



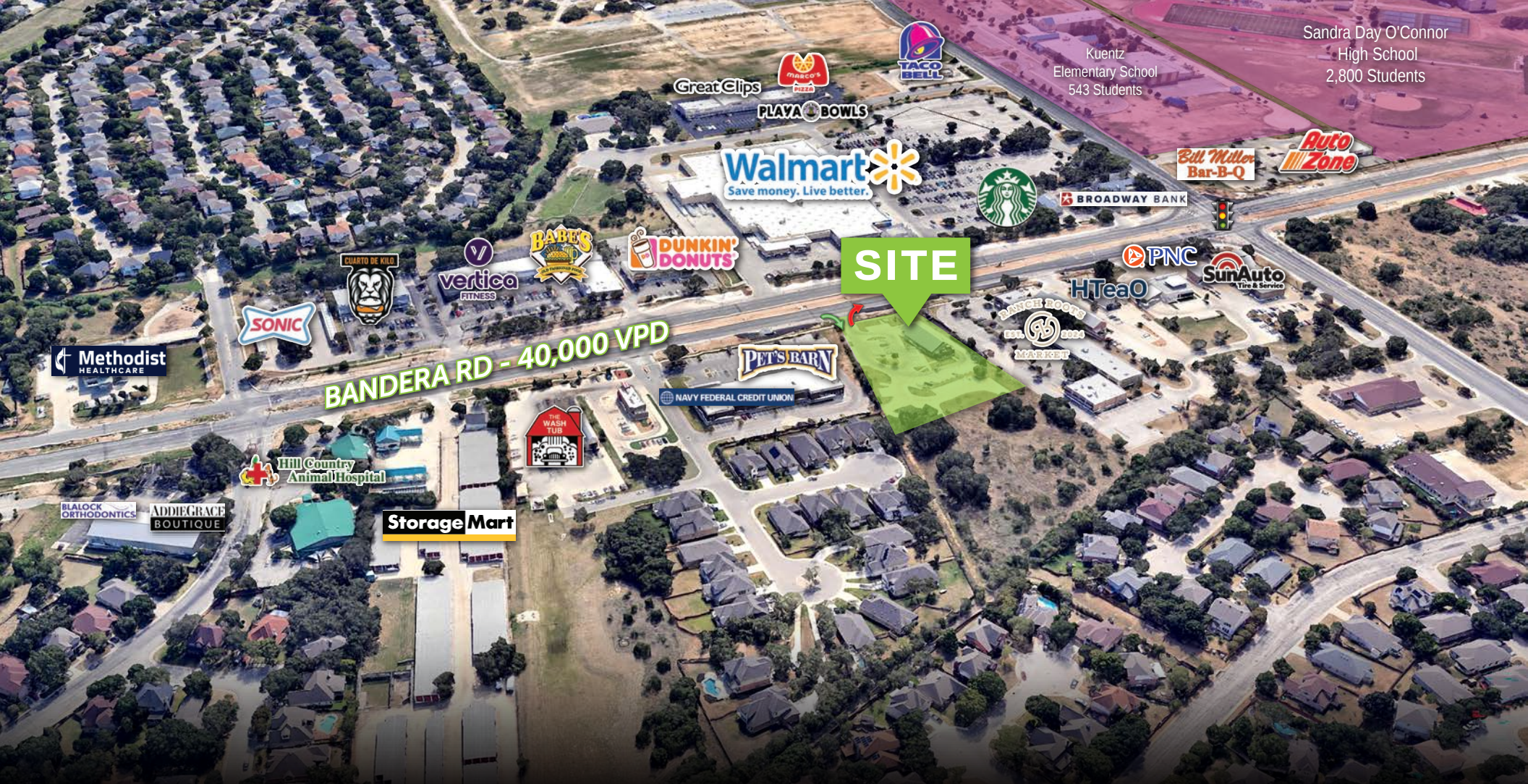
12530 Bandera Rd.

3,818 SF 2nd Gen. Restaurant Available

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- 3,818 2nd Gen Restaurant Available
- Situated with direct frontage on Bandera Road (State Hwy 16), the primary commercial arterial serving the Northwest San Antonio corridor, exposing the site to over 40,000 vehicles per day
- Strategically shadow-anchored by a high-volume Walmart Supercenter (adjacent) and located less than 1 mile from H-E-B, creating an insulated trade area with consistent daily cross-shopping traffic.

