

BARSHOP & OLES

C O M P A N Y

WESTPOINTE VILLAGE



AVAILABILITY

PAD SITES AVAILABLE:

PAD #9 - 0.803 ACRES

PAD #10 - 0.872 ACRES

PAD #11 - 0.872 ACRES

PAD #12 - 1.007 ACRES

PAD #13 - 1.262 ACRES

Westpointe Village is a 146,988 square foot community shopping center that is anchored by a highly successful 89,192 SF H-E-B Grocery store. Located at the intersection of SH 46 West and Loop 337, the project serves the affluent trade areas of west New Braunfels, the Canyon Lake region, and throughout Comal county. The SH 46 corridor has experienced dramatic residential growth over the past decade, and construction of roadway improvements to Loop 337 were completed in 2020 that will enhance and support this continued growth.

rental rates

please email leasing associate for information

WESTPOINTE VILLAGE

1 AT&T STE. 105	1,494 SF
2 MATHNASIUM STE. 110	1,400 SF
3 THE UPS STORE STE. 105	1,400 SF
4 ASPIRE ALLERGY STE. 120	2,141 SF
5 TWIN LIQUORS STE. 130	3,459 SF
6 WILD BIRDS UNLIMITED STE. 140	1,400 SF
7 PREMIER CUTS STE. 145	1,400 SF
8 JACK BROWN CLEANERS STE. 150	1,260 SF
9 SUBWAY STE. 155	1,540 SF
10 PROMPTU IMMEDIATE CARE STE. 160	2,940 SF
11 THE JOINT CHIROPRACTIC STE. 170	1,091 SF
12 SMOOTHIE KING STE. 175	1,050 SF
13 WESTPOINTE MODERN DENTISTRY STE. 180	3,319 SF
14 TOMLINSON'S PET FOOD STE. 200	3,255 SF
15 SELECT PHYSICAL THERAPY STE. 215	2,800 SF
16 VERIZON WIRELESS STE. 220	1,400 SF
17 REEL SEAFOOD HOUSE STE. 235	3,751 SF
18 JERSEY MIKE'S SUBS STE. 300	1,616 SF
19 ORANGETHEORY FITNESS STE. 305	2,765 SF
20 CASA GARCIAS MEXICAN RESTAURANT STE. 335	6,125 SF
21 DUNKIN' STE. 400	2,021 SF
22 INDULGE NAIL SPA STE. 410	2,261 SF
23 MASSAGE ENVY STE. 415	2,281 SF
24 ORANGE LEAF FROZEN YOGURT STE. 420	1,388 SF
25 LONGHORN CAFÉ STE. 430	4,218 SF

PAD 9	0.803 AC
PAD 10	0.872 AC
PAD 11	0.872 AC
PAD 12	1.007 AC
PAD 13	1.262 AC



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

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WESTPOINTE VILLAGE

NNN's

\$9.29/SF

TI ALLOWANCE

Negotiable

TRADE AREA & PROPERTY HIGHLIGHTS

- Strong national anchor tenant
- Strategic location at the intersection of two major roadways
- Ample customer parking and excellent visibility from roadway
- Excellent mix of national, regional and local tenants

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
<i>Population</i>	4,021	30,624	73,846
<i>Av. Household Income</i>	\$102,023.33	\$97,080.62	\$93,902.29
<i>Households</i>	1,684	12,147	27,833

Source: Claritas - Pop-Facts Premier 2019

TRAFFIC COUNTS

SH 46 (west of Loop 337)	30,320 VPD
SH 46 (east of Loop 337)	15,510 VPD
Loop 337 (north of SH 46)	21,754 VPD

