

BARSHOP & OLES

COMPANY

LA CANTERA CROSSING



La Cantera Crossing

Northwest corner of La Cantera Parkway and Loop 1604
San Antonio, Texas 78256

La Cantera Crossing is a 76,000 square foot shopping center planned for construction. Located in northwest San Antonio at the intersection of La Cantera Parkway and Loop 1604, the property is strategically located within the La Cantera mixed-use development, directly across the street from the highly successful 1.3 million square foot Shops at La Cantera open-air mall. The project is also located directly across Loop 1604 from the main entrance to the University of Texas at San Antonio (UTSA) main campus, which has an enrollment of approximately 29,000 students. La Cantera Crossing will offer lease space for retail, entertainment, restaurant, and service uses at one of the most dynamic retail intersections in the City.

**for rental rates
& availability**

please email for information

NNN's

TRADE AREA & PROPERTY HIGHLIGHTS

DEMOGRAPHICS

TRAFFIC COUNTS

CONTACTS

LA CANTERA CROSSING

TBD

- Close proximity to Shops at La Cantera mall, University of Texas at San Antonio main campus and Valero Energy headquarters
- Strategic location within one of the most dynamic retail sub-markets in the city
- Access and frontage on both La Cantera Parkway and Loop 1604
- Spaces and sites available for retail, entertainment, service and restaurant users
- Location within master planned mixed-use development

	3-Mile Radius	5-Mile Radius
<i>Population</i>	74,331	194,372
<i>Av. Household Income</i>	\$97,577	\$103,690
<i>Households</i>	27,410	70,462

Source: Environics Analytics Pop Facts Report (2019 estimates)

Loop 1604 near La Cantera Parkway: 126,000 VPD

Source: Texas Department of Transportation 2016 Average Annual Daily Traffic Counts

