

# Village in the Woods

Grocery Anchored Shopping Center

8102 – 8142 Tezel Road  
San Antonio, TX 78250  
[www.cbre.com/southcentralretail](http://www.cbre.com/southcentralretail)





## Village in the Woods

8102 – 8142 Tezel Road | San Antonio, TX 78250

For Lease

# Village in the Woods

53,560 SF Gross Leasable Area

## Property Overview

Village in the Woods is located in San Antonio's northwest submarket. Anchored by Walmart Neighborhood Market, this shopping

center has excellent visibility and access to both Tezel and Guilbeau Roads.

## Property Highlights

### + Available Suites

- Suite 8114 2,307 SF
- Suite 8116 4,398 SF
- Suite 8122 4,402 SF

### + Rate | NNN's

- Please contact broker.
- \$6.00 PSF

## Contact Us

### Andrew Polunsky

Senior Associate

+1 210 841 3236

andrew.polunsky@cbre.com



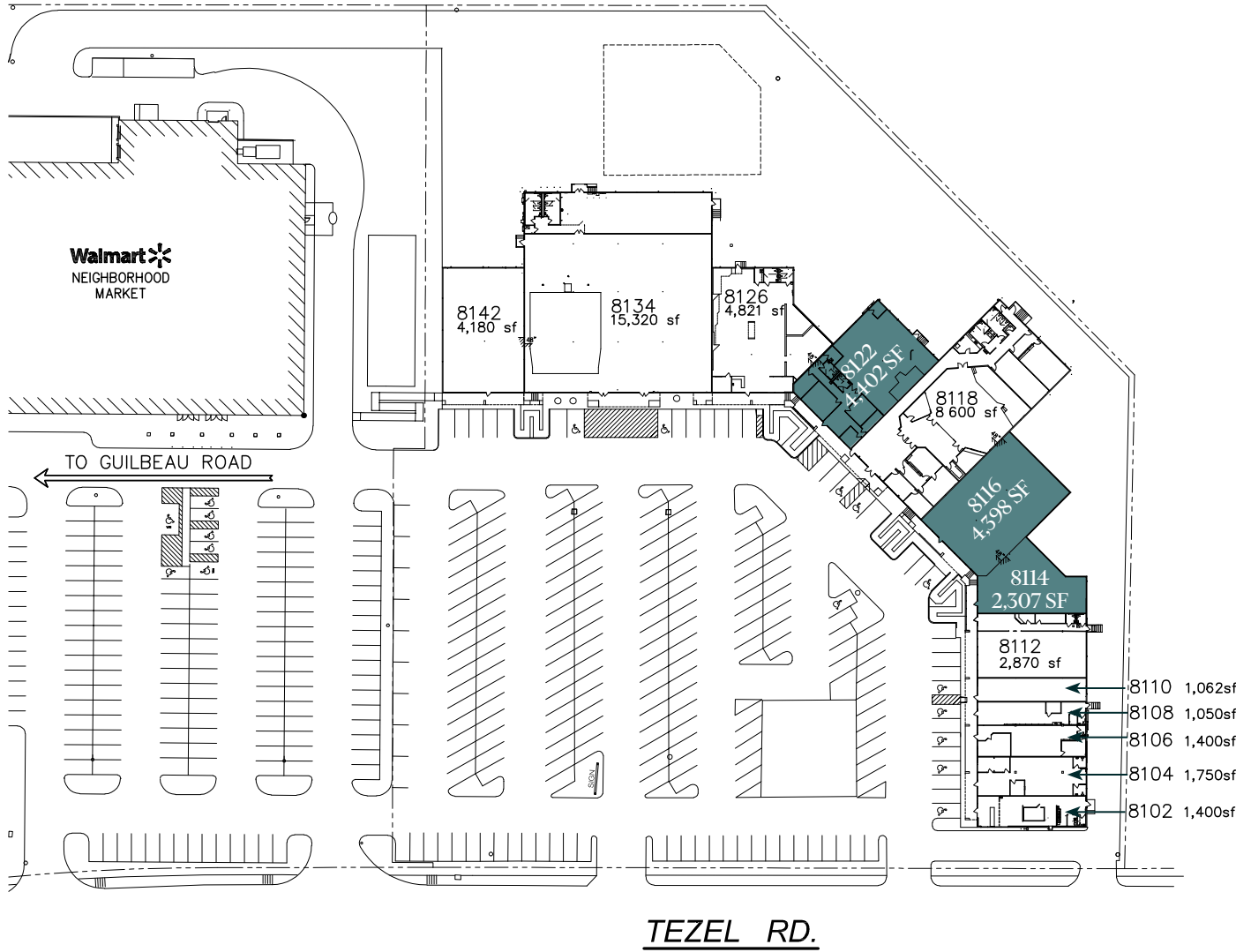
**CBRE**

# Village in the Woods

8102 – 8142 Tezel Road | San Antonio, TX 78250

For Lease

## Site Plan



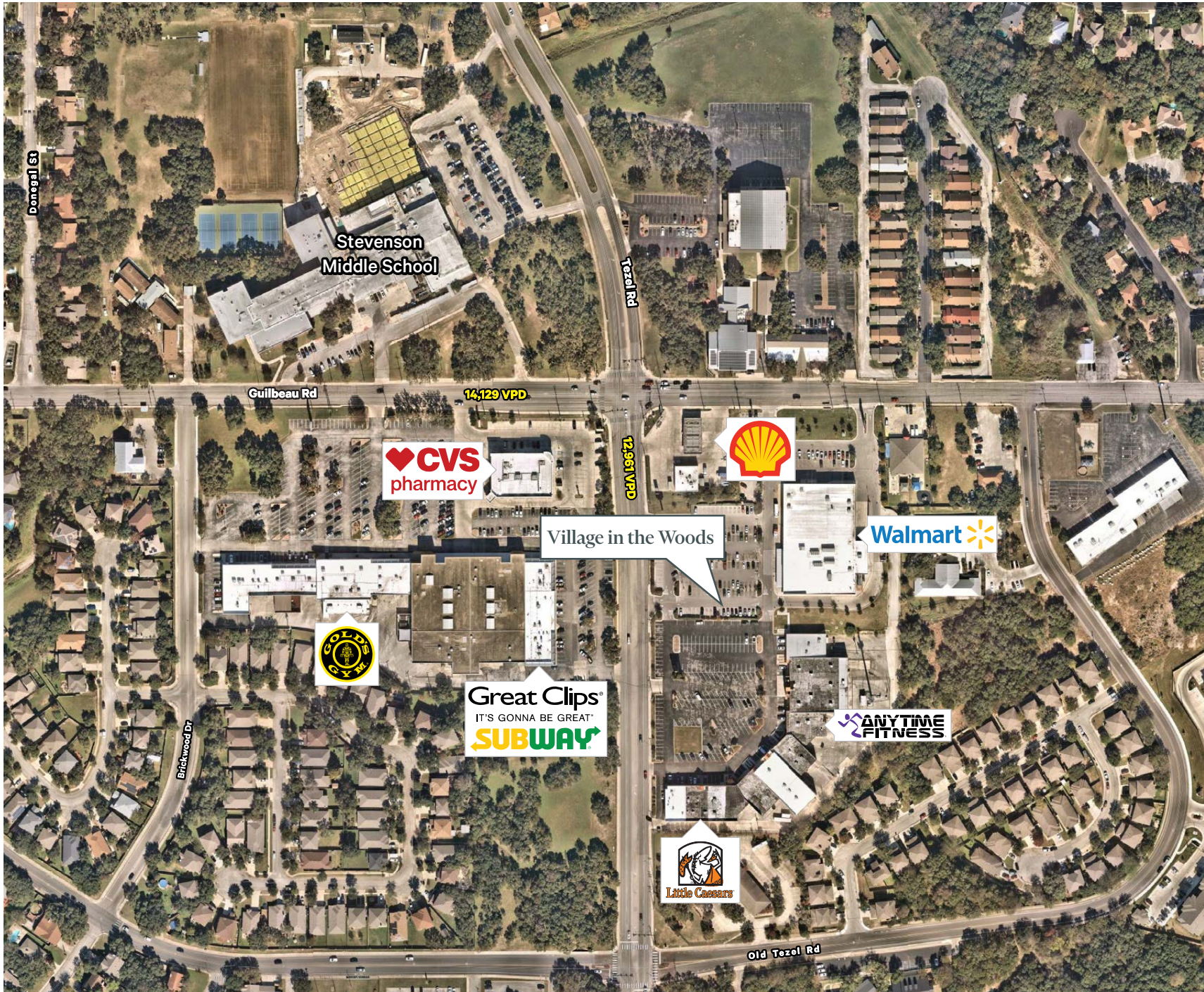
Suite	Tenant	Size
8102	Little Caesars	1,400 SF
8104	Naturally Smart	1,400 SF
8106	Super Donuts	1,400 SF
8108	Nail Spa	1,050 SF
8110	World Finance	1,400 SF
8112	Karate Studio	2,870 SF
8114	Available	2,307 SF
8116	Available	4,398 SF
8118	Community Bible	8,600 SF
8122	Available	4,402 SF
8126	Anytime Fitness	4,821 SF
8134	DBat San Antonio	15,320 SF
8142	Restoration Dental	4,180 SF
9080	El Tropicano	1,091 SF
9006	Walmart Market	41,000 SF



