



FOR LEASE



Located At The Corner Of 281 & Loop 1604

THE LEGACY OFFICE

18402 US Hwy 281 N,
San Antonio, Texas 78259

Rental Rate: \$30.00/RSF
Full Service Gross



Highway 281 and Loop 1604's intersection averages **300,000** vehicles per day.



 **PROPERTY LOCATION**

Property Overview

THE LEGACY



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	9,450	91,918	226,302
Average HH Income:	\$101,106	\$106,384	\$108,626
Employees:	8,885	86,291	218,178

DINING

- Subway
- Red Robin
- Cold Stone
- Pei Wei
- Firehouse Subs
- Stout's Pizza
- Tilted Kilt Pub
- Starbucks
- Fish City Grill
- Zio's Italian Kitchen
- Orange Leaf
- La Madeleine
- Chuy's
- Chili's Grill & Bar
- Sizzling Wok
- Ray's Pizzeria
- Saltgrass Steakhouse
- The Egg & I
- Freddy's Frozen Custard
- Lemongrass Thai Restaurant
- Saweeet Cupcakes
- John The Greek Restaurant
- Chester's Hamburgers
- Texas Roadhouse
- Walk-On's Bistreaux
- China Harbor
- Red Lobster
- Laguna Madre
- Bill Miller Bar-B-Q
- KFC
- Taco Bell
- IHOP
- Schlotsky's Deli
- Las Palapas
- Chick-fil-A
- Whataburger
- Sonic Drive-In
- McDonald's
- Chuck E. Cheese's
- Five Guys
- Jason's Deli
- Smoothie King
- Krispy Kreme Doughnuts
- Brick House Tavern
- Dona Tota
- Munchies
- Rise Bakery
- WOW Cafe Kitchen
- The Hoppy Monk
- Kirby's Steakhouse
- River City Seafood
- Toro Kitchen + Bar
- Mellow Mushroom
- Sushi Zushi
- Corner Bakery
- Taipei
- Luciano's Pizzeria
- The Draft Station
- Kumori Sushi
- Jimmy John's
- Nothing Bundt Cakes
- Salata Sonterra
- Local Coffee
- Perico's Restaurant

LODGING

- Hampton Inn
- Best Western
- Drury Plaza Hotel
- Comfort Suites
- Fairfield Inn & Suites
- Drury Inn & Suites
- Days Inn
- Residence Inn
- Staybridge Suites
- Hyatt Place
- La Quinta Inn & Suites
- Courtyard by Marriott

BANKING

- RBFCU
- Wells Fargo Bank
- The Bank of San Antonio
- Firstmark Credit Union
- Commerce Bank
- First United Bank
- Farm Bureau Bank
- Credit Human
- IBC Bank
- Wells Fargo Bank
- Woodforest National Bank
- Frost Bank
- BBVA Compass
- Security Service
- Jefferson Bank
- Frost Bank
- Benchmark Bank

