

# COLLEGE PARK

4725 College Park, San Antonio, Texas 78249



±3,173 SF AVAILABLE OFFICE SPACE :: **FOR SALE *or* LEASE**



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax

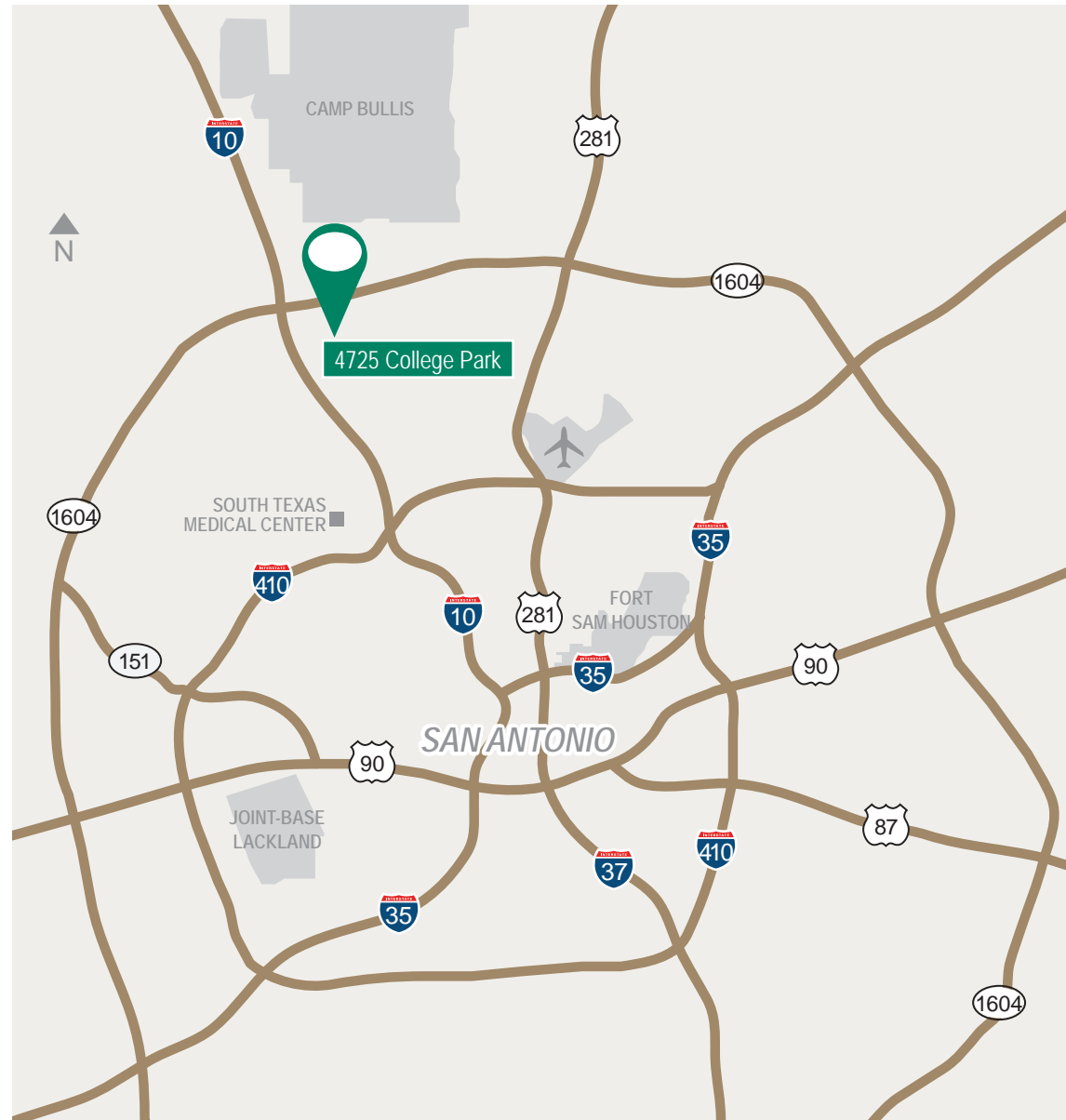
**ALBERT MCNEEL, SIOR**  
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amcneel@endurasa.com

