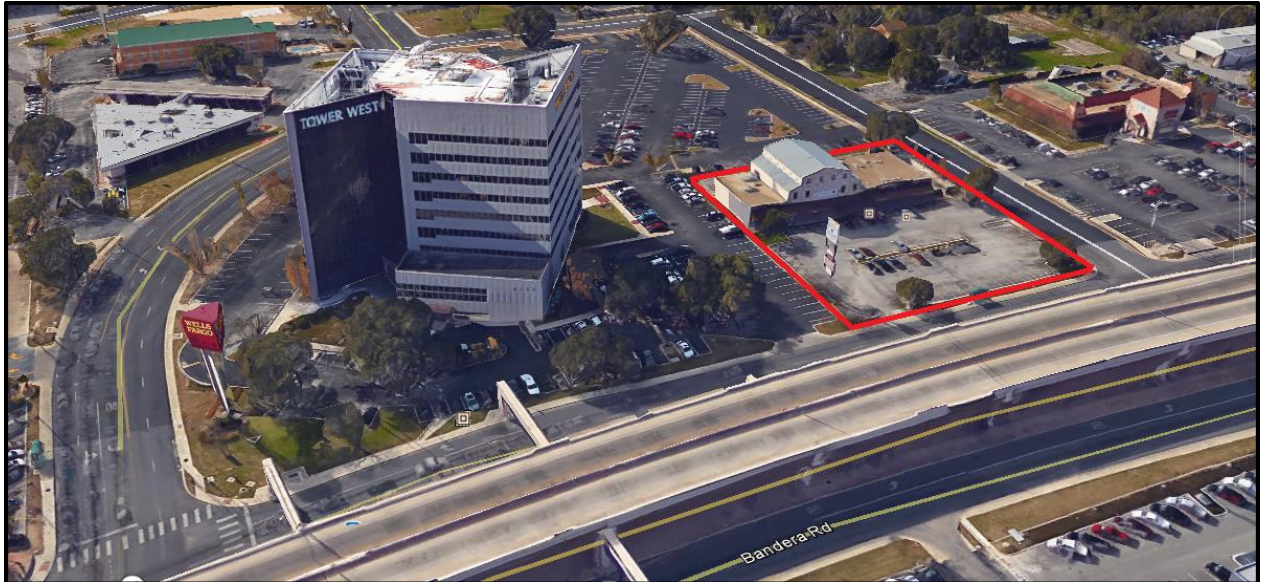


For Sale - \$1,400,000

6132 Bandera Road, Leon Valley, TX

- **15,000 Sq Ft Office & Retail Building w/ 70+ Parking Spaces**
 - **Excellent User-Buyer or Investment Property**



Chris Bachman

210-508-2147 c

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Dennis Scott

210-393-9794 c

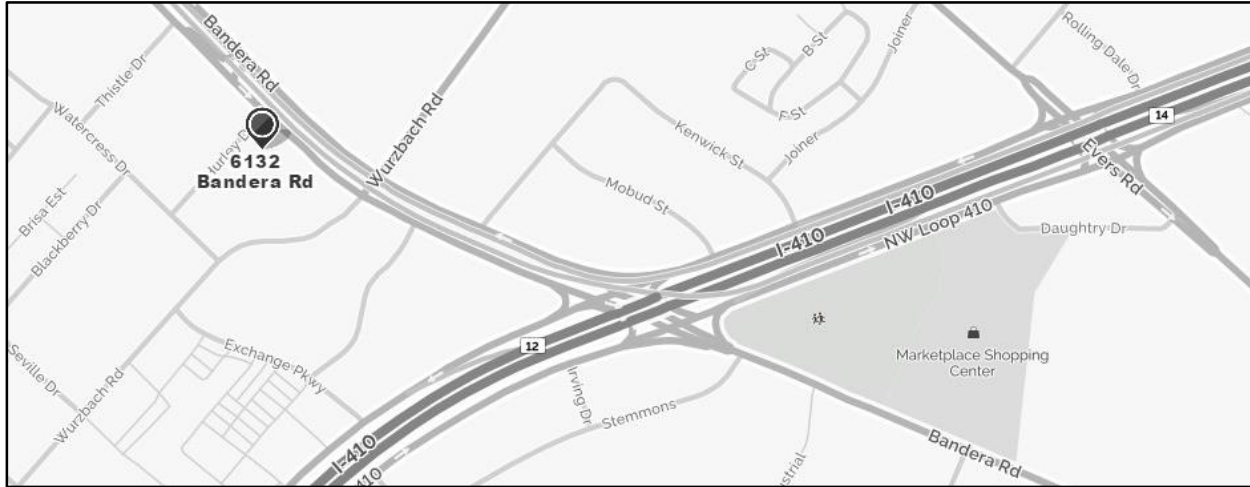
dennis@jbgoodwin.com



6132 Bandera Road

Exceptional Highway Visibility & Signage

13,500 +/- Sq Ft of Contiguous Space Available



- Description:** Mixed-use property with approx. 9,600 sq ft of 2-story plus basement office area and approx. 5,400 sq ft of street level retail spaces. Office area was formerly a sporting goods store.
- Construction:** Concrete tilt wall with rock front. Standing seam metal roof over second story of office area and gravel built-up roof over retail spaces.
- Year Built:** 1986; renovated 2007
- Building Size:** 14,976 square feet, per Bexar County Appraisal District
- Land Area:** .974 acres (42,427 sf) per BCAD
- Zoning:** B-2 Retail District. Per the City of Leon Valley, the current office space could continue to be used as office or converted to retail, subject to plan approval.
- Parking:** Approximately 70 spaces (4.67:1000)
- Taxes 2016:** \$38,592.20