GROCERY & PHARMACY

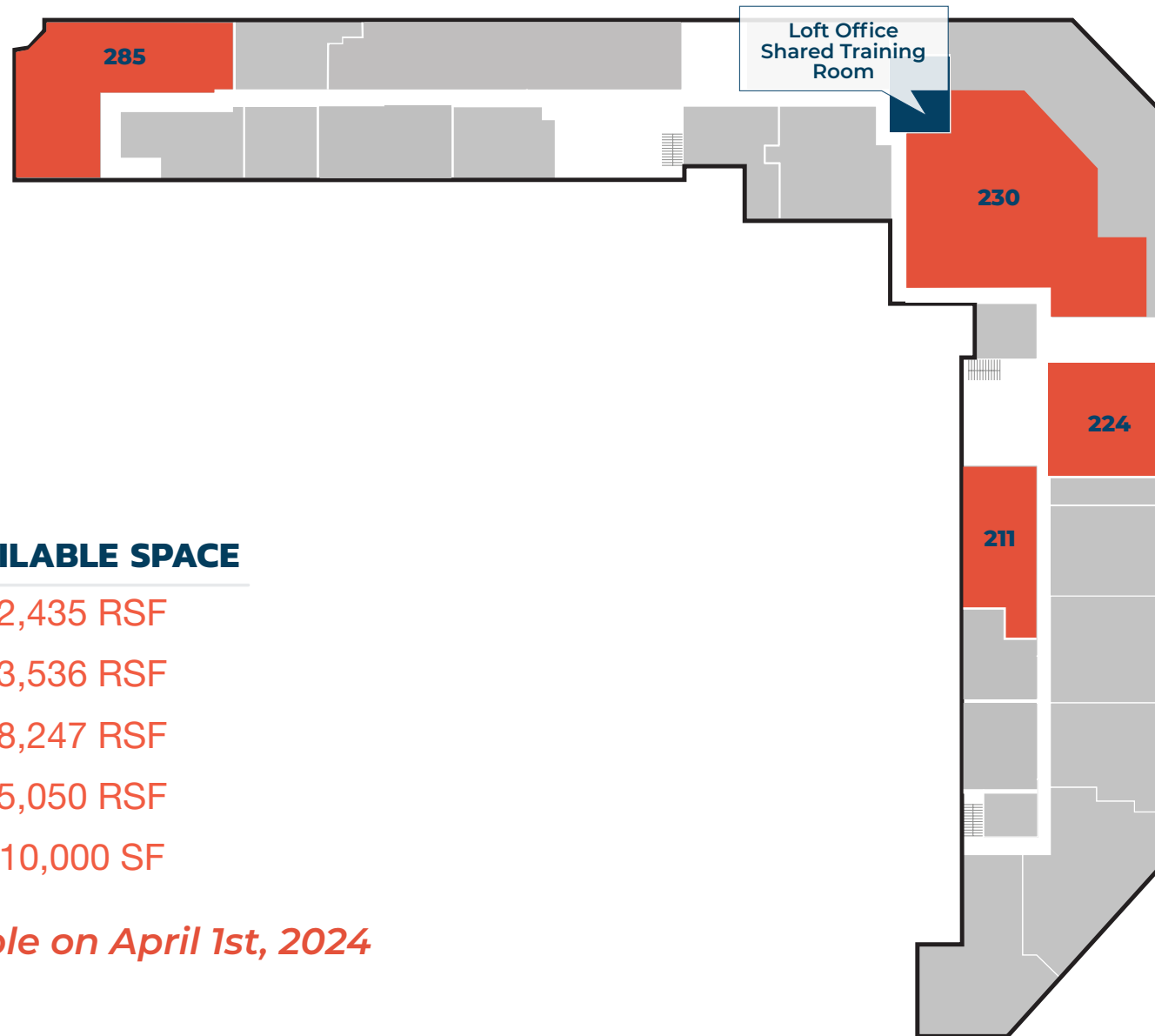
- HEB
- Costco
- Stone Oak Pharmacy
- Sprouts Farmers Market
- Sonterra RX
- CVS Pharmacy
- Walmart
- Oakdell Pharmacy



