

**WESTLAKES CENTER**

9107 Marbach, San Antonio, TX 78245

Leasing Office

saooffice@sandalwoodmgt.com

210-690-0737

Sandalwood Management, Inc.
9107 Marbach, San Antonio, TX 78245

Aerial map showing the site location at the intersection of Marbach Rd and Hunt Ln. A red box highlights the site, and a red arrow points to it from the word 'SITE'.

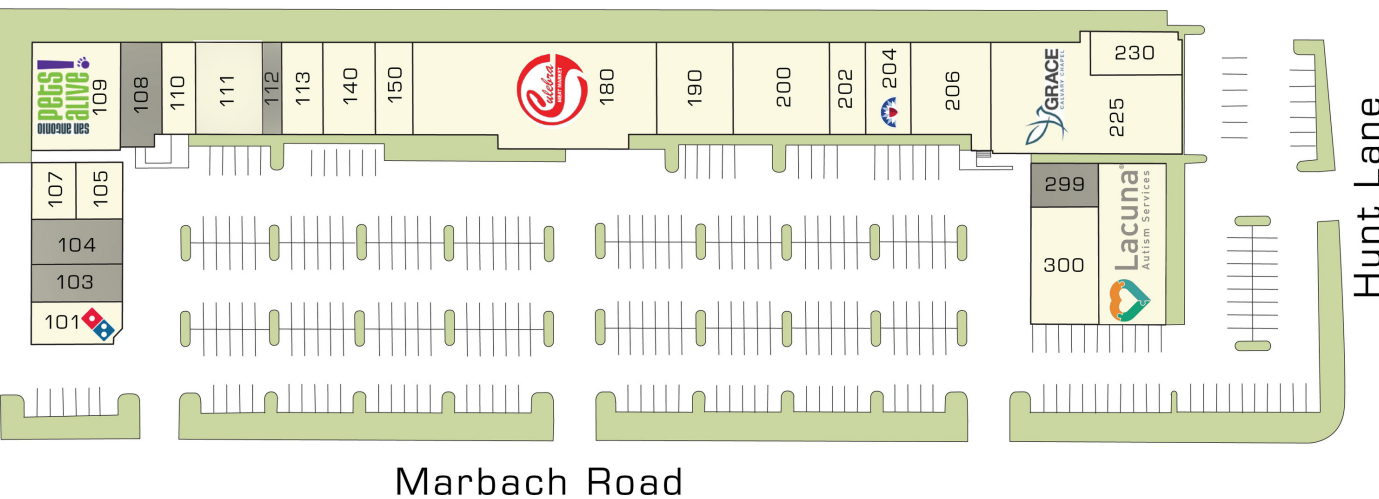
Westlakes Center is a high-traffic neighborhood shopping center located at the signalized intersection of Marbach Road and Hunt Lane. Serving as a primary retail destination for the densely populated Westover Hills area, this center offers excellent visibility and a diverse tenant mix that drives daily repeat traffic.

DEMOGRAPHICS

	2 Miles	5 Miles
2024 Population	67,133	266,948
2024 Households	22,532	86,678
2029 Population Projection	71,385	283,913
Average HH Income	\$68,584	\$77,991
Median HH Income	\$57,452	\$63,630

LEGEND

101 - Domino's Pizza
103 - Available (1,719 SF)
104 - Available (2,127 SF)
105 - Divine Cuts
108 - Available (2,295 SF)
109 - Pets Alive
110 - ITPEU
111 - Western Finance
112 - Available (890 SF)
113 - Fade Cave
140 - Mercy Kids Rehab
150 - Clinica Hispana
180 - Culebra Meat Market
190 - Panda Brothers
200 - Cross of Victory Church
204 - Farmer's Insurance
206 - Grand Quinceanera
205 - Northwest Calvary Church
230 - Elite Chiropractic
299 - Available (1,753 SF)
300 - Kids Teeth
301 - Lacuna Autism Services



- Parking: High-capacity lot with 344 spaces
- Visibility: 858' of frontage on Marbach Road; Pylon signage available.
- Key Tenants: Culebra Meat Market (Anchor), Domino's Pizza, Grand Quincenera, Kids Teeth Pediatric Dentistry, Farmers Insurance, and Panda Brothers.





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.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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