



## CALL FOR MORE INFORMATION

### DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	17,418	113,449	238,584
2019 Average HH Income	\$64,382	\$80,302	\$78,837
2019 Daytime Population	7,522	60,215	142,790

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### FOR LEASE

\$8.00 PSF NNN  
\*NNNs \$4.51 PSF

\*(Estimate provided by Landlord and subject to change)

### AVAILABLE SPACE

Suite 105	1,390 SF
Suite 110	1,500 SF
Suite 109	1,500 SF
Suite 100/101	4,200 - 5,440 SF
Suite 102	1,240 - 5,440 SF

### PROPERTY HIGHLIGHTS

- Excellent opportunity for a wide variety of commercial and business use
- About 1 mile from Austin Highway IH-35
- Situated in a growth area of the Northeast San Antonio Submarket
- With an increasing count in density and population in the past couple of years, this has huge potential for numerous business concepts and designs

### TRAFFIC COUNT

Judson Rd: 12,294 VPD

Hwy I-35: 205,317 VPD

(SitesUSA 2020)

### AREA TRAFFIC GENERATORS



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# Judson Business Center

SWQ JUDSON RD AND LOOKOUT RD  
13777 JUDSON ROAD | SAN ANTONIO, TX 78233



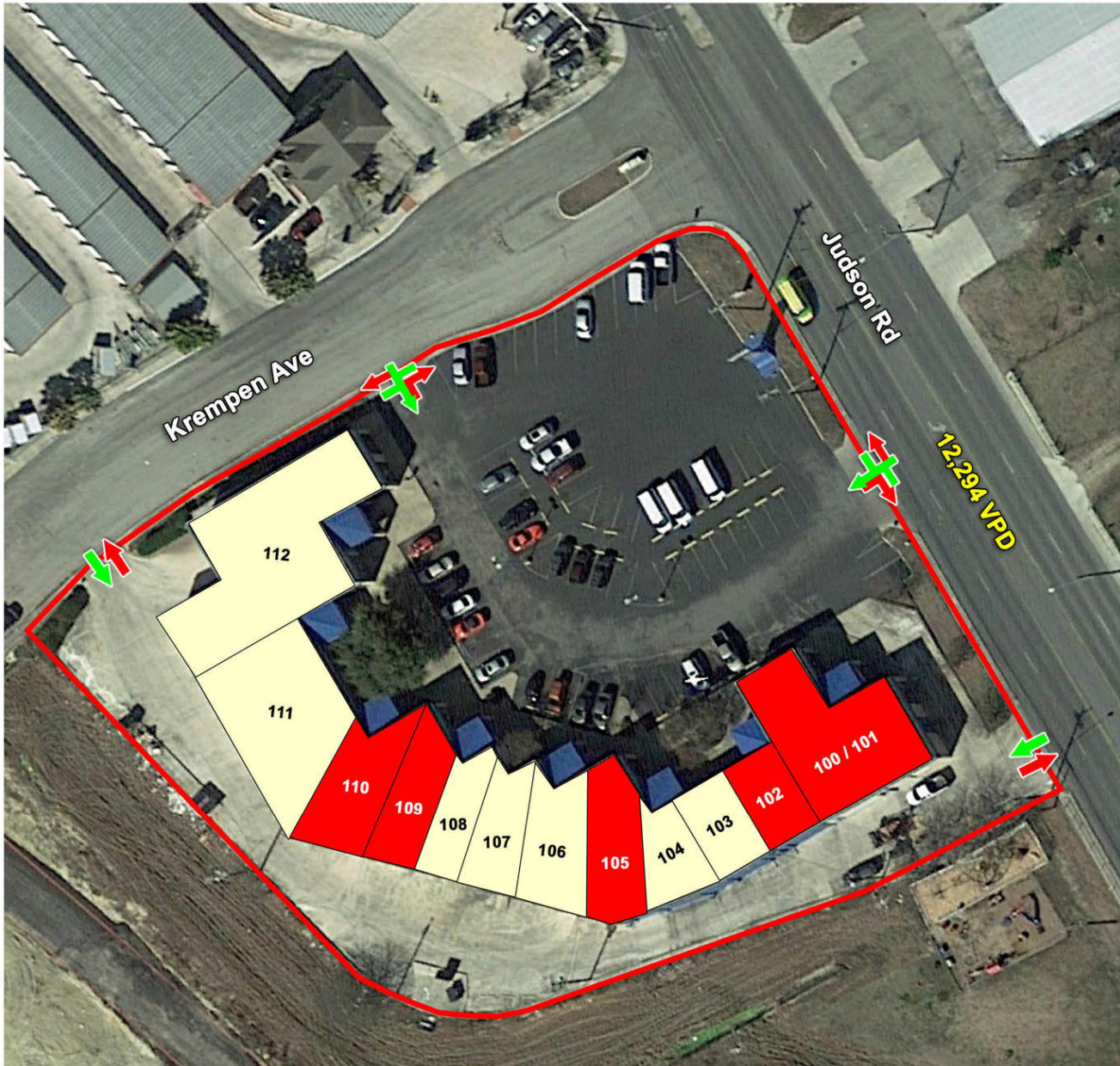
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<b>Suite 100/101</b>	<b>Available</b>	<b>4,200 SF</b>	<b>Suite 105</b>	<b>Available</b>	<b>1,390 SF</b>	<b>Suite 109</b>	<b>Available</b>	<b>1,500 SF</b>
<b>Suite 102</b>	<b>Available</b>	<b>1,240 SF</b>	<b>Suite 106</b>	<b>Unavailable</b>		<b>Suite 110</b>	<b>Available</b>	<b>1,500 SF</b>
<b>Suite 103</b>	<b>Unavailable</b>		<b>Suite 107</b>	<b>Unavailable</b>		<b>Suite 111</b>	<b>Unavailable</b>	
<b>Suite 104</b>	<b>Unavailable</b>		<b>Suite 108</b>	<b>Unavailable</b>		<b>Suite 112</b>	<b>Unavailable</b>	

