

495 CROSSING
SEC Of FM 495 & Veterans Blvd.

**1618 N. VETERANS BLVD.,
SAN JUAN, TX 78589**



FM 495 - 16,685 VPD

Veterans Blvd. - 29,477 VPD

FOR LEASE

**1,250 - 2,500 SF AVAILABLE
\$15.00 PSF + 4.74 NNN**

SERGIO A. ADAME, CCIM • BROKER-OWNER

956.412.1412 | sergio@apirealtor.com

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

www.apirealestate.com

PROPERTY DETAILS

- ◆ Retail/Office Space Available in a 23,700 SF Shopping Center
- ◆ Prime Location with Excellent Visibility
- ◆ Less than 1/2 to IH-2/Expressway 83
- ◆ Plaza Offers Great Tenant Mix
- ◆ Nearby Big Box Retailers including H-E-B Plus, and Major Chain Restaurants like Domino's & Burger King

AREA RETAILERS



Available:
Suite J - 1,250 SF
Suite O - 1,250 SF



Price:
\$15.00 PSF +
4.74 NNN



N. Veterans: 29,477 VPD
FM 495: 16,685 VPD
I-2/E. Expwy 83.: 90,166 VPD
(TXDOT)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2024 Population	14,273	98,033	218,809
 Daytime Population	14,500	103,132	260,446
 Average HH Income	\$57,566	\$65,114	\$78,512

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<u>Suite</u>	<u>Tenant</u>	<u>SF</u>
A	Global PTT	1,250
B	Fred Loya	1,250
C	La Michoacana	1,250
D	Twin's Jewelry	1,250
E	Ultima Ronda	1,500
F-H	El Recreo	3,500
I	Credit Central	1,250
J	AVAILABLE	1,250
K	Ray Ray's G&T	1,250
L	Fashion Nails	1,250
M	Voodoo Lounge	1,250
N	Metro PCS	1,250
O	AVAILABLE	1,250
P	Cricket Wireless	1,250
Q	Beauty Supply	1,250
R,S	San Juan Cafe	2,500



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

API REAL ESTATE	0534881	info@apire.us	(956) 412-1412
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
SERGIO A. ADAME, CCIM	0534881	sergio@apirealtor.com	(956) 412-1412
DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
SALES AGENT	LICENSE NO.	EMAIL	PHONE
BUYER/TENANT/SELLER/LANDLORD INITIALS	DATE		