

Adobe Creek Shopping Center

2800 - 2864 Thousand Oaks Dr. ▪ San Antonio ▪ TX



Property Highlights:

- Neighborhood Center situated at the signalized, highly trafficked intersection on the SW corner of Thousand Oaks & Jones Maltsberger
- Catty Corner to High-Volume H-E-B Grocery Store
- Over 45,000 Cars Per Day per Texas Dept of Transp
- Recent Sealcoat and Striping of Parking Lot (2024)
- Strong Demographics (220k population and \$78k average household income within 5-mile radius)
- Surrounded by national-credit retailers and strong residential density creating heavy foot traffic
- Excellent Visibility and Accessibility from both Thousand Oaks and Jones Maltsberger
- Dedicated Oversized Pylon Sign on Thousand Oaks
- Zoning: C-3 accommodating a wide range of uses
- **Availability: 1,260 SF & 2,870 SF**
- **Rate: \$13.00 - \$16.00 PSF Plus NNN (Est. \$5.50)**



For More Information Contact:
Joe M. Kbouti, Omri S. Russo
Joe M. Kbouti Real Estate, Inc.
7300 Blanco Road, Suite 706
San Antonio, Texas 78216

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This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

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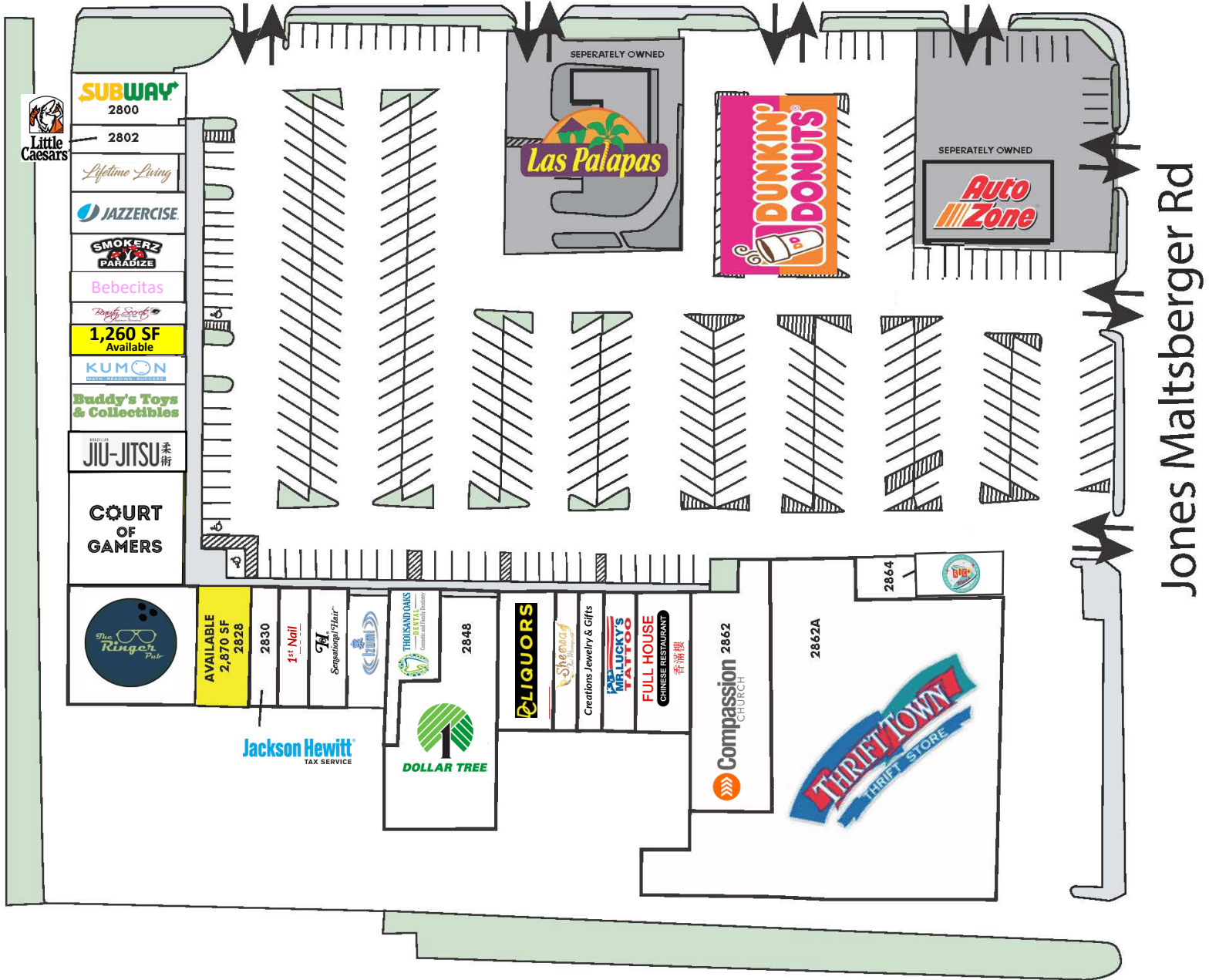
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Thousand Oaks Dr



