



**FOR LEASE**



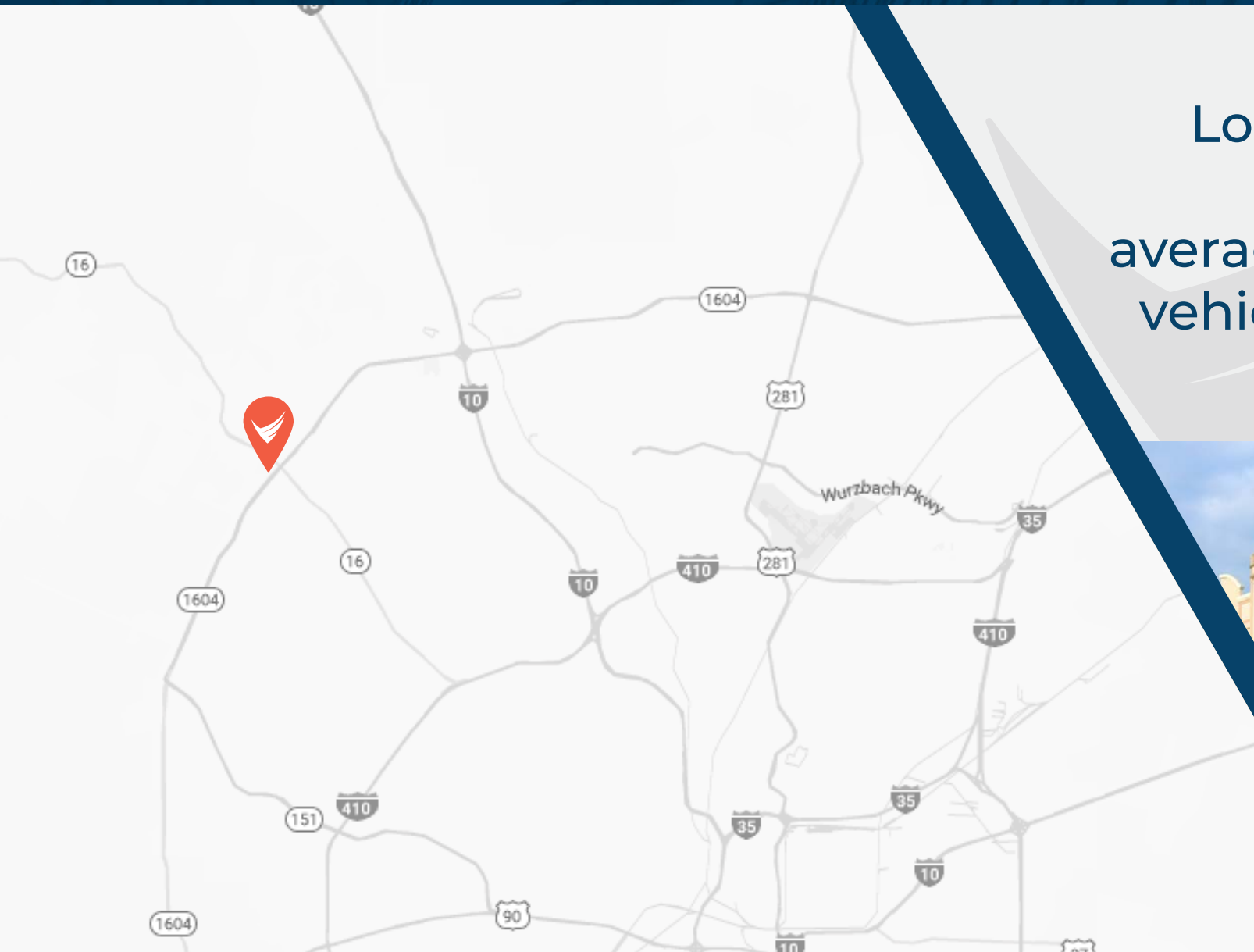
**Located Along Bandera Rd & Loop 1604**

# **SILVERADO STATION**

11851 Bandera Rd,  
Helotes, Texas 78023

**Rental Rate:** Call for pricing  
**11851 Bandera Estimated NNN:** \$10.65/sf  
**11881 Bandera Estimated NNN:** \$12.48/sf

Loop 1604 and  
Bandera Rd  
averages **295,000**  
vehicles per day.



