

Village at the Summit

4903 – 4999 NW Loop 410
San Antonio, TX 78229
www.cbre.com/southcentralretail

Anchored by a strong performing Conn's Home Plus



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For Lease

Property Description

Village at the Summit is a community retail center located along Loop 410 just east of Bandera Road in northwest San Antonio. This center enjoys excellent access and exposure to one of the busiest segments of Loop 410 in an established trade area which boasts very high density.

Anchored by a strong performing Conn's HomePlus, Village at the Summit is shadow anchored by several powerful retailers including Walmart Supercenter, Sam's Club and Home Depot.

Property Highlights

+ Gross Leasable Area

- 147,014 SF (approximate)

+ Size Available

- Suite 4953 – 2,077 SF
- Suite 4957 – 1,170 SF

+ Rate

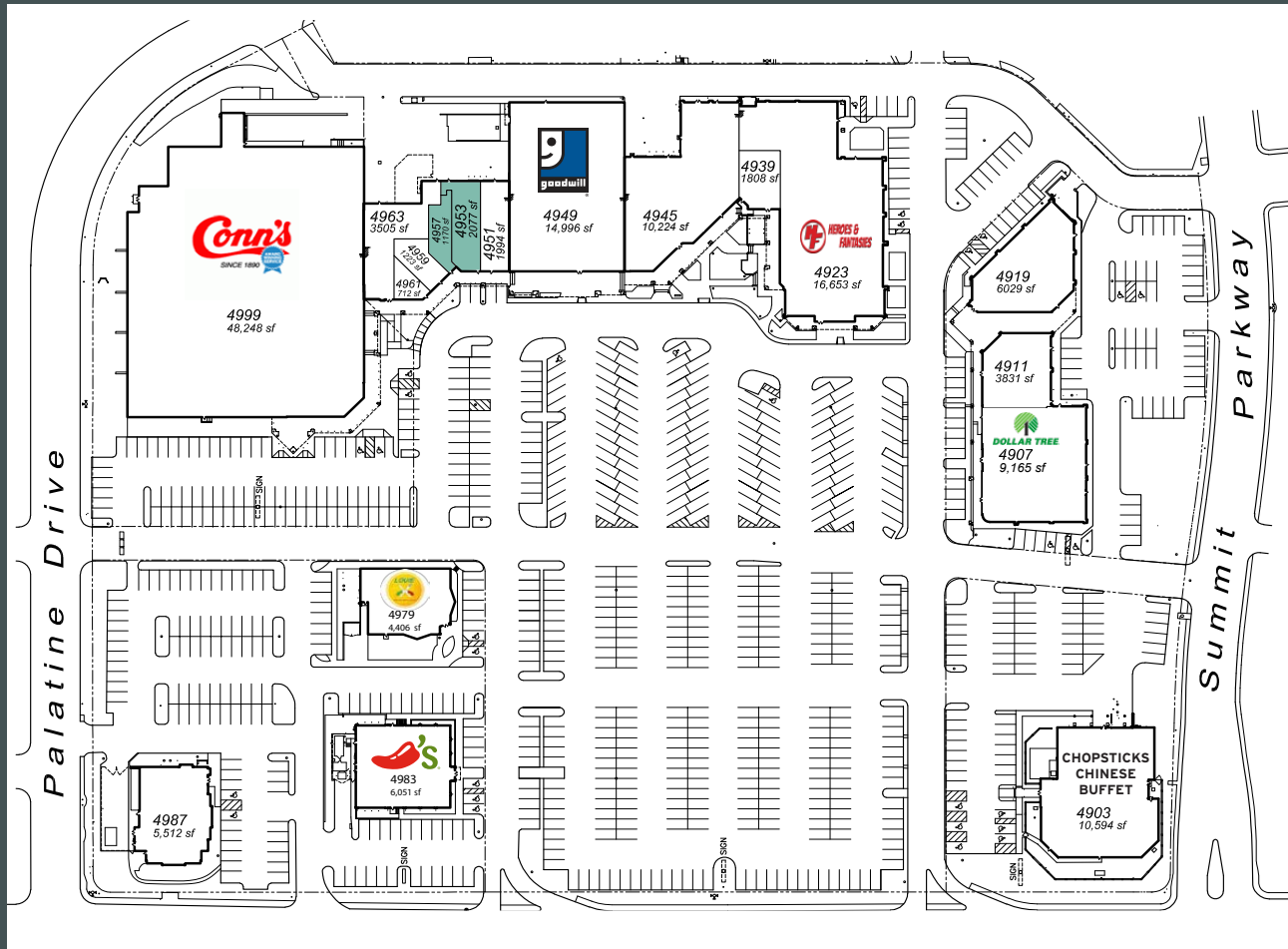
- Please contact broker.
- \$6.38 PSF NNNs