Pat Wheat

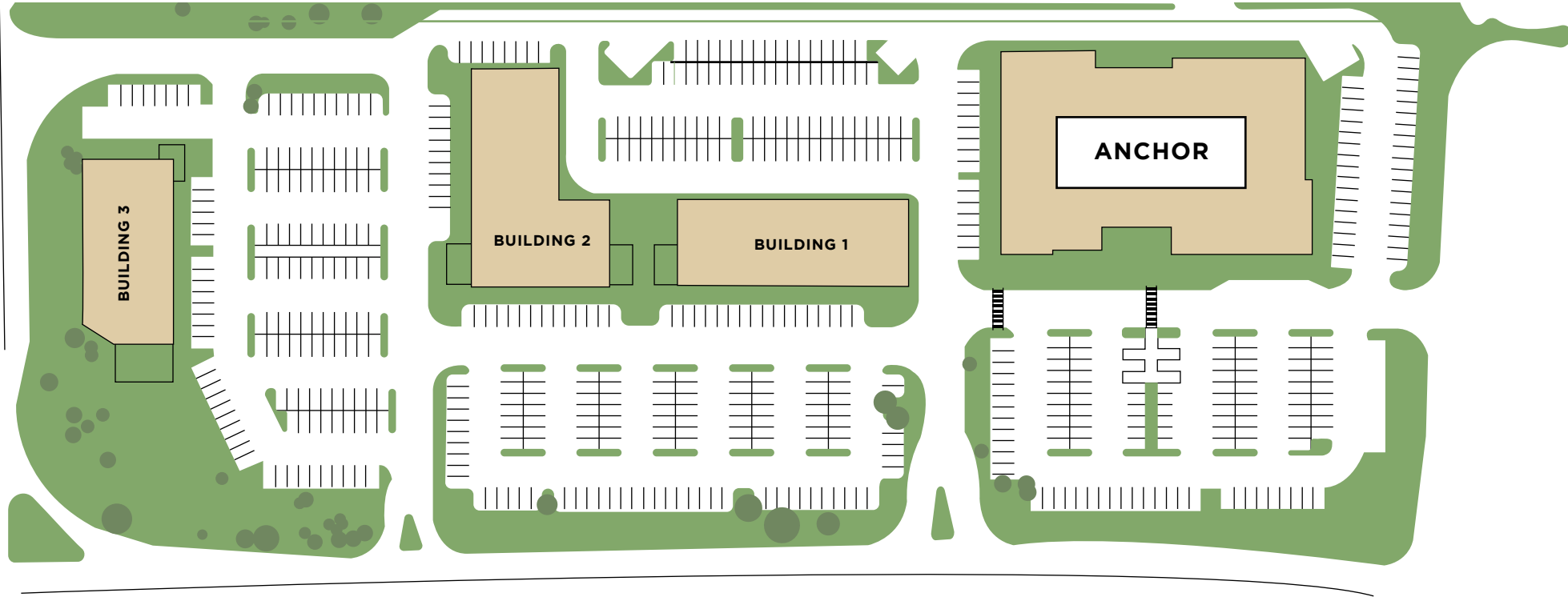
pwheat@barshop-oles.com

Dan Wheat

dwheat@barshop-oles.com

LA CANTERA CROSSING

LOOP 1604 FRONTAGE ROAD



LA CANTERA PARKWAY

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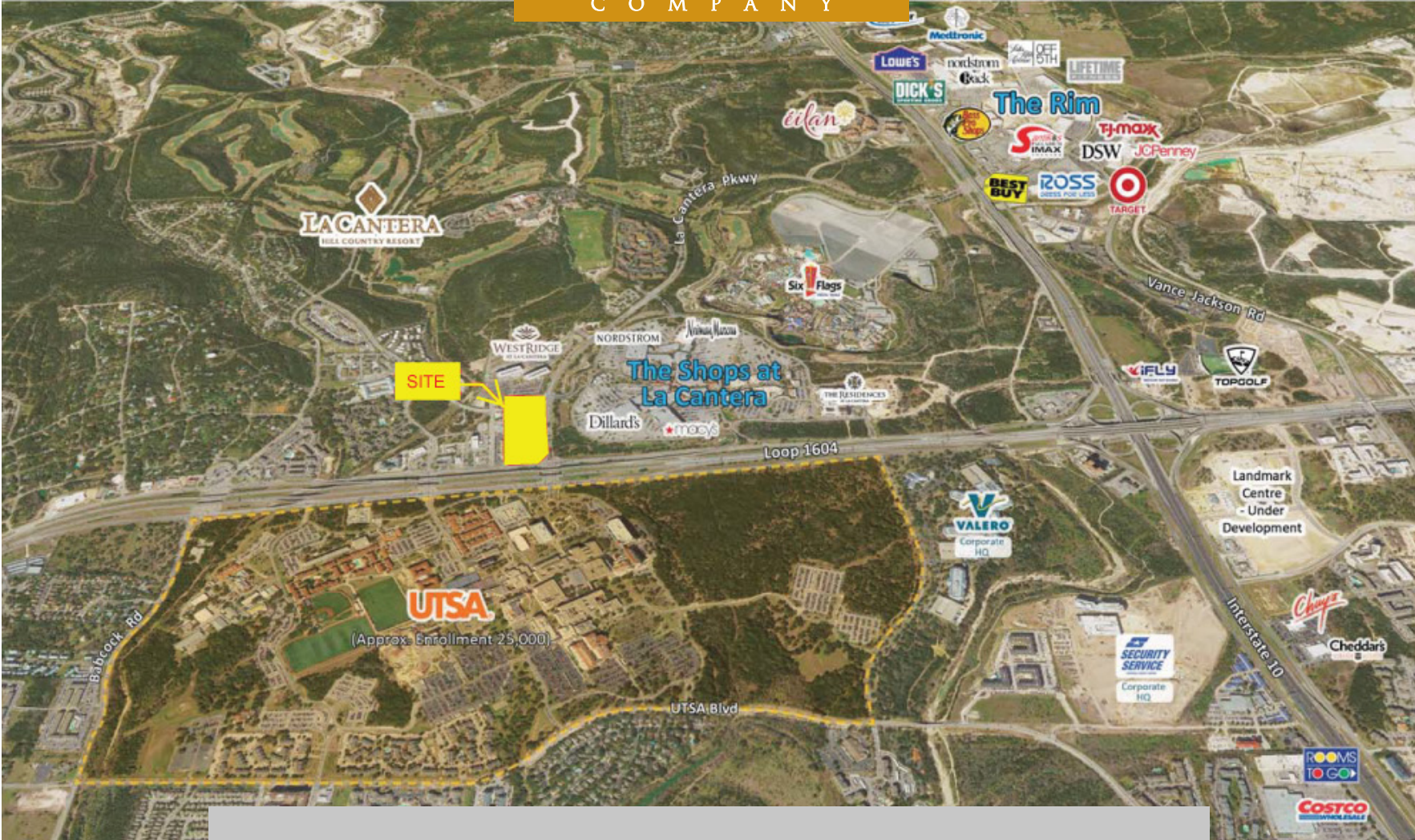