# Village in the Woods

8102 - 8142 Tezel Road | San Antonio, TX 78250

For Lease

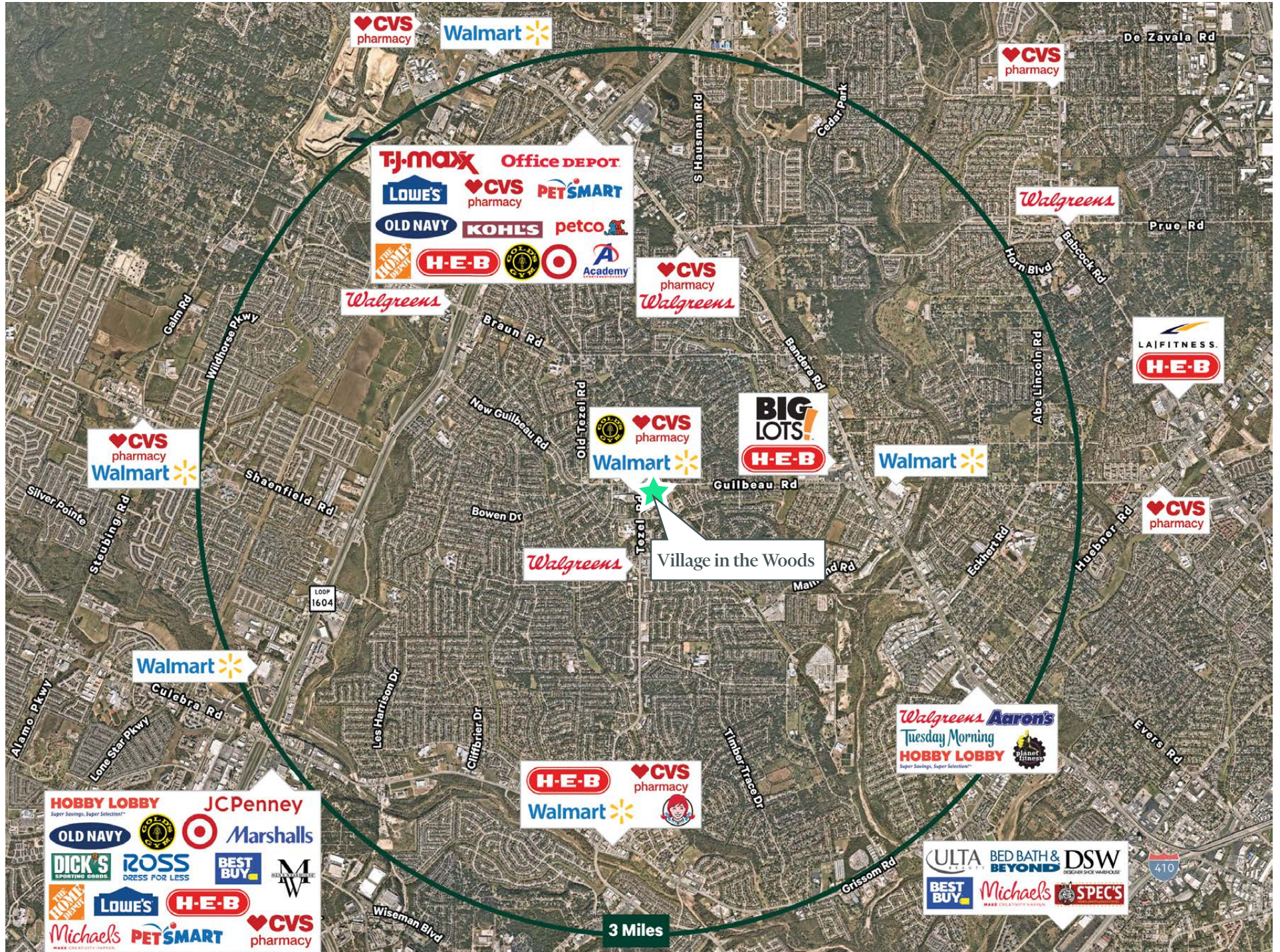




# Village in the Woods

8102 – 8142 Tezel Road | San Antonio, TX 78250

For Lease





# Village in the Woods

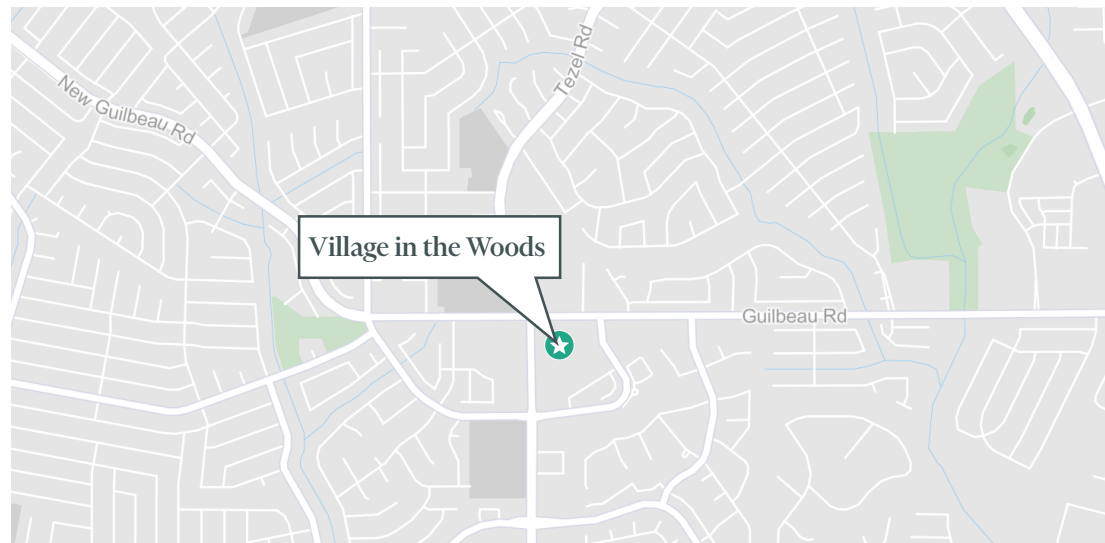
8102 – 8142 Tezel Road | San Antonio, TX 78250

For Lease

2021 Demographic Summary	1 Mile	3 Miles	5 Miles
Est. Population	19,118	133,290	322,727
Daytime Population	15,680	113,315	299,001
2026 Population - 5Yr. Projection	19,555	139,648	346,786
Est. Households	6,629	45,561	119,204
Avg. HH Income	\$103,274	\$86,713	\$84,037
Median Age	38.7	35.4	34.1

Traffic Counts	
Tezel Road	12,961 vpd
Guilbeau Road	14,129 vpd

Source: TxDot, 2020



© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# 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.

CBRE, Inc.	299995	texaslicensing@cbre.com	+1 210 225 1000
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Michael Caffey	437641	michaelcaffey@cbre.com	+1 214 979 6511
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Gardner Peavy	473833	gardner.peavy@cbre.com	+1 210 253 6031
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Andrew Polunsky	591623	andrew.polunsky@cbre.com	+1 210 841 3236
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	