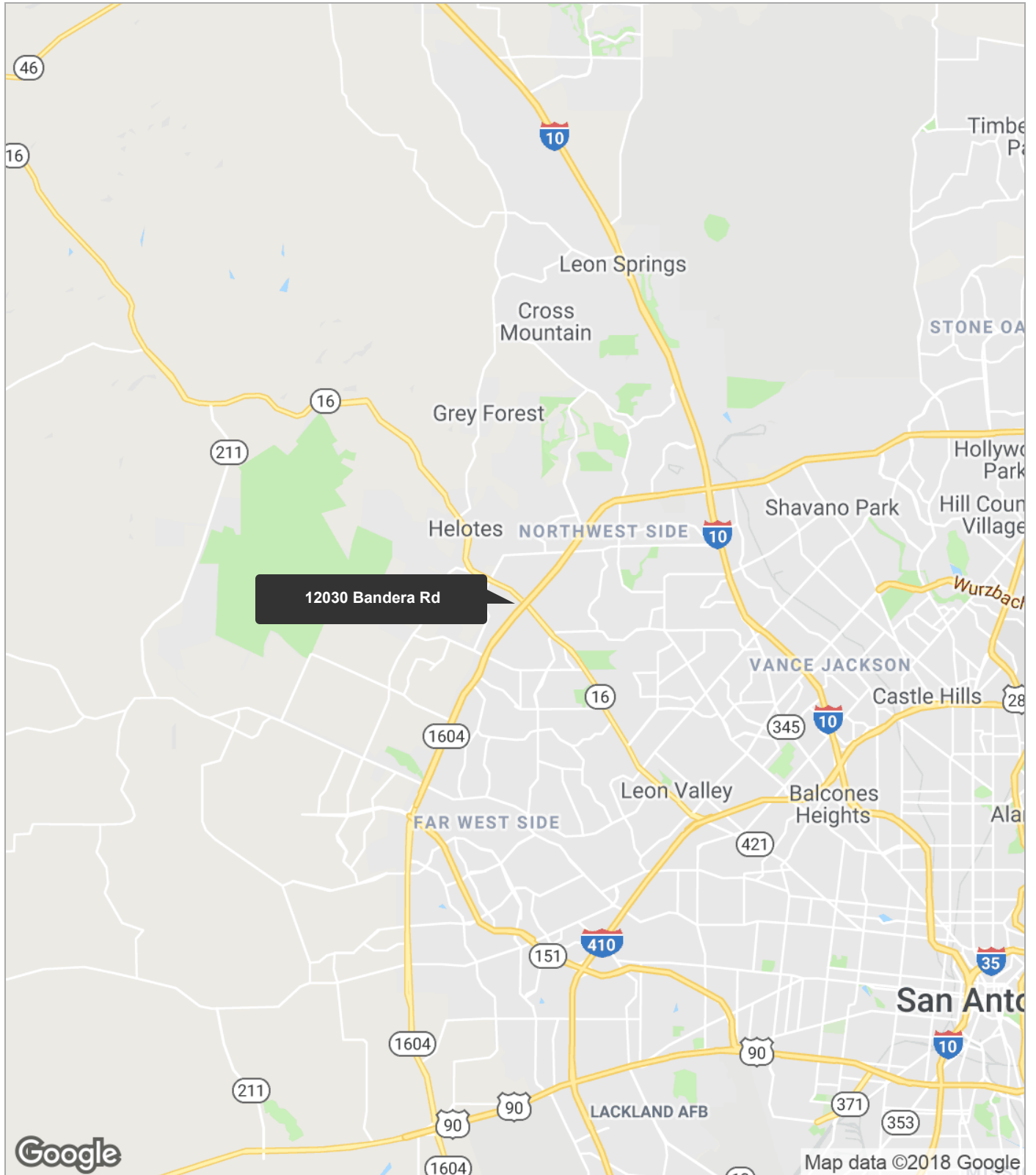
For Sale

Retail/Office



For Sale

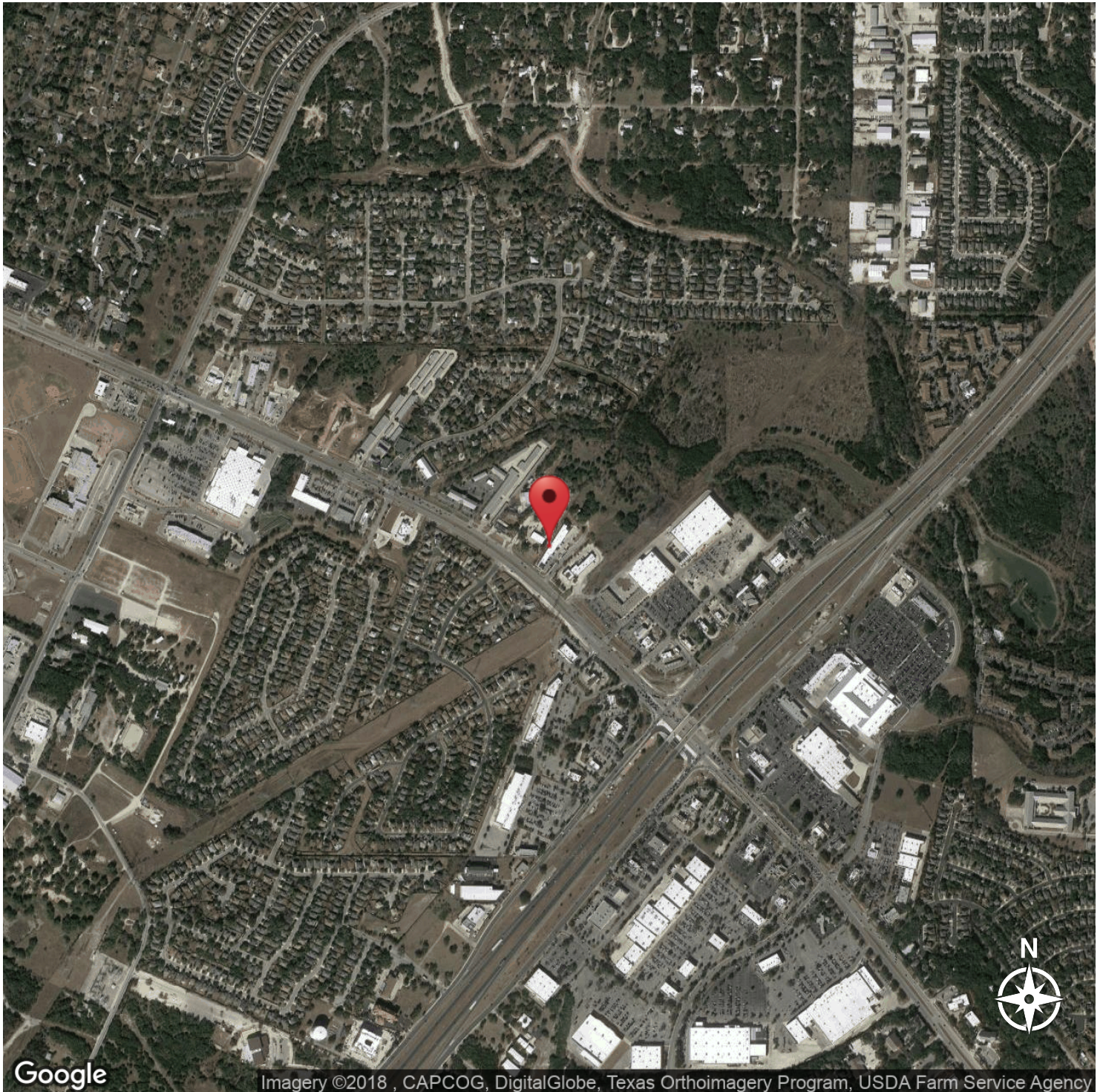
# Retail/Office





For Sale

Retail/Office







## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date





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