- Located in the heart of Helotes, a high-barrier-to-entry market where average household incomes exceed \$130,000, catering to a customer base with significant disposable income.
- Captures a captive morning and lunch audience from Sandra Day O'Connor High School (2,800+ students) and Kuentz Elementary, both located within a 3-minute drive of the site.
- Contact broker for pricing


Population

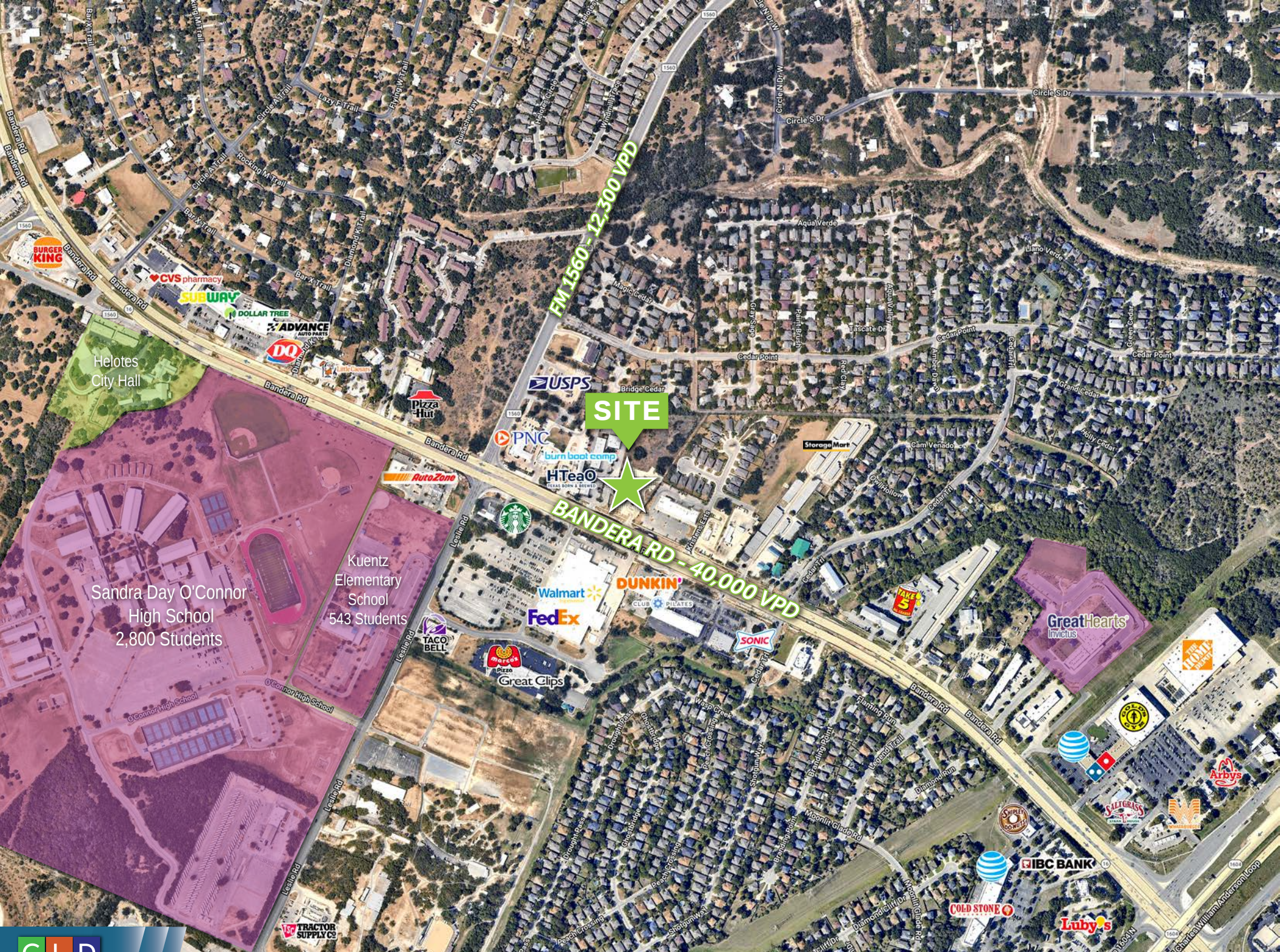
1 mile	2 mile	3 mile
6,132	31,501	78,065


Daytime

1 mile	2 mile	3 mile
4,674	10,074	14,788


Avg. HH Income

1 mile	2 mile	3 mile
\$133,554	\$141,642	\$140,917



LINE TABLE			
LINE	DIRECTION	LENGTH	
L1	S75°53'32"E	45.50'	
L2	N4°09'28"E	9.70'	
L3	S75°53'32"E	146.12'	
L4	S50°08'20"E	22.81'	
L5	S34°51'40"W	50.46'	
L6	S43°42'28"W	148.11'	
L7	S34°51'40"W	235.40'	