**ERIC LUNDBLAD, CCIM**  
210.918.6402 direct  
210.273.2946 mobile  
elundblad@endurasa.com

# OVERVIEW / LOCATION MAP

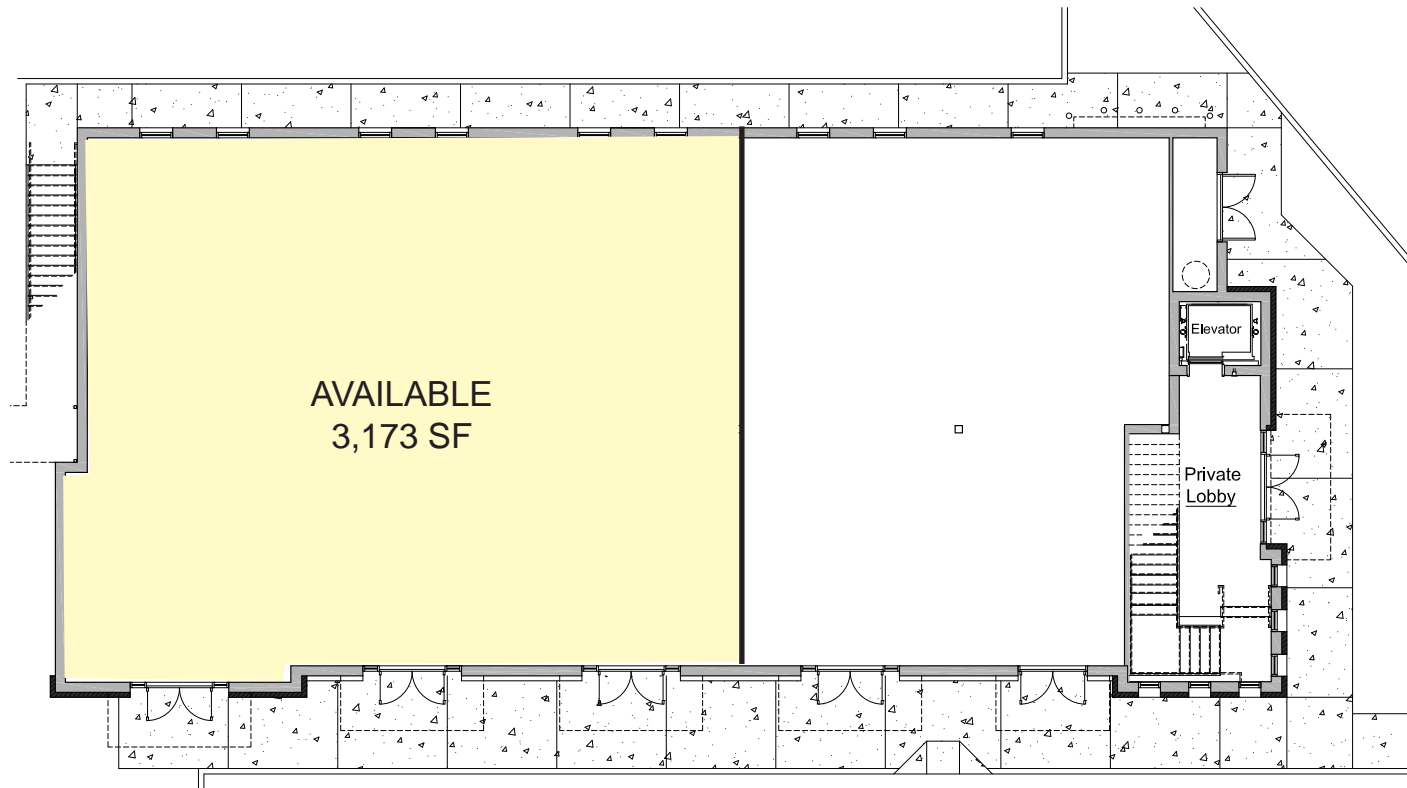
FOR SALE *OR* LEASE

Address	4725 College Park San Antonio, TX 78249
Rental Rate	\$19.00 NNN
Asking Price	Call Broker
Building Size	± 10,473 sf
Available Space	± 3,173 sf
TI Allowance	\$35.00 psf
Lease Term	5 -10 years
Parking	4.4:1000



