

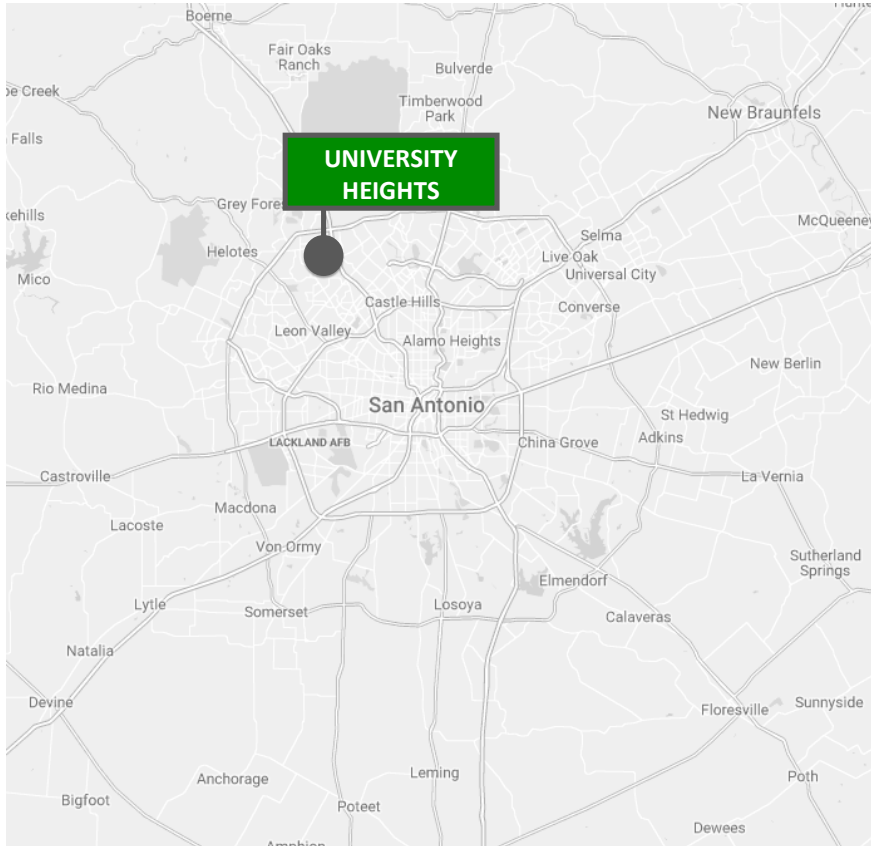


UNIVERSITY HEIGHTS

SWQ OF W HAUSMAN RD & I-10
5602 W. Hausman Rd., San Antonio, TX 78249

FOR LEASE

ADAM SCHILLER | GFR DEVELOPMENT
schiller@gfrdevelopment.com | 210.424.3793



HIGHLIGHTS

- + Excellent Visibility & Daytime Traffic
- + Multiple Points of Ingress / Egress
- + Cross Access to Hard Corner of Signalized Intersection
- + Near Diverse Mix of Tenants with Recognizable, Popular Names
- + Close Proximity to I-10