Site Map

THE LEGACY





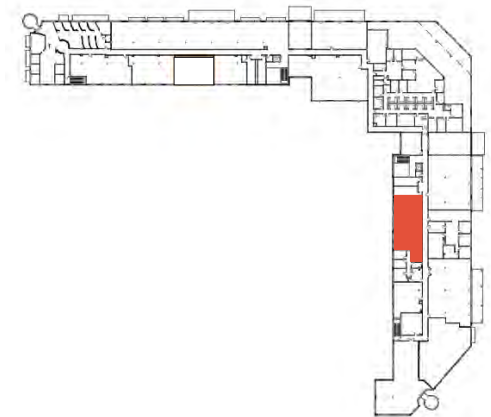
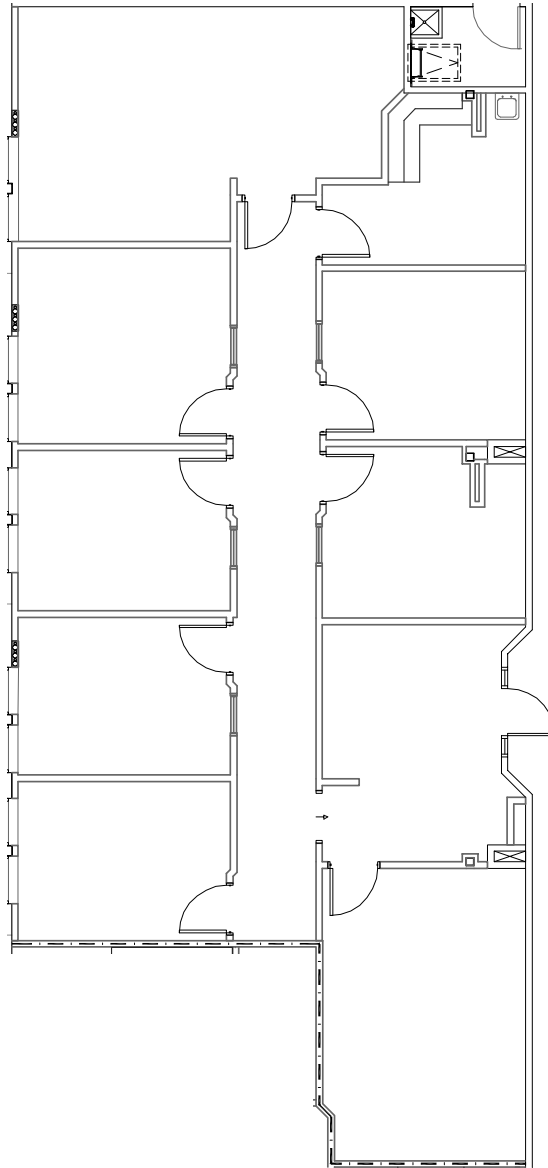
SUITE	AVAILABLE SPACE
*Suite 211	2,435 RSF
Suite 224	3,536 RSF
Suite 230	8,247 RSF
Suite 285	5,050 RSF
Suite L104	10,000 SF