The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

6.1.20

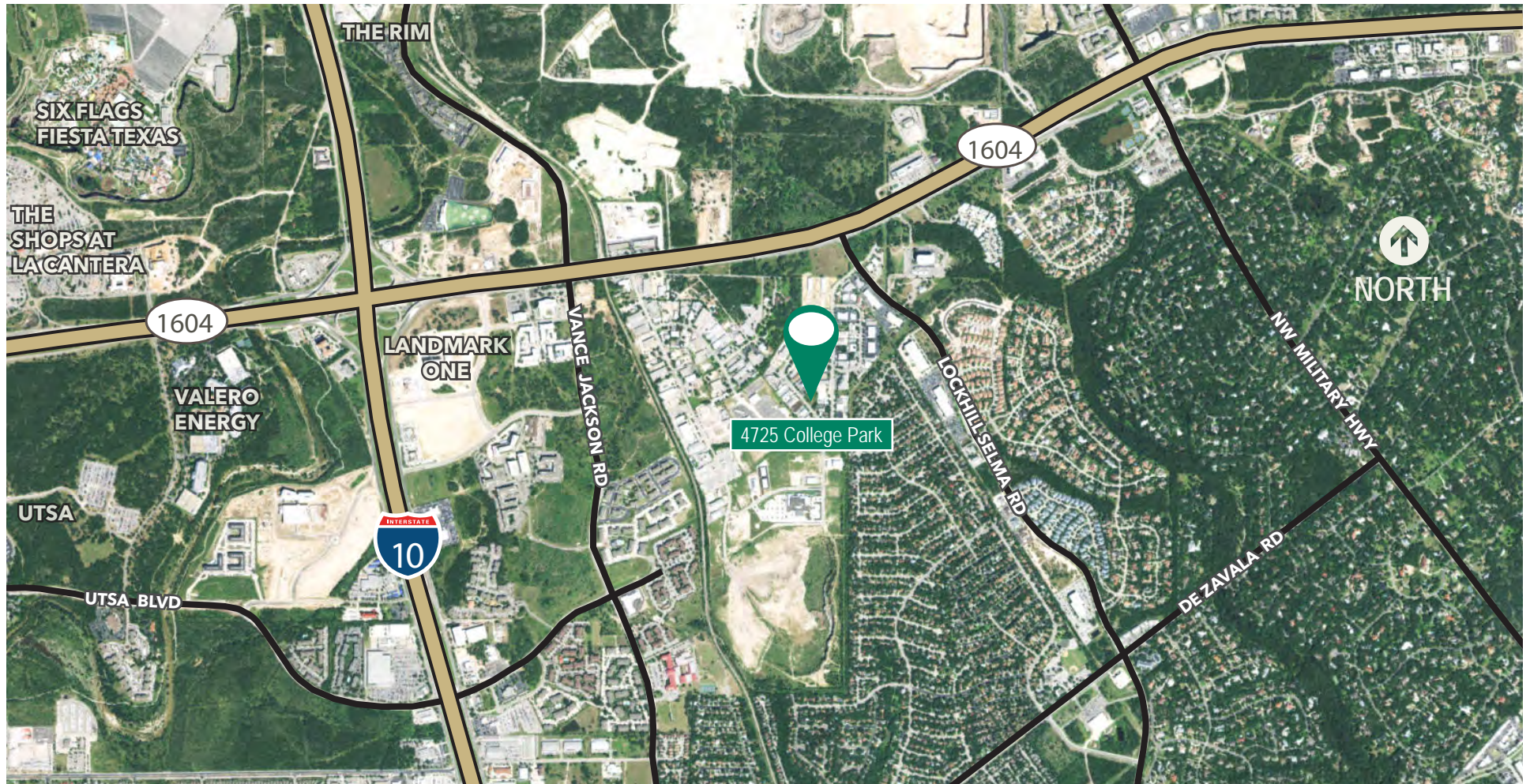


## AMENITIES

- :: Ground floor space
- :: University Oaks Business Park
- :: Quick access to Loop 1604 & IH-10
- :: New construction