 **PROPERTY LOCATION**

# Property Overview

# SILVERADO STATION



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	10,110	94,638	229,685
Average HH Income:	\$107,408	\$103,862	\$95,143
Employees:	9,954	91,413	215,494

## TOTAL SF

64,000 SF

## AVAILABLE SF

990 - 2,971 SF

## RENTAL RATE

Call For Pricing

## PROPERTY HIGHLIGHTS

Established theater-anchored shopping center located at the heavily trafficked intersection of 1604 and Bandera Rd.

Theater attracts more than 600,000 visitors per year.

# Site Map

# SILVERADO STATION

## 11851 Bandera Rd

- Suite 101 Osaka Sushi & Steak
- Suite 103 MC Nails
- Suite 107 Chrissy Dance
- Suite 108/109 ICRYO
- Suite 113 Plato's Closet
- Suite 114 Cold Stone Creamery
- Suite 115 Bella Vi Beauty
- Suite 118 Supernova Vape & Smoke Shop
- Suite 119 Stout House
- Suite 122/123 Chef's Table

## 11881 Bandera Rd

- Suite 101 Stetson Dance
- Suite 104 Rooster's Men's Grooming
- Suite 108 Shipley Do-nuts



## 11851 Bandera Rd

SUITES	AVAILABLE SPACE
104	990 SF
110	2,700 SF
116	1,000 SF
121	2,971 SF

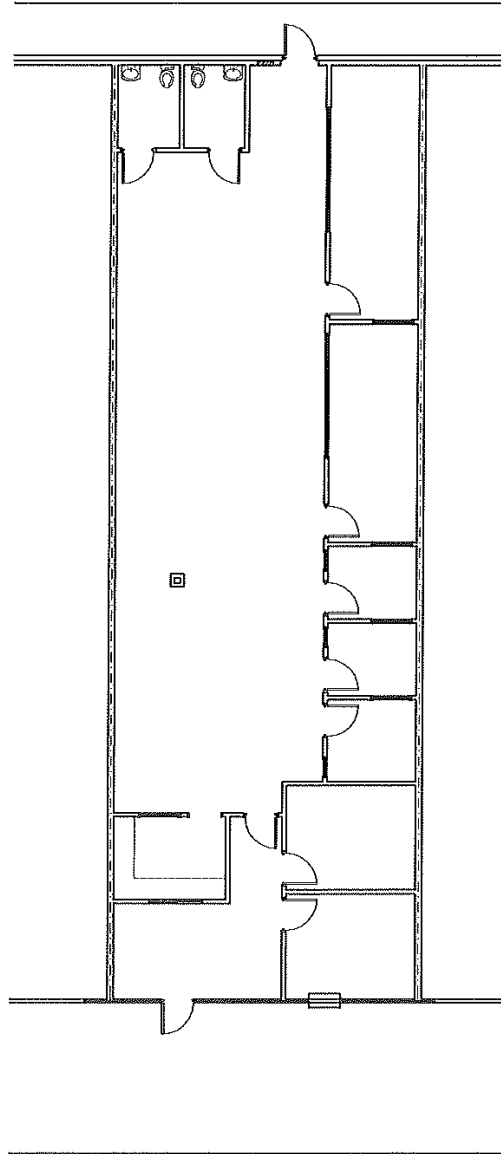
## 11881 Bandera Rd

SUITES	AVAILABLE SPACE
107	1,016 SF

**Suite 110** || 2,700 SF

SILVERADO STATION

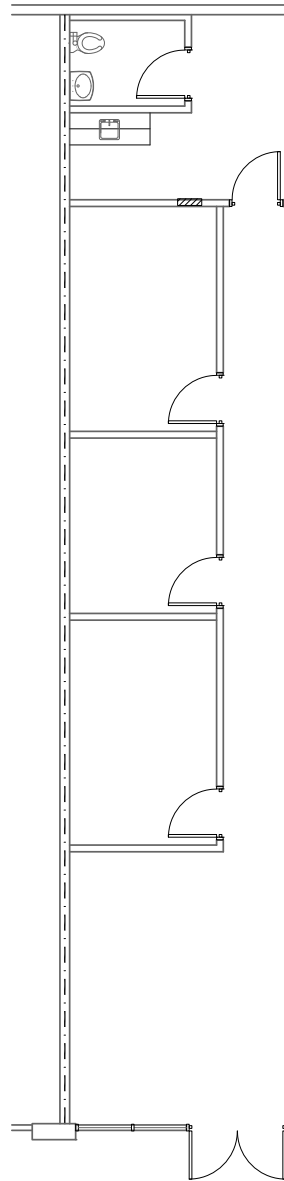
Building - 11851 Bandera Rd



**Suite 116** || 1,000 SF

SILVERADO STATION

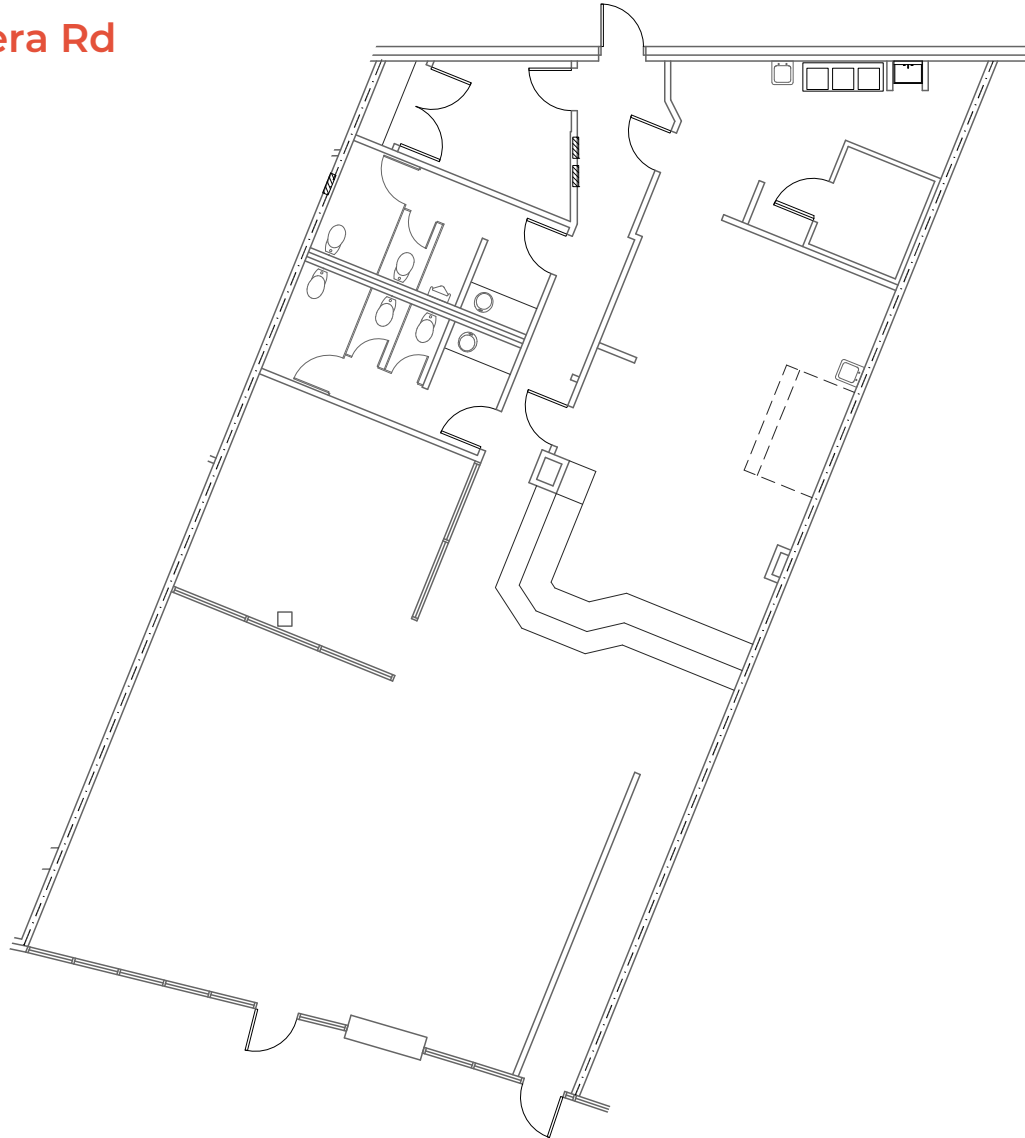
Building - 11851 Bandera Rd



**Suite 121** || 2,971 SF

SILVERADO STATION

Building - 11851 Bandera Rd



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.

Valcor Properties, LLC.	602931		210.824.4242
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
Designated Broker of Firm	License No.	Email	Phone
Sara Lombardi	779245	sara@valcorcre.com	210.824.4242
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Jared Davis	687518	jared@valcorcre.com	210.824.4242
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials	Date
---	------