Jones Maltzberger Rd

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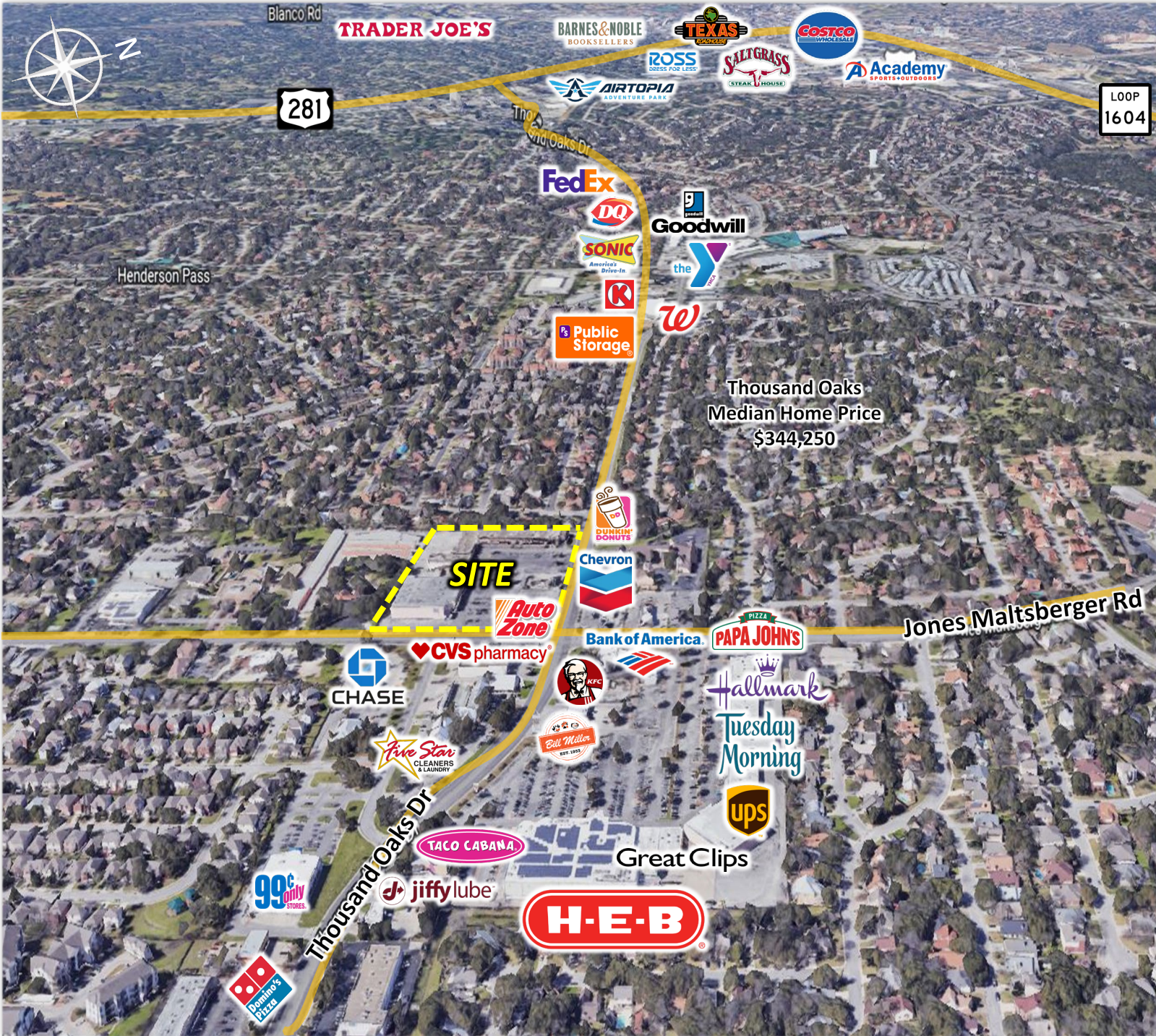
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JOE M. KBOUDI
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Suite 2828 (2,870 SF)