BARSHOP & OLES COMPANY | 901 S. MOPAC EXPWY. | BARTON OAKS PLAZA II, SUITE 550 | AUSTIN, TEXAS 78746

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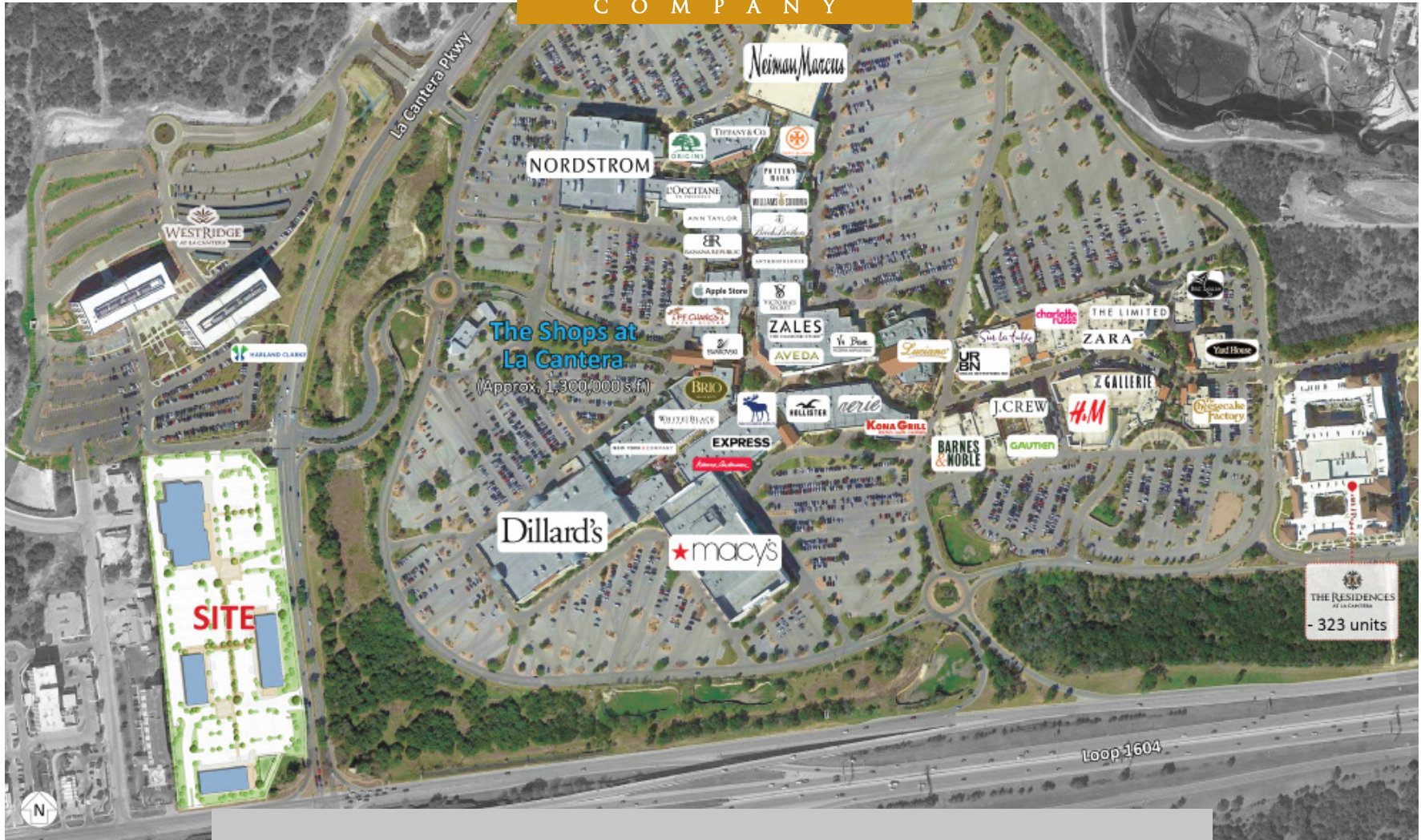