DESCRIPTION

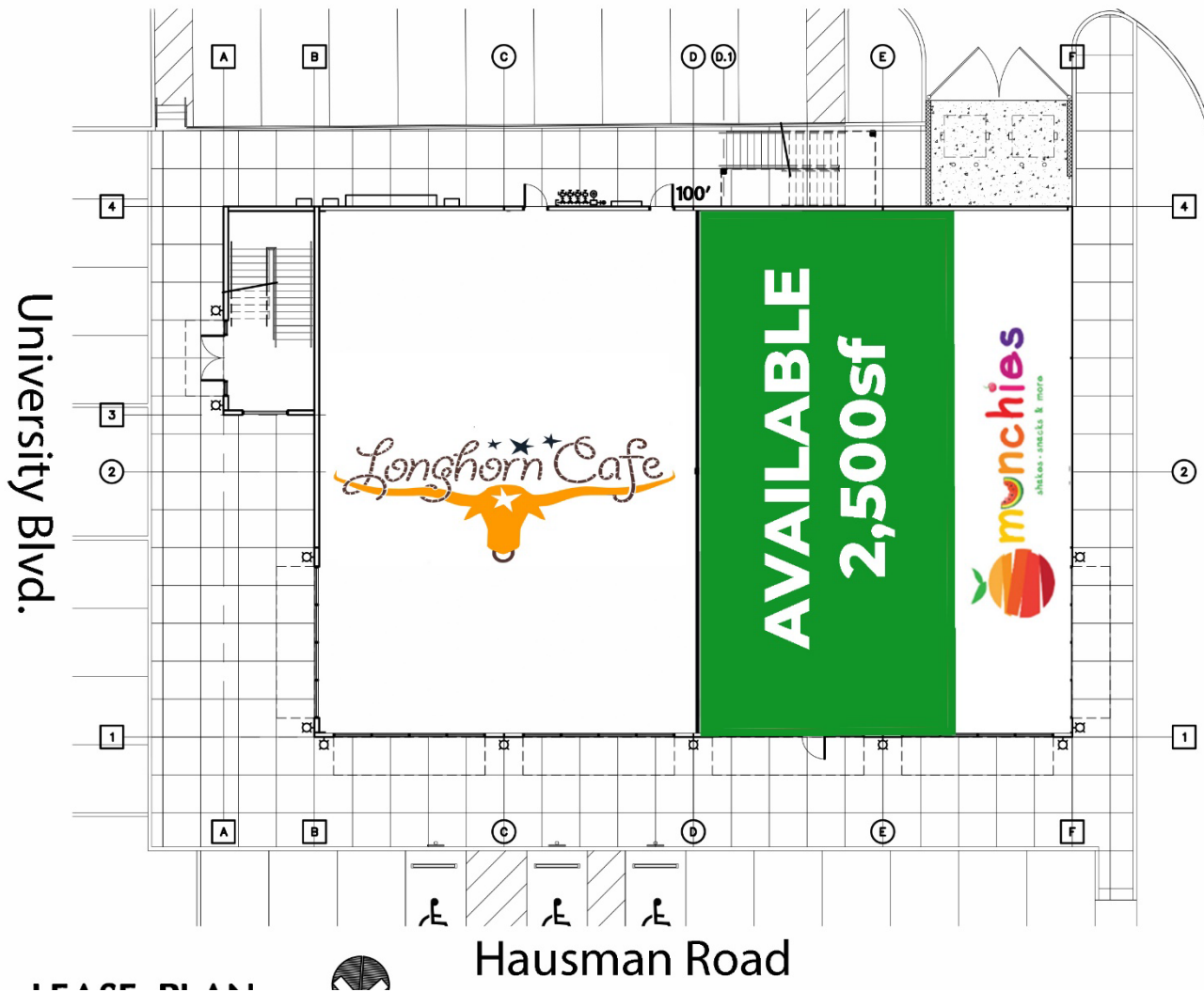
- Size: 14,000 SF Retail Center on 50,660 SF Land
- Built: 2016
- Parking: 65 Spaces (4.62 Spaces per 1,000 SF)
- Addtl: Monument Signs; Canopy Walkway Along Storefronts
- Mgmt: GFR Development