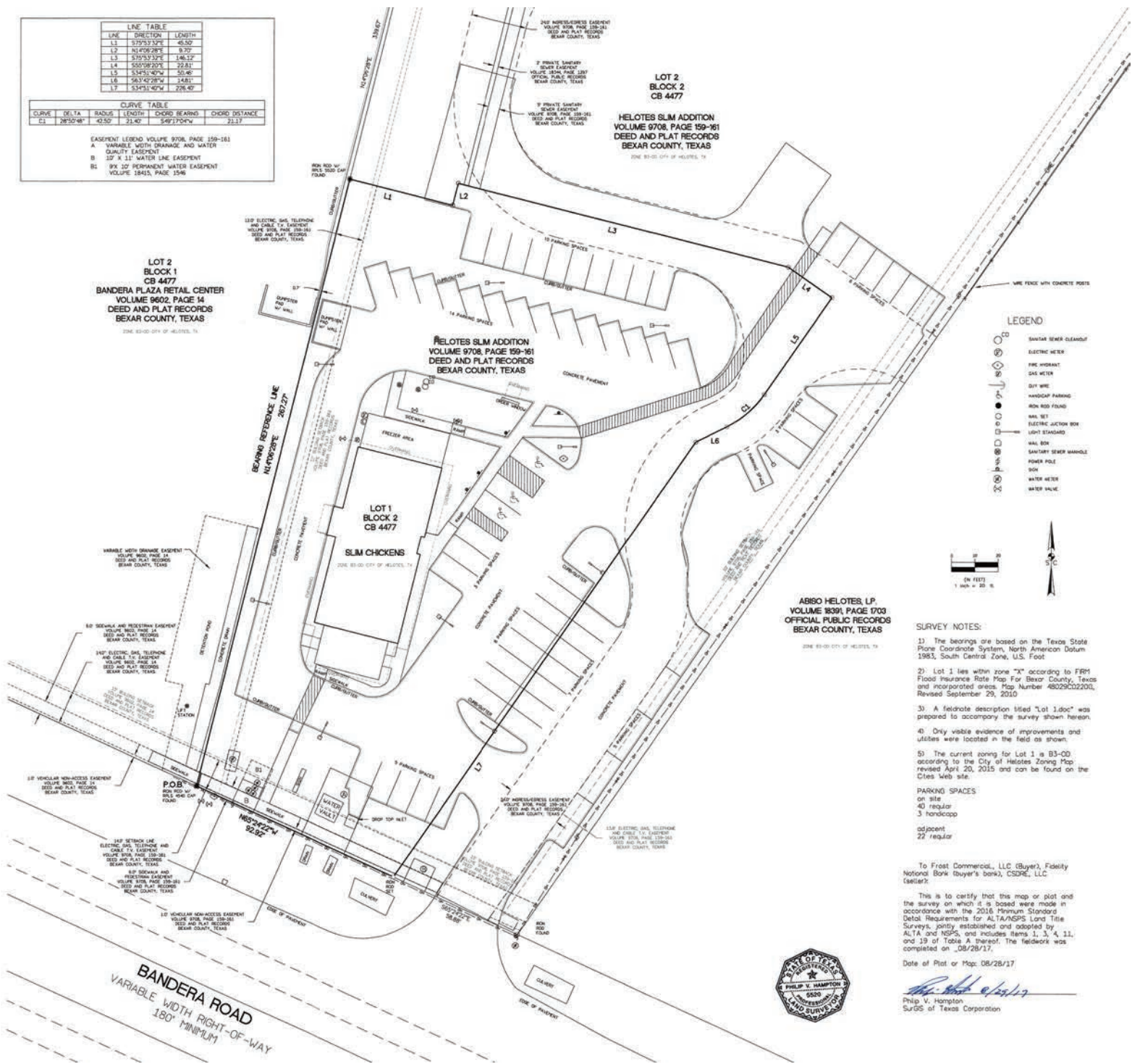
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	285°02'48"	42.50'	53.45'	S49°27'00"W
				72.17'

EASEMENT LEGEND VOLUME 9708, PAGE 159-161

A. VARIABLE WIDTH DRAINAGE AND WATER QUALITY EASEMENT

B. 10' X 12' WATER LINE EASEMENT

B1. 8" X 10' PERMANENT WATER EASEMENT VOLUME 18415, PAGE 1546





Information About Brokerage Services

Texas law requires all real estate licensees 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 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			Phone