**Suite 211 - Available on April 1st, 2024*

Suite 211 || 2,435 RSF

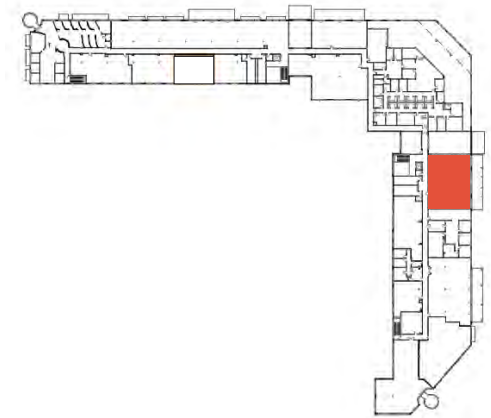
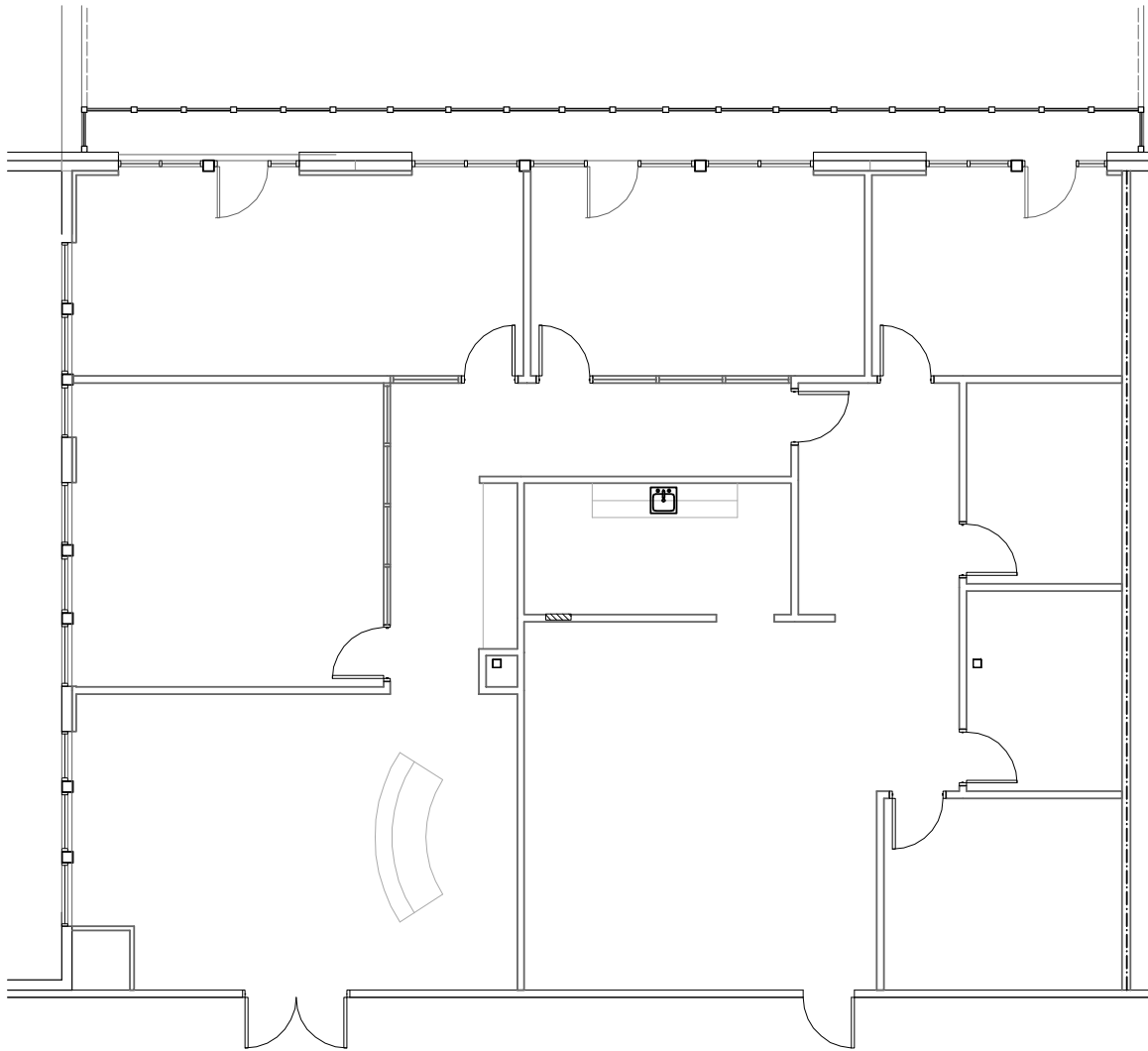
THE LEGACY