6132 Bandera Road



6132 Bandera Road

RENT ROLL SUMMARY

<u>Tenant</u>	<u>Approx SF</u>	<u>Expiration</u>	<u>Base Rate</u>	<u>Rent</u>	<u>Other</u>
PHCI/PPC	9,600	M-T-M	N/A	N/A	Prop Owner's cos.
VIP	1,200	M-T-M	N/A	N/A	Can vacate
Hawana	1,200	June 2018	\$18.00	\$1,500	10% annual increase
Vacant	600	N/A	N/A	N/A	N/A
Vacant	2,400	N/A	N/A	N/A	N/A

Notes

- PHCI/PPC – Progressive Homecare and Progressive Primary Care
- Tenant spaces are separately metered and tenants pay their own electric
- Hawana's space is on north end of building; all other building spaces are immediately available

Operating Expense data is available upon request

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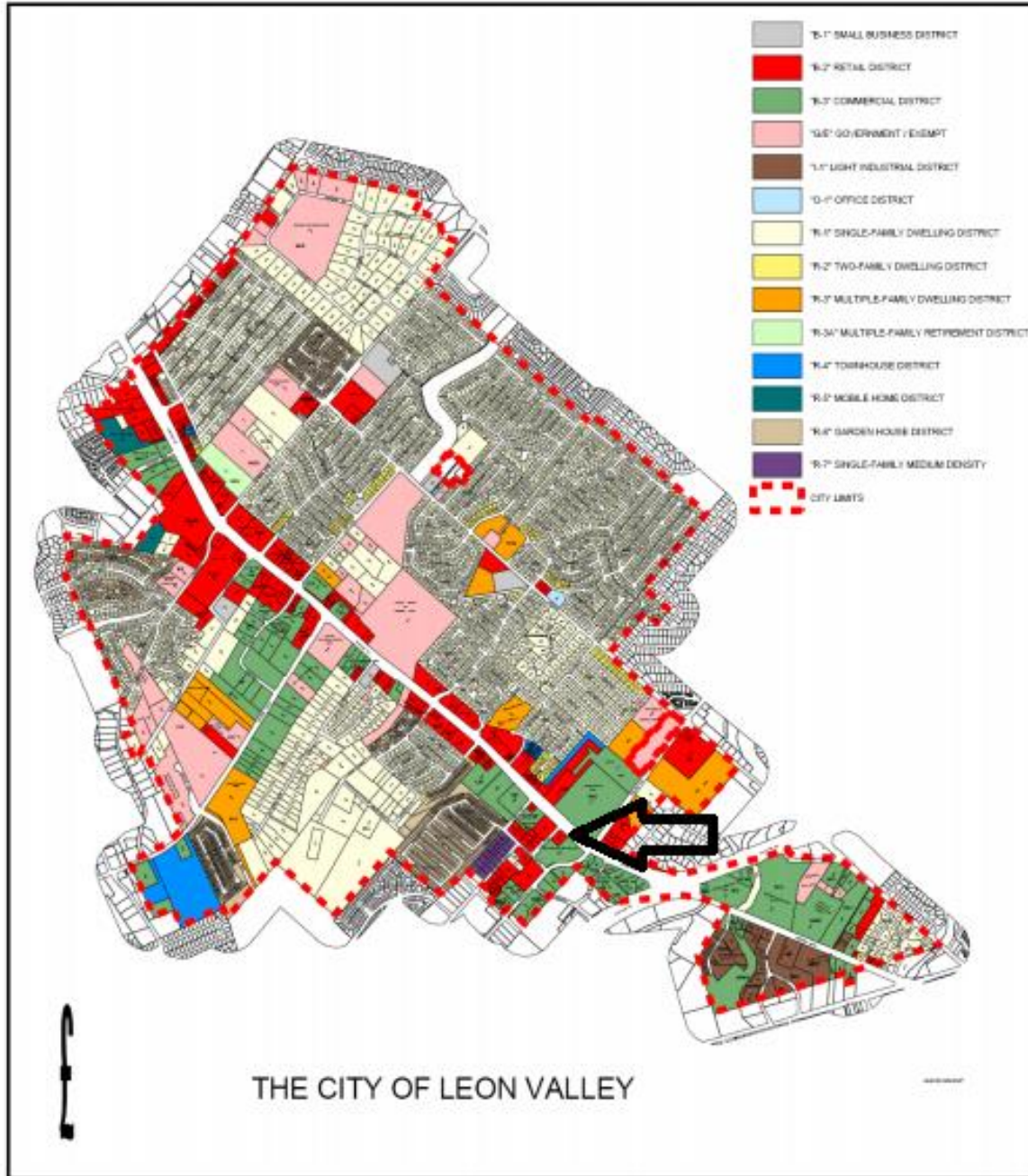
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6132 Bandera Road - Zoning Map



City of Leon Valley

2009 Comprehensive Master Plan

14.02.321: "B-2" RETAIL DISTRICT

Ordinance 07-013

The B-2 district is composed of land and structures occupied by or suitable for the furnishing of retail goods and services to surrounding residential areas. The B-2 district is intended to allow a limited amount of outside storage of retail merchandise. The district regulations are designed to:

- (1) Promote the offering of goods and services which are appropriate for surrounding business districts; and
- (2) Protect surrounding residential districts by requiring certain minimum yard and area standards are met.



Information About Brokerage Services

11-2-2015

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.

<u>JBGoodwin REALTORS</u>	<u>0401735</u>	<u>reagan@jbgoodwin.com</u>	<u>(210)581-9050</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone

<u>Reagan Greer</u>	<u>0401735</u>	<u>reagan@jbgoodwin.com</u>	<u>(210)581-9050</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Dennis L. Scott</u>	<u>401735</u>	<u>dennis@jbgoodwin.com</u>	<u>(210)393-9794</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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