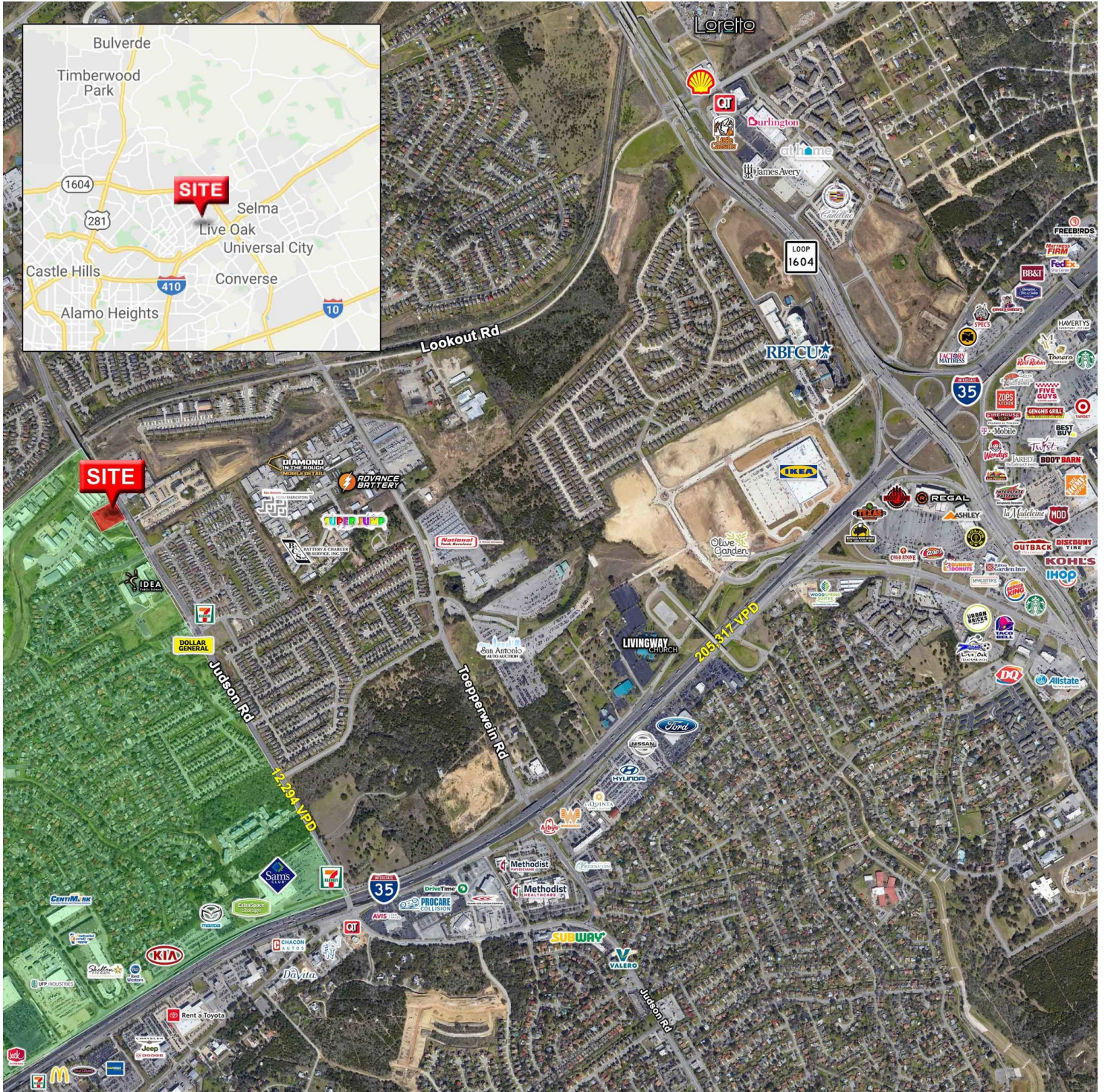
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## Information About Brokerage Services

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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
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