*Available on
April 1st, 2024*



Suite 224 || 3,536 RSF

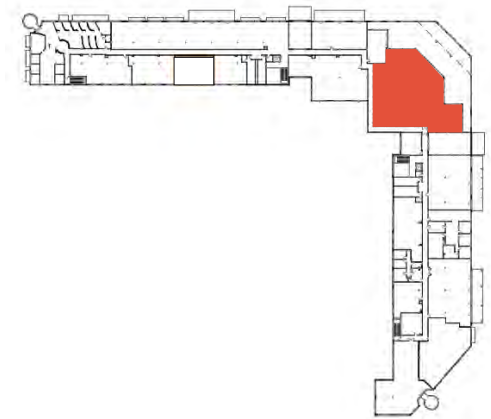
THE LEGACY



Suite 230 || 8,247 RSF

THE LEGACY

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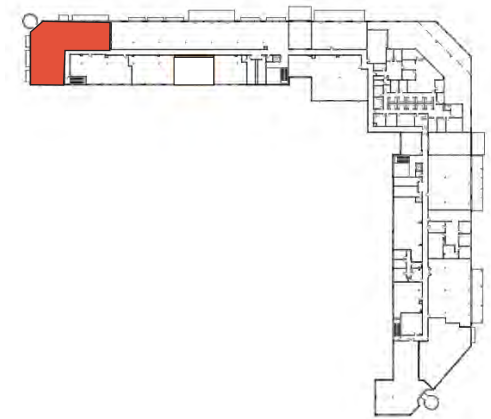
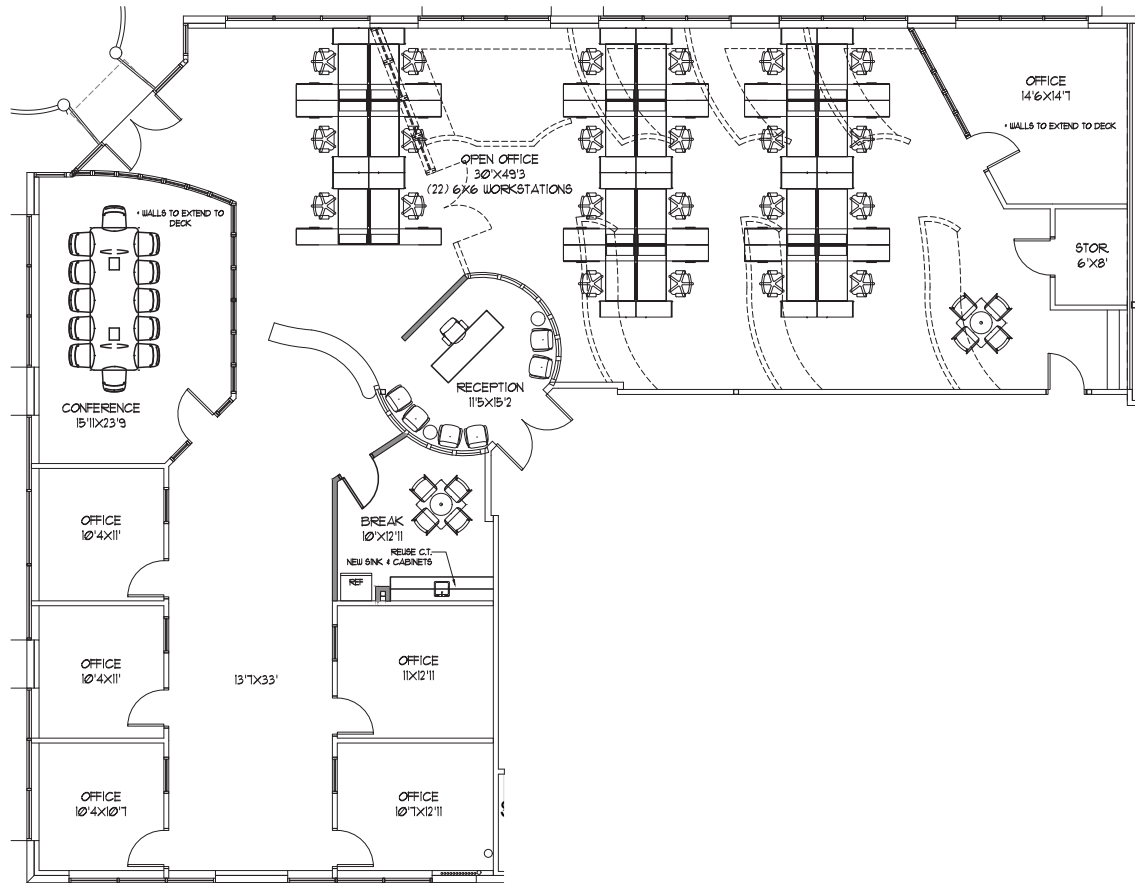
SARA LOMBARDI

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Suite 285 || 5,050 RSF

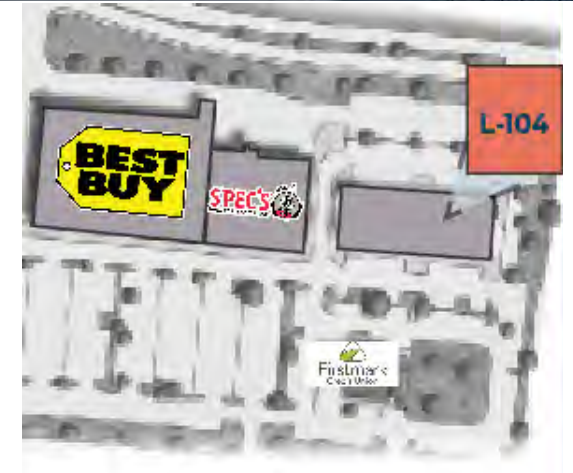
THE LEGACY

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Suite L-104 || 10,000 SF

THE LEGACY



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.

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Buyer / Tenant / Seller / Landlord Initials	Date		