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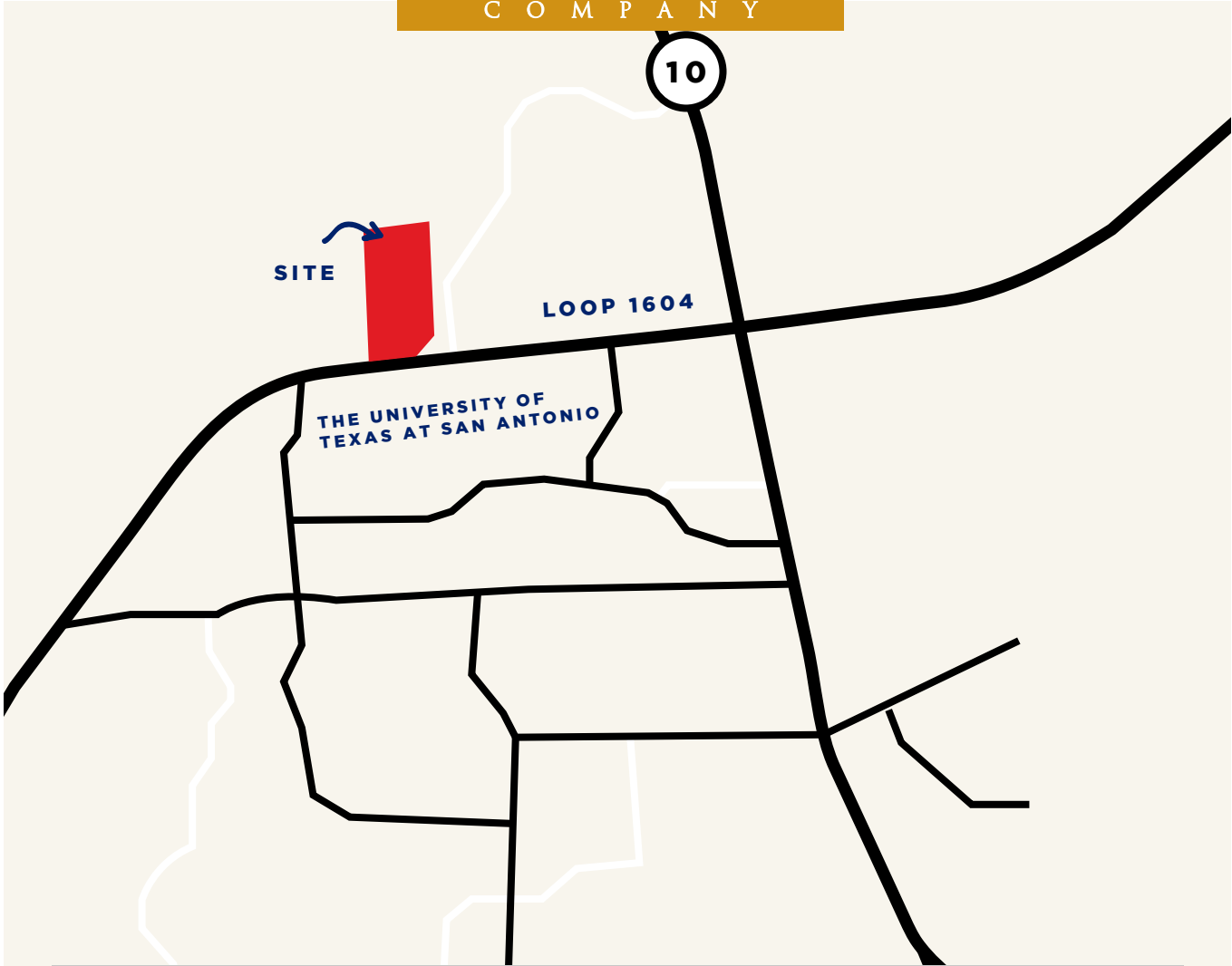


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

B&O Management Company, LLC	464888	dwheat@barshop-oles.com	512-637-0483
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel P. Wheat IV	324322	dwheat@barshop-oles.com	512-637-0483
Designated Broker of Firm	License No.	Email	Phone
Daniel P. Wheat V	644437	pwheat@barshop-oles.com	512-637-0488
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

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