



Located Along Bandera Rd & Loop 410

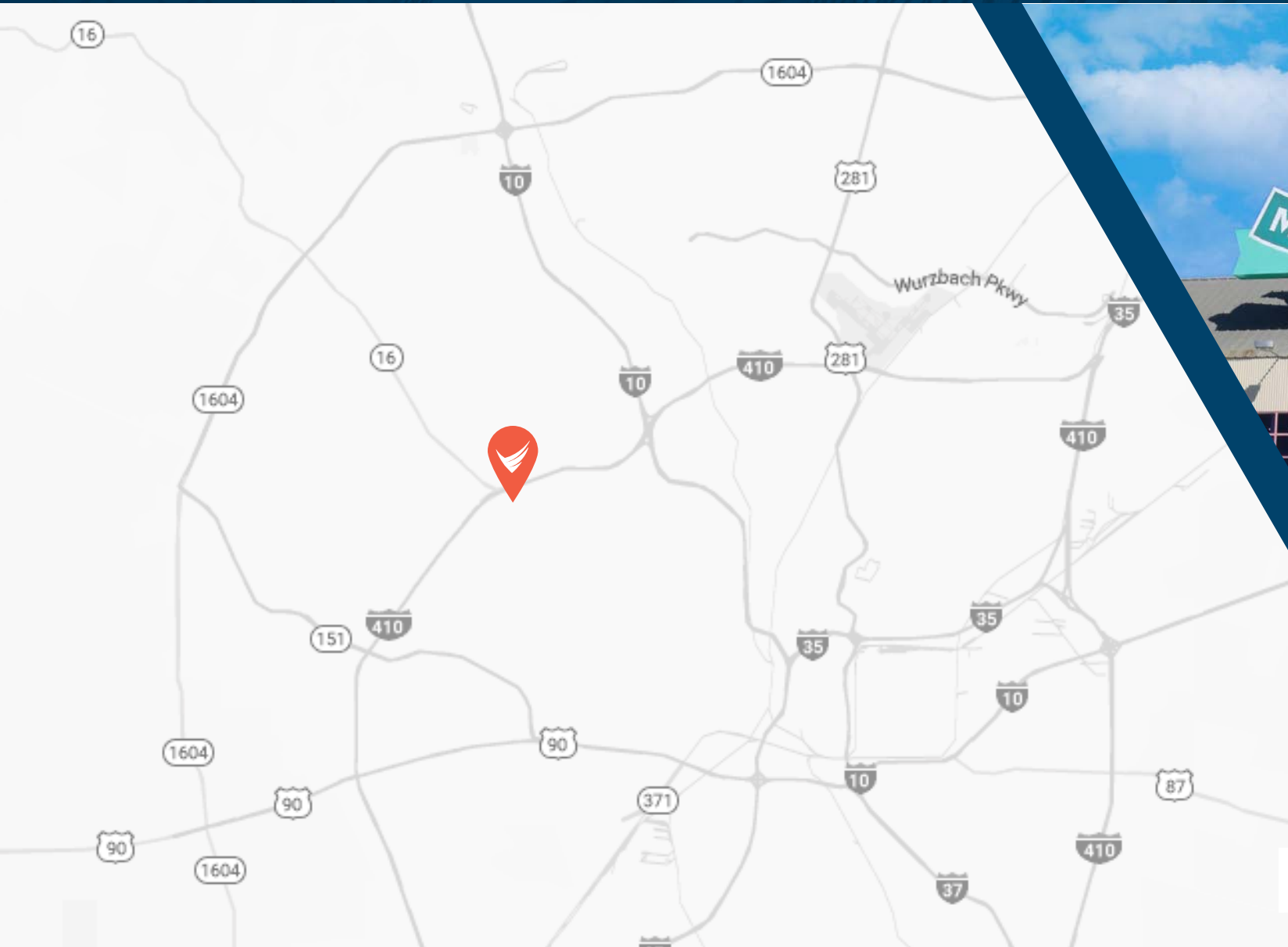
# H-E-B MARKETPLACE

SEQ Loop 410 & Bandera Road  
San Antonio, TX 78238

**Rental Rate:** Call for pricing  
**Estimated NNN:** \$6.28/sf

# Location Aerial

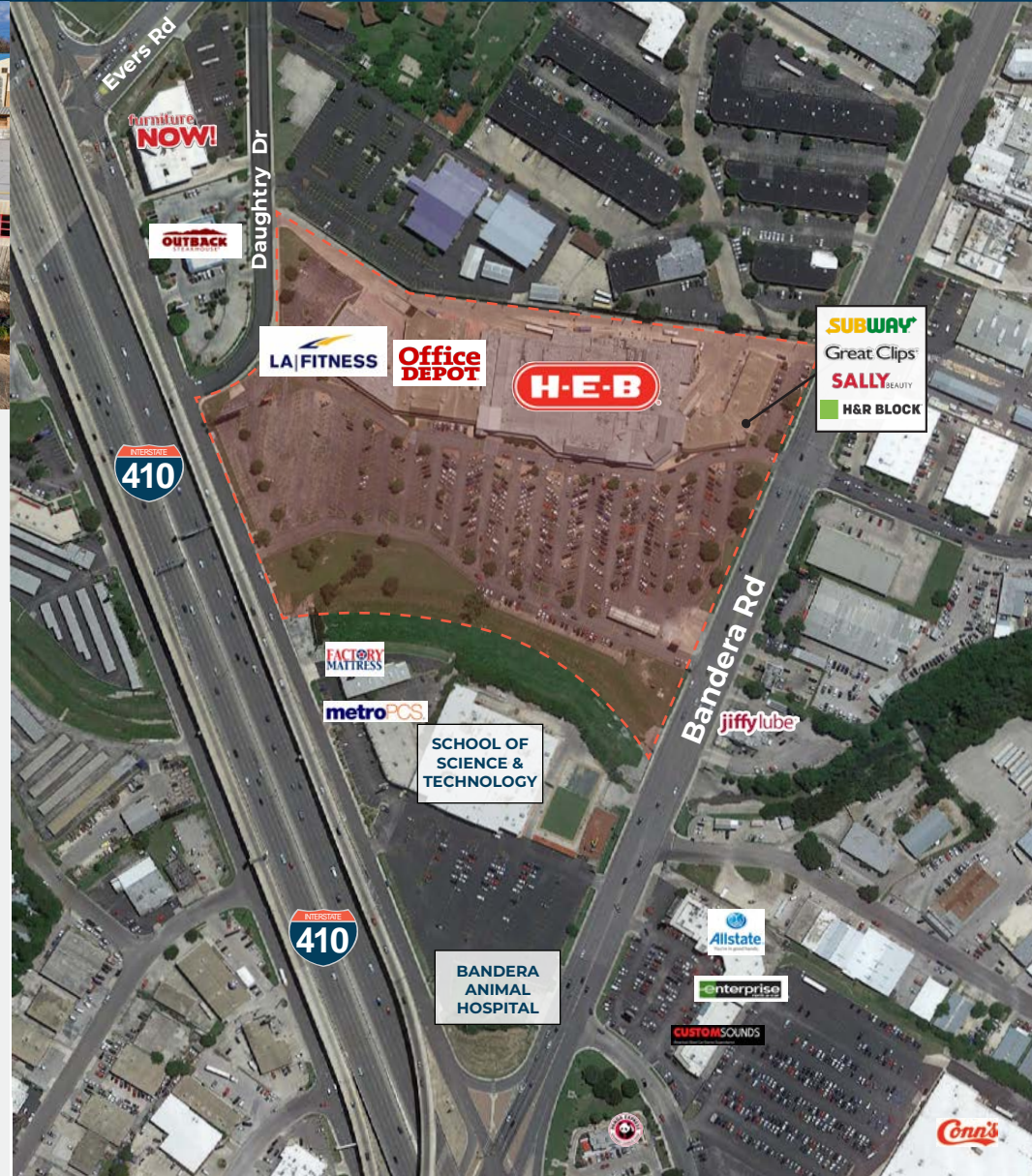
# H-E-B MARKETPLACE



 **PROPERTY LOCATION**

# Property Overview

# H-E-B MARKETPLACE



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	14,625	144,916	403,825
Average HH Income:	\$54,148	\$58,232	\$64,111
Employees:	10,507	105,979	177,341

**TOTAL SF** 160,223 SF

**AVAILABLE SF** 1,200 SF

**RENTAL RATE** Call For Pricing

## PROPERTY HIGHLIGHTS

Anchored by a high-performing H-E-B grocery in northwest San Antonio - this active Property enjoys excellent access and exposure to one of the busiest stretches of Loop 410 at Bandera Road.

Pylon signage available, LA Fitness opened in 2020

# Site Map

# H-E-B MARKETPLACE

## H-E-B Marketplace Tenants

Suite 100	LA Fitness	Suite 160A	HEB Gas	Suite 200	H&R Block
Suite 130	Office Depot	Suite 170	Subway	Suite 210	Gamestop
Suite 135	Boost Mobile	Suite 180	Sally Beauty	Suite 220	Great Clips
Suite 137	IBrow Bar	Suite 190	Dentist	Suite 230	Vicky Nails
Suite 160	HEB Grocery				



SUITE	AVAILABLE SPACE
240	1,200 SF

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.

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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials	Date
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