Source: Claritas - Pop-Facts Premier 2019

CONTACTS

Pat Wheat

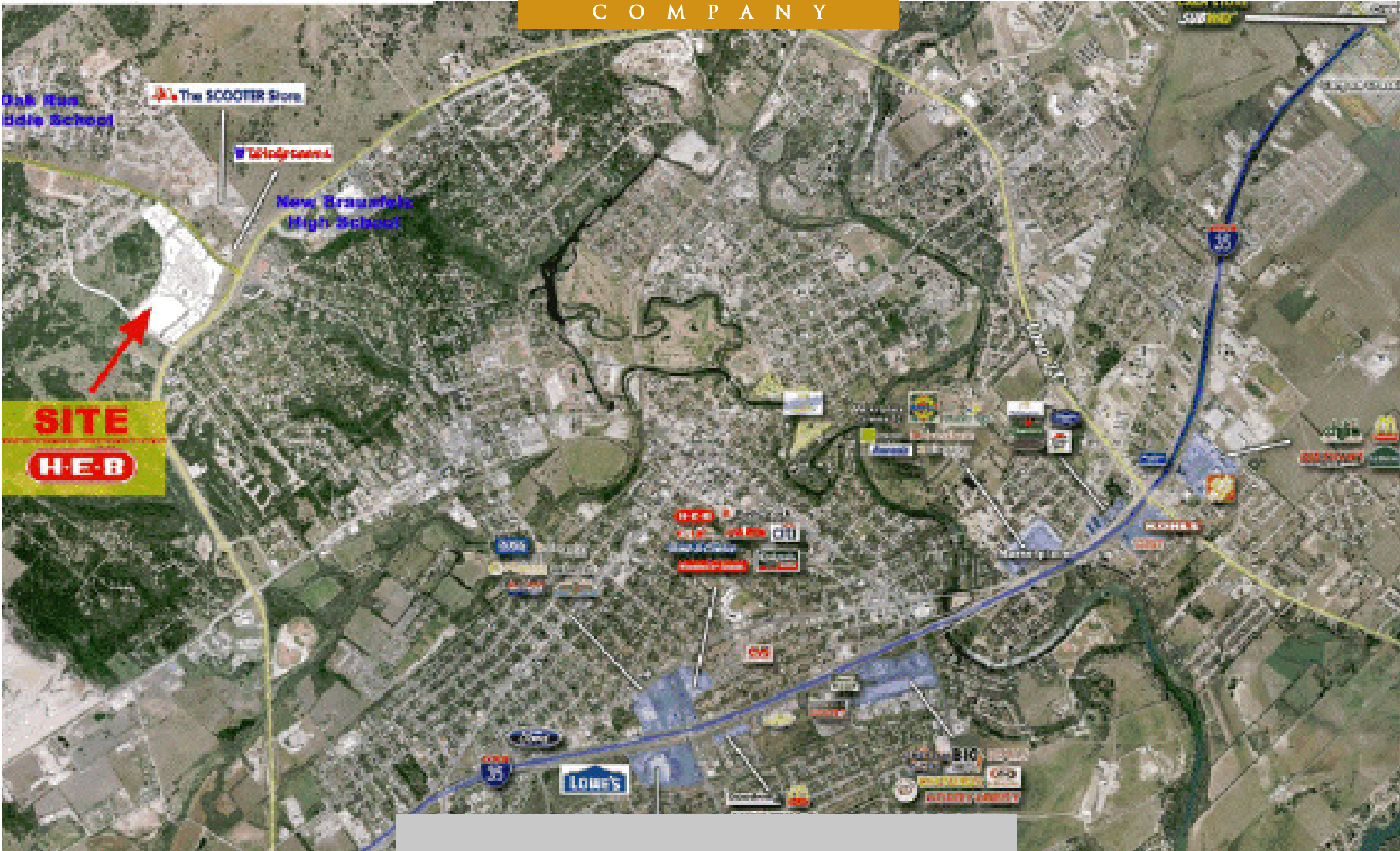
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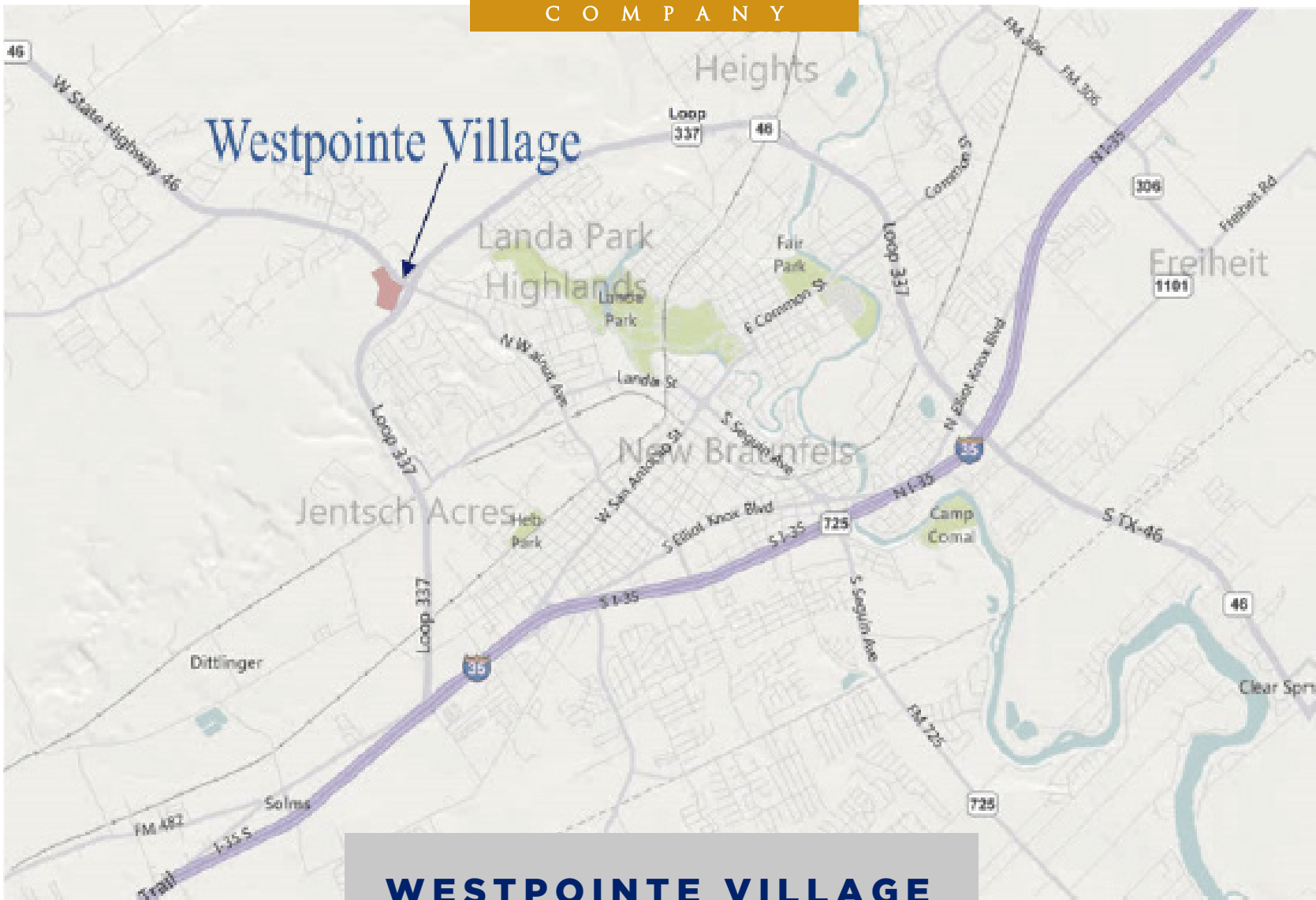


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Information About Brokerage Services

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

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
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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