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Demographics

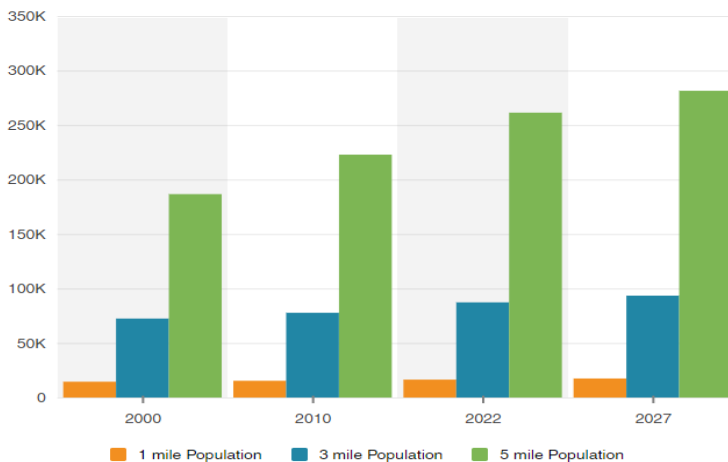
| Key Variables | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-------------------------|------------------|------------------|------------------|
| Population | 16,435 | 87,316 | 261,386 |
| Median Household Income | \$71,686 | \$73,887 | \$66,375 |

| Population | | | |
|----------------------------|--------|--------|---------|
| 2022 Population | 16,435 | 87,316 | 261,386 |
| 2027 Projected Population | 17,479 | 93,490 | 281,480 |
| Projected Growth 2022-2027 | 6.4% | 7.1% | 7.7% |
| Median Age | 39.2 | 39.1 | 37.6 |

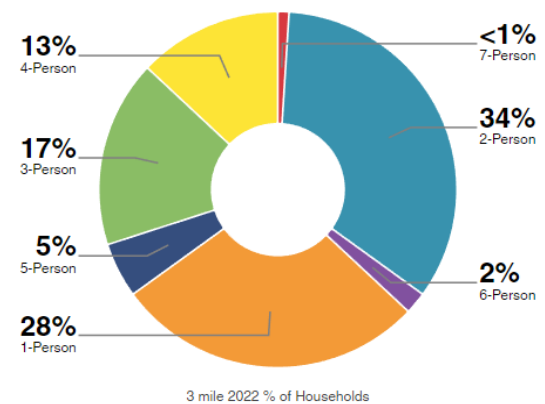
| Income | | | |
|--------------------------|-----------|-----------|-----------|
| Median Household Income | \$71,686 | \$73,887 | \$66,375 |
| Average Household Income | \$90,562 | \$93,546 | \$87,008 |
| Median Home Value | \$231,454 | \$227,985 | \$230,830 |

| Housing | | | |
|------------------|-------|--------|---------|
| Total Households | 6,865 | 35,038 | 103,639 |
| Owner | 4,536 | 24,760 | 64,122 |
| Renter | 2,724 | 12,515 | 46,765 |

Population



Household Size



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|-------------|-----------------|----------------|
| Joe M. Kboudi Real Estate, Inc. | 446375 | joe@kboudi.com | (210) 344-1002 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Joe M. Kboudi | 276333 | joe@kboudi.com | (210) 344-1002 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Omri S. Russo | 643027 | omri@kboudi.com | (210) 344-1002 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date