

THE PLAZA AT ENCINO COMMONS

US HWY 281 & EVANS ROAD | SAN ANTONIO, TX



RETAIL LAND DEVELOPMENT OPPORTUNITY

- Premium 2.595 acres available for development
- Great visibility and pylon sign on Hwy 281
- All utilities available
- Multiple points of ingress and egress
- Regional detention completed

AREA RETAILERS



The Plaza at Encino Commons is a multi-tenant retail development and pad site, located directly across US HWY 281 from Stone Ridge Market, which is the HEB Plus anchored shopping center that serves San Antonio's high-growth far north central submarket. The Plaza is an established LA Fitness retail site that is displayed prominently along US HWY 281.

CONTACT FOR MORE INFORMATION

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2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	10,356	81,555	197,820
Avg HH Income	\$123,976	\$105,446	\$105,478
Total Households	3,724	29,846	73,743

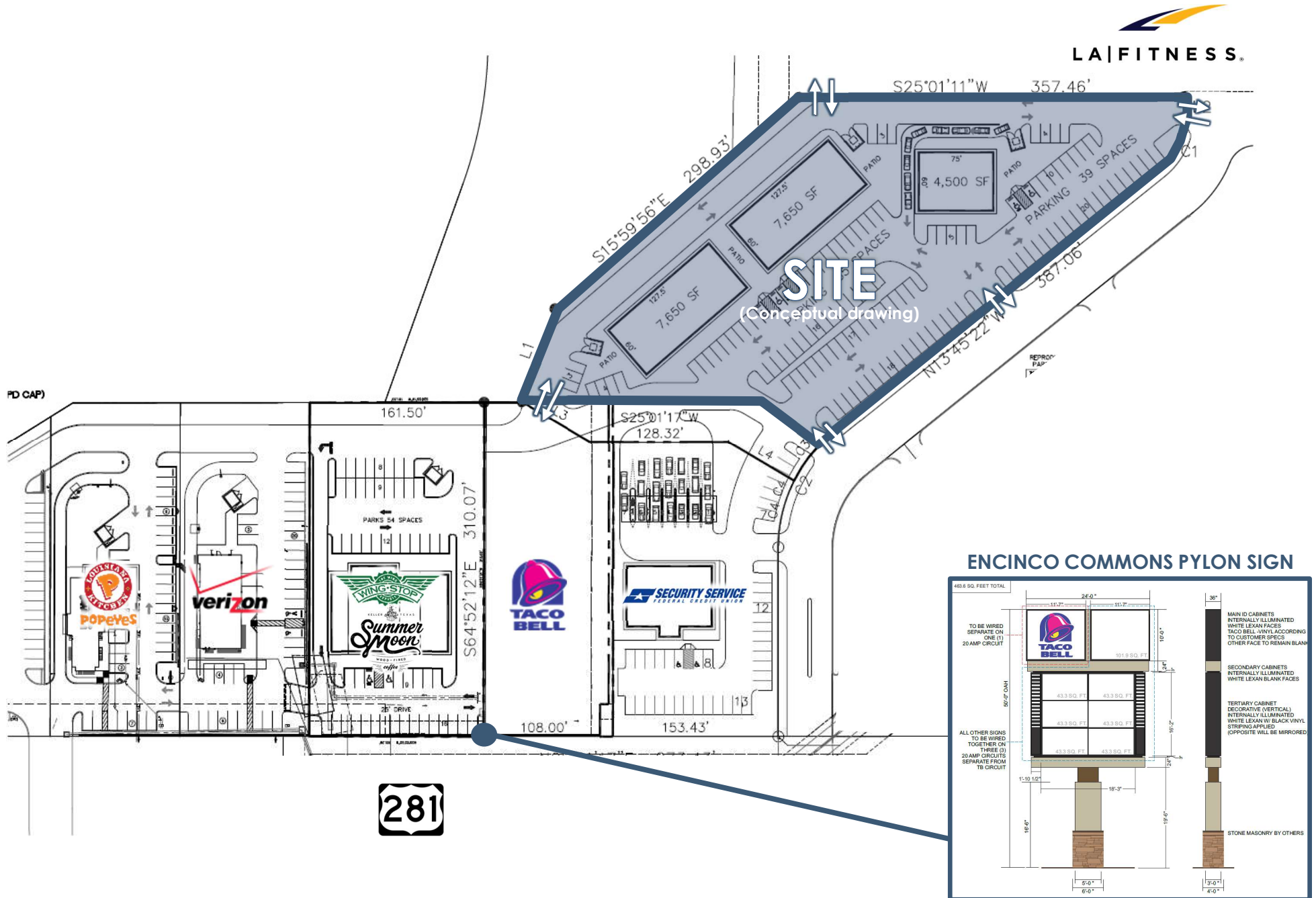
TRAFFIC COUNTS

130,000 VPD on US HWY 281
20,330 VPD on Evans Rd

The information contained herein was obtained from sources believed reliable; however, Ironwood Commercial Brokerage, LP makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.



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PYLON SIGN

281

SITE

optional shared drive

LA FITNESS

Durrington Ridge Apartments
398 luxury units

extended STAY AMERICA

HALF PRICE BOOKS

Advance Auto Parts

HEB plus!

TWIN LIQUORS

pure barre

PETSMART

Burlington

Chick-fil-A

CHASE

Jack in the Box

SECURITY SERVICE

TACO BELL

Summer Moon

verizon

POPEYES

Bank of America

Little Caesars Pizza

GO CARWASH

extended STAY AMERICA

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PYLON SIGN

281

SITE

High Point Estates
342 luxury units

extended
STAY AMERICA

LA FITNESS

Arbys

UPS

THE HOME DEPOT

WALGREENS

DISCOUNT TIRE

McDonald's

Walgreens

WELLS FARGO

Bank of America

Little Caesars Pizza

GO CARWASH

SECURITY SERVICE

Jack in the Box

PAWN

WING-STOP

TACO BELL

WING-STOP

Summer Moon

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281

WELLS
FARGO

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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 on 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 listening 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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Buyer/Tenant/Seller/Landlord Initial

Date

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Date