+ Key Tenants

- Conn's HomePlus
- Dollar Tree
- Goodwill Industries
- Chili's Bar & Grill



Site Plan

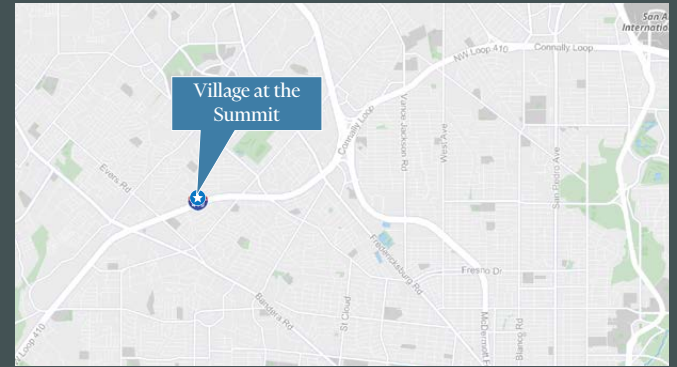


SUITE	TENANT	SQUARE FEET
4903	CHOPSTICKS CHINESE BUFFET	10,594
4907	DOLLAR TREE	9,165
4911	KID TO KID	3,831
4919	MIRACLE MATTRESS FURNITURE	6,029
4923	HEROES & FANTASIES	16,653
4939	STUFFED BURRITO	1,808
4945	MIRACLE MATTRESS	10,224
4949	GOODWILL	14,996
4951	STAFF FORCE	1,994
4953	AVAILABLE	2,077
4957	AVAILABLE	1,170
4959	TOONKLIPS	1,223
4961	BOBLICIOUS BUBBLE TEA	712
4963	FILIPINO RESTAURANT	3,505
4999	CONN'S HOMEPLUS	48,248
4979	LOUIE ITALIAN	4,406
4983	CHILI'S BAR & GRILL	6,051
4987	HOOK N REEL SEAFOOD	5,512

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2021 Demographic Summary	1 Mile	3 Miles	5 Miles
Population	12,309	152,581	385,779
Daytime Population	16,753	185,401	405,580
2026 Population-5Yr Projection	12,540	159,579	401,149
Avg. HH Income	\$59,272	\$56,788	\$62,124
Median Age	36.2	33.8	34.6

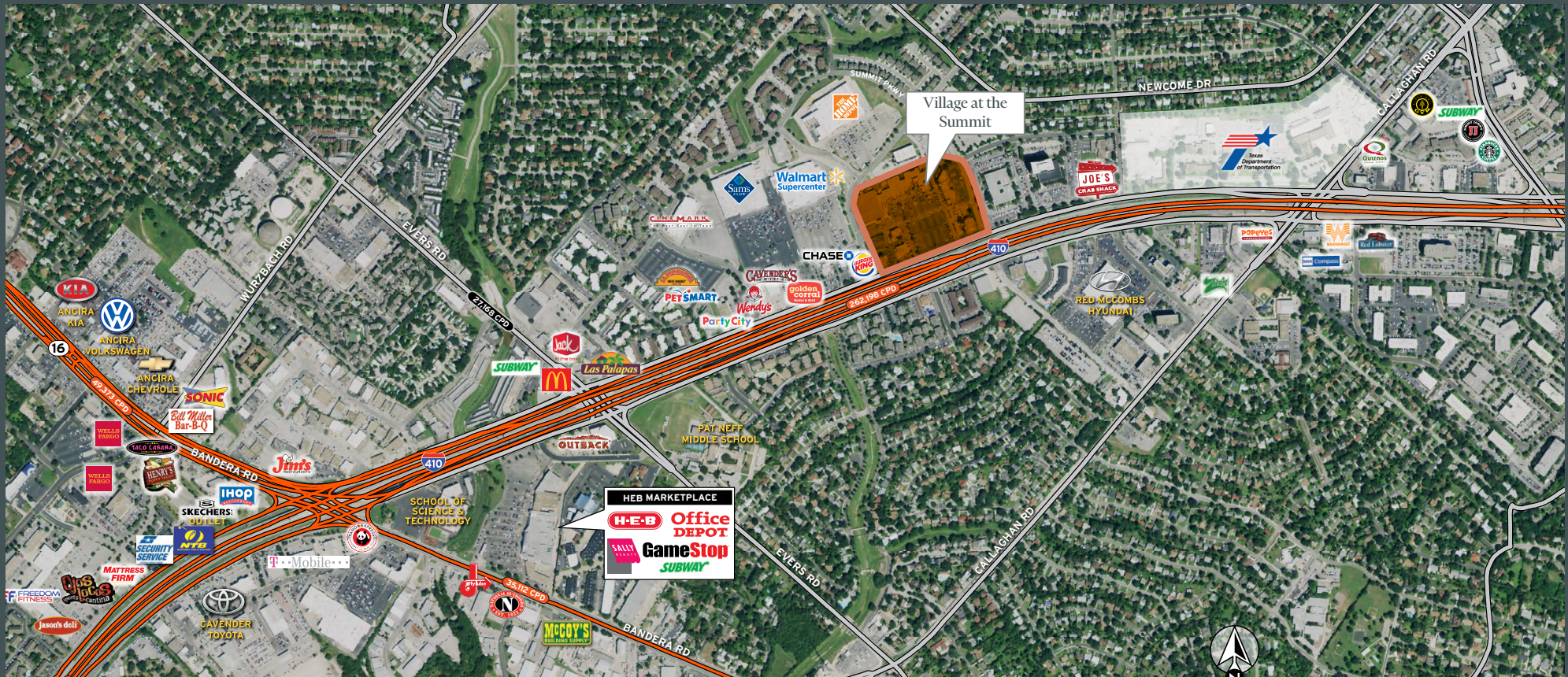
Traffic Counts	Vehicles Per Day (VPD)
NW Loop 410	199,289 vpd
Evers Road	49,587 vpd

Source: TxDot, 2020

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Contact Us

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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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 Initials		_____ Date	