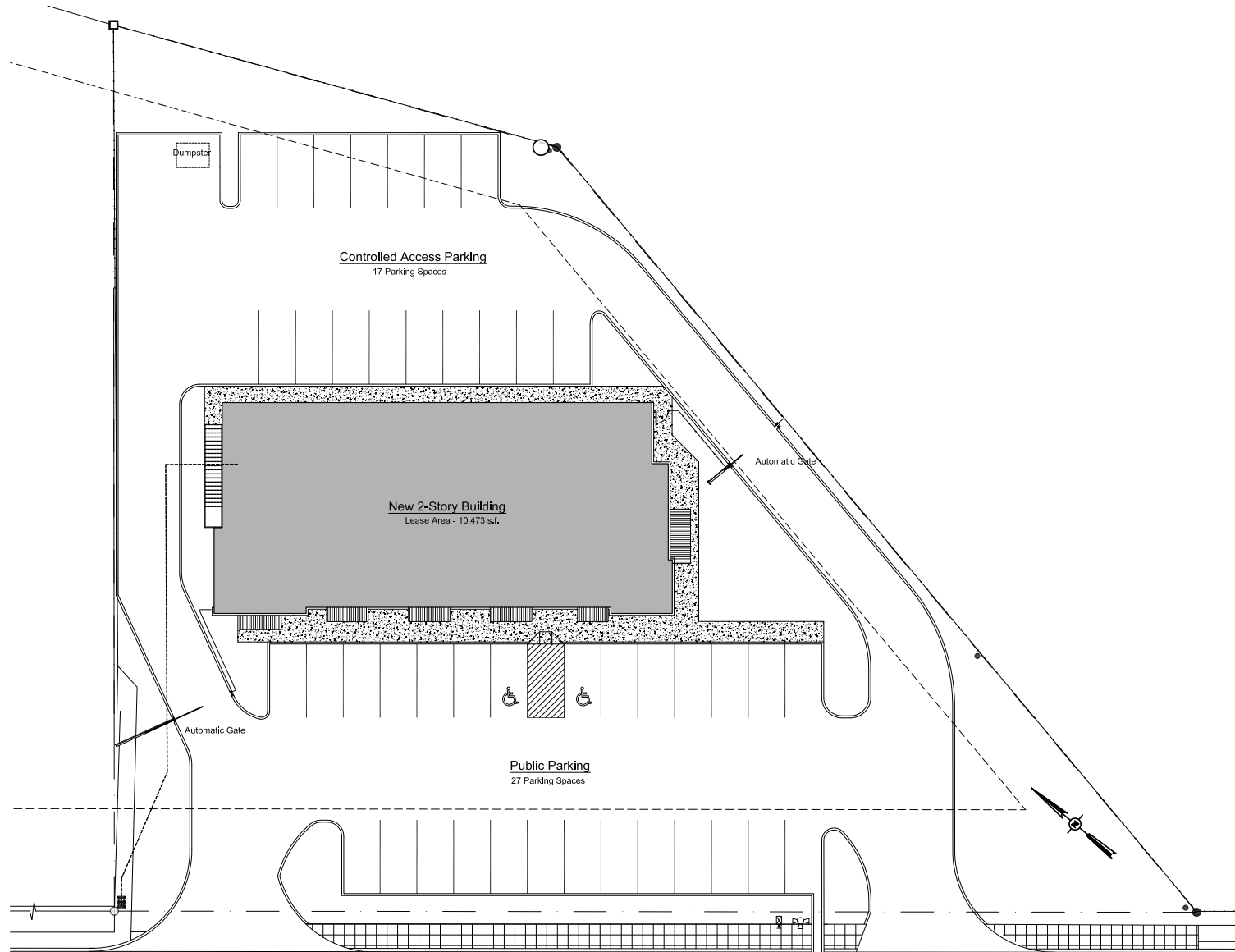
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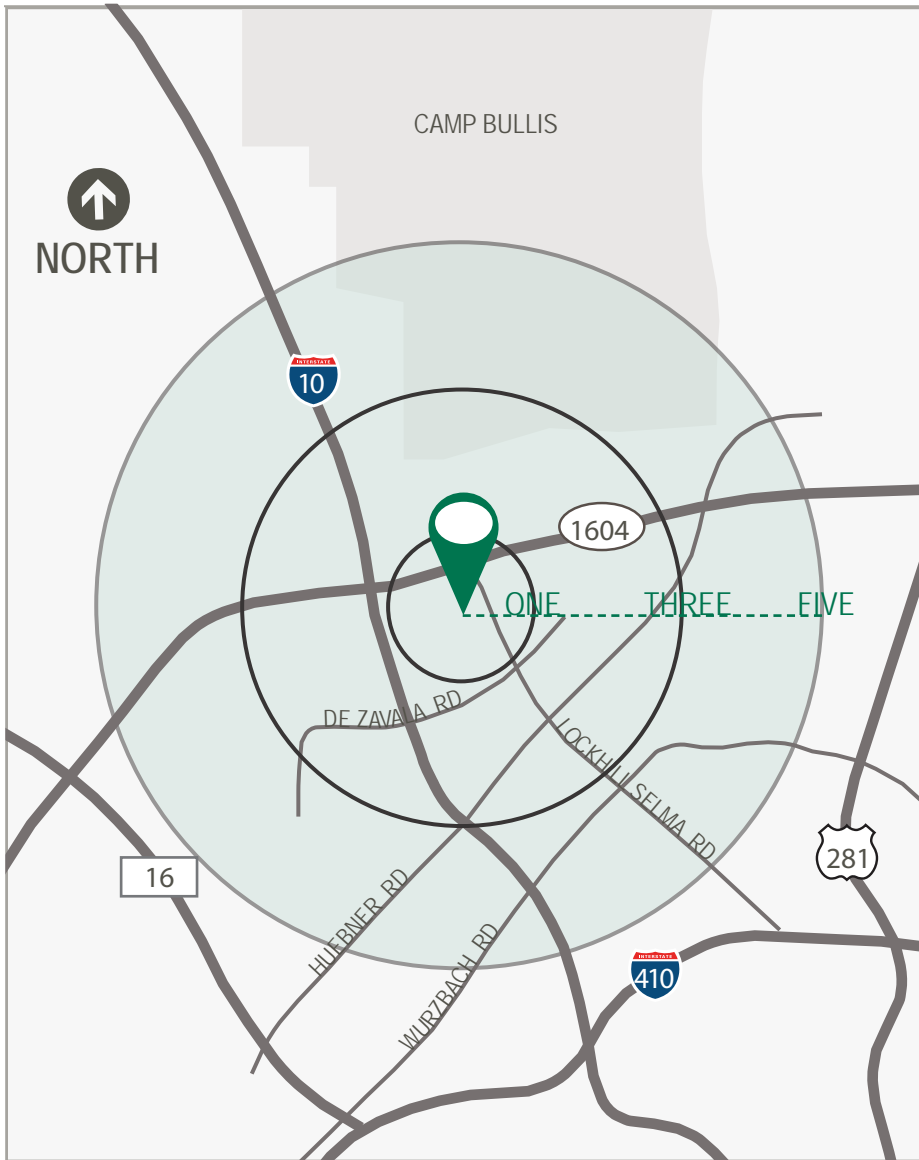


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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Total Population:	4,542	79,563	231,898
2024 Population:	4,870	87,469	250,645
Population Growth 2019-2024:	7.22%	9.94%	8.08%
Average Age:	42.3	34.7	35.4
<b>Households</b>			
2019 Total Households:	2,027	33,334	96,740
Household Growth 2019-2024:	6.91%	9.93%	7.70%
Median Household Income:	\$79,749	\$65,994	\$63,709
Average Household Size:	2.2	2.2	2.3
2019 Average Household Vehicles:	2.0	2.0	2.0
<b>Housing</b>			
Median Home Value:	\$262,179	\$258,435	\$249,373
Median Year Built:	1987	1999	1993
<b>Daytime Employment</b>			
Total Businesses:	381	3,047	8,302
Total Employees:	4,401	60,957	105,923
<b>Vehicle Traffic</b>			
Loop 1604:	124,185 vpd		
Lockhill Selma @ Loop 1604:	9,496 vpd		
Loop 1604 @ Tradesman:	6,194 vpd		

Source: CoStar

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# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Albert McNeel	451316	amcneel@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_



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