NOTABLE CO-TENANTS





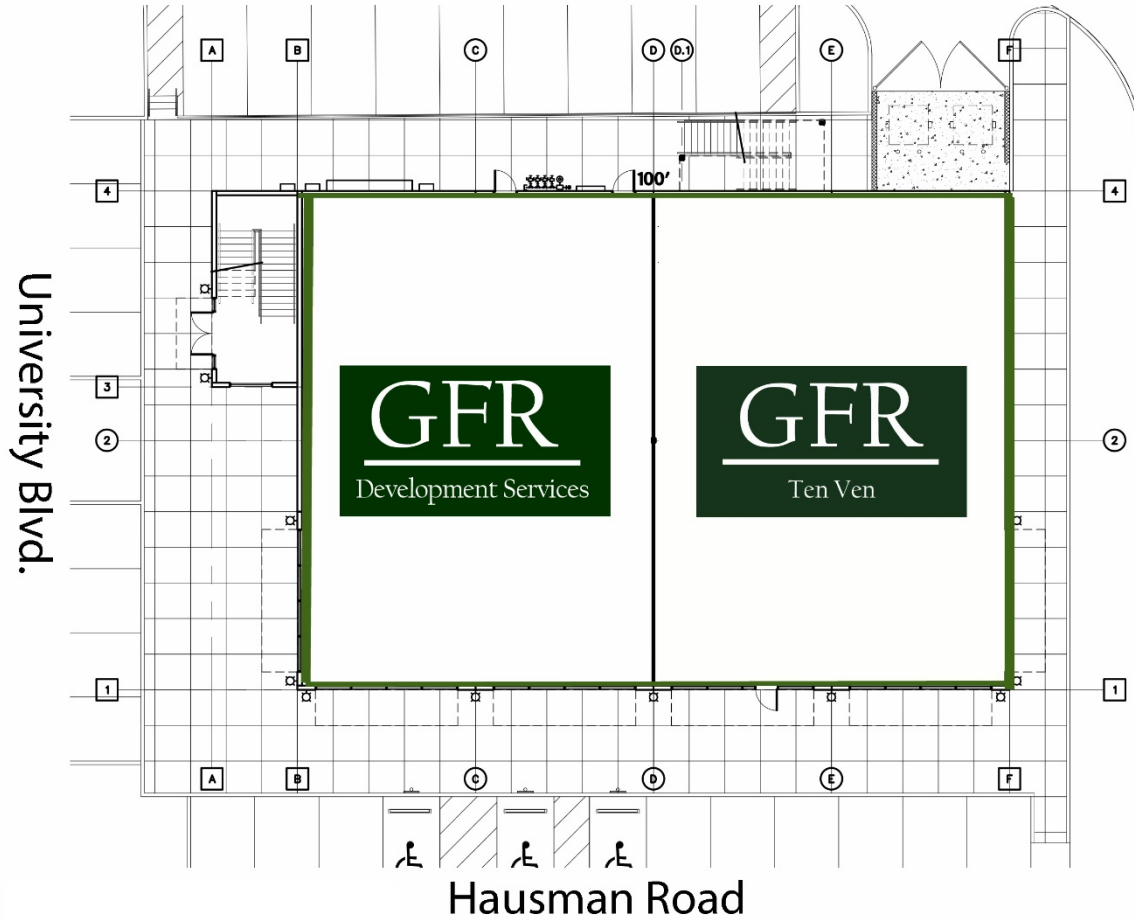
FIRST FLOOR SITE PLAN



TENANT KEY

#	Tenant	SF
102	Longhorn Café	3,500
104	AVAILABLE	2,500
105	Munchie's	1,000

SECOND FLOOR SITE PLAN



TENANT KEY

#	Tenant	SF
201	GFR Dev.	3,618
204	GFR TenVen	3,382



AVAILABLE SPACE

- Size: 2,500 SF
- Rate: Call Broker for Pricing
- Available: Immediately
- Fmr Use: N/A
- Notes: Central space located at high-traffic intersection



Population	1 MI	3 MI	5 MI
2015 Population	10,490	82,019	233,398
2020 Population	11,946	89,483	252,664
Est. 5-yr Growth	13.88%	9.10%	8.25%
Average Age	32.50	35.10	36.30

2015 Population by Race

White	6,883	59,570	173,518
Black	964	5,345	14,041
Am. Indian & Alaskan	82	496	1,451
Asian	945	5,797	16,197
Hawaiian & Pacific Island	18	143	271
Other	1,599	10,669	27,919

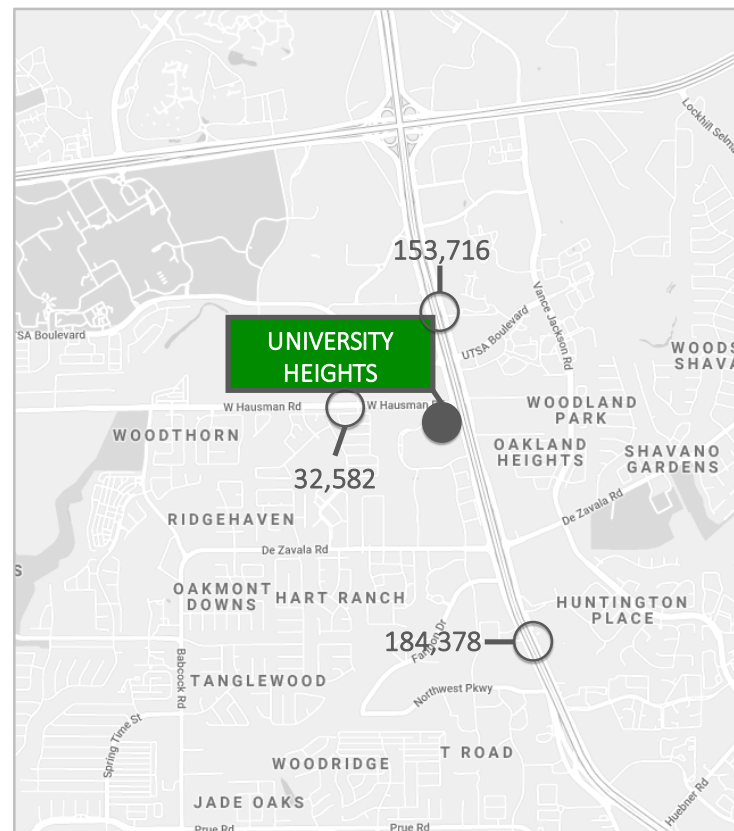
Households

2020 Proj. Total Households	5,168	36,252	105,789
HH Growth 2015 - 2020	13.09%	9.46%	8.52%
2015 Median Household Inc	\$52,904	\$59,368	\$59,900
2015 Avg Household Inc	\$64,940	\$77,150	\$81,281
Avg Household Size	2.25	2.37	2.35
2019 Avg HH Vehicles	1.70	1.70	1.70

Housing

Median Home Value	\$191,832	\$186,191	\$196,046
Median Year Built	2002	1994	1992

TRAFFIC COUNTS



Sources: 2016 San Antonio District Traffic Map



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.

GFR Property Services, LLC.	9004315	granados@grdevelopment.com	(210)-593-9100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Adam Schiller	534038	schiller@grdevelopment.com	(210)-424-3793
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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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