



FOR LEASE



Office/Retail Along SH 46 & Voss Pkwy In Bergheim, TX

SHOPS AT BERGHEIM SQUARE

919 E. State Highway 46,
Bergheim, TX 78006

ADAM SCHILLER

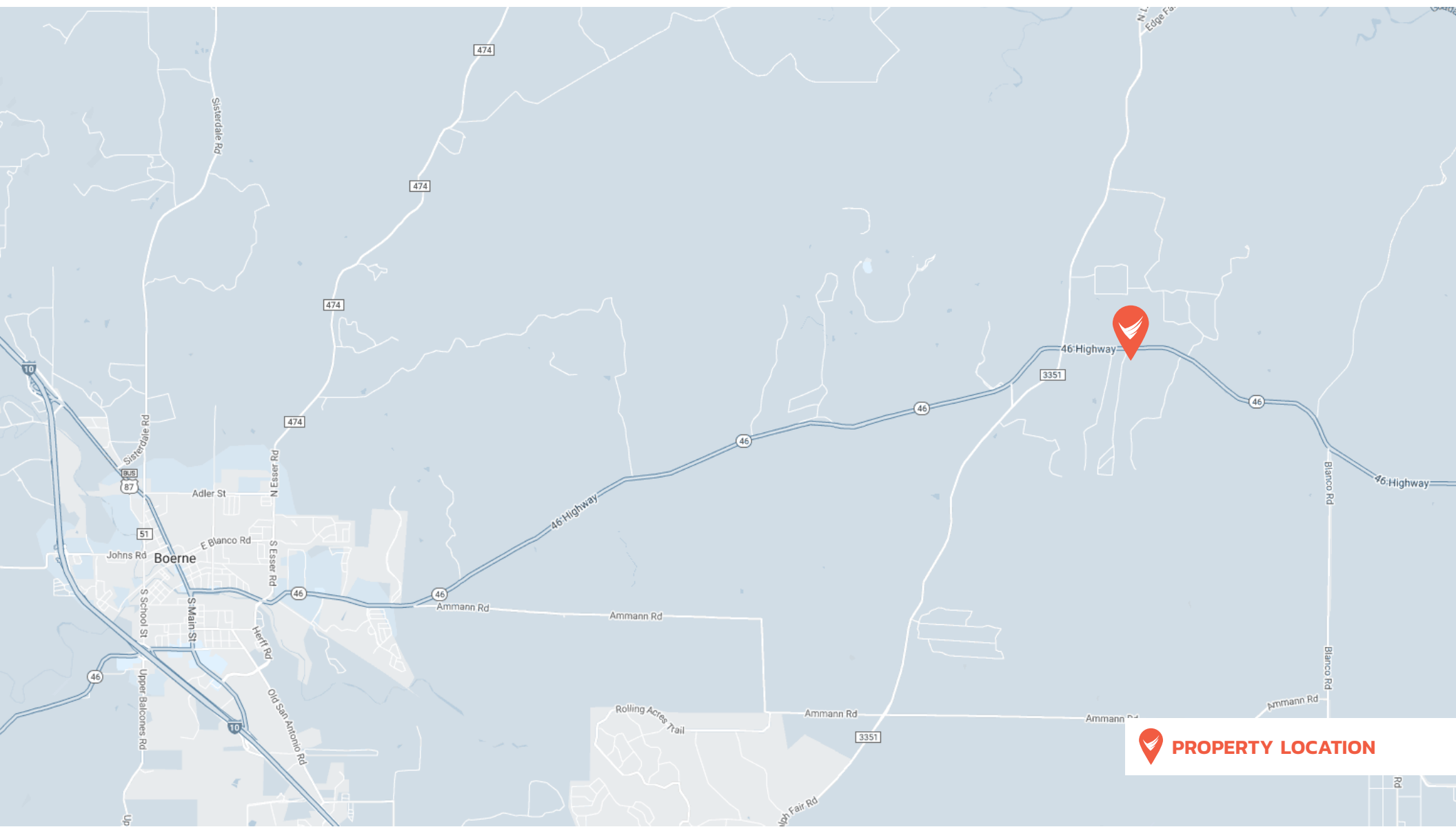
210.742.6681
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BRAD WILSON

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Location Aerial

SHOPS AT BERGHEIM SQUARE



 **PROPERTY LOCATION**



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Property Overview

SHOPS AT BERGHEIM SQUARE



RETAIL RENTAL RATE
Call For Pricing

RETAIL ESTIMATED NNN:
\$5.42/SF

RETAIL AVAILABLE SF
1,400 - 12,600 SF

GARDEN OFFICE RENTAL RATE
Call For Pricing

GARDEN OFFICE AVAILABLE SF
1,500 - 8,800 SF

PAD SITE SIZE
+/- 1.42 Acres

PAD SITE RATE
Call For Pricing

LOCATION
919 E State Highway 46,
Bergheim, Texas 78006

- PROPERTY HIGHLIGHTS**
- Located on Hwy 46 & Voss Pkwy adjacent to Voss Middle School
 - High growth area with single family growing rapidly
 - Retail space with endcap and drive-thru, big box retail, and garden office available for lease
 - Pad Site - Curb In delivery, available now
 - **2 Drive-Thru Opportunities**

DEMOGRAPHICS	2 Mile	5 Mile	10 Mile
Population:	1,664	7,239	66,242
Average HH Income:	\$178,369	\$170,746	\$141,098
Employees:	1,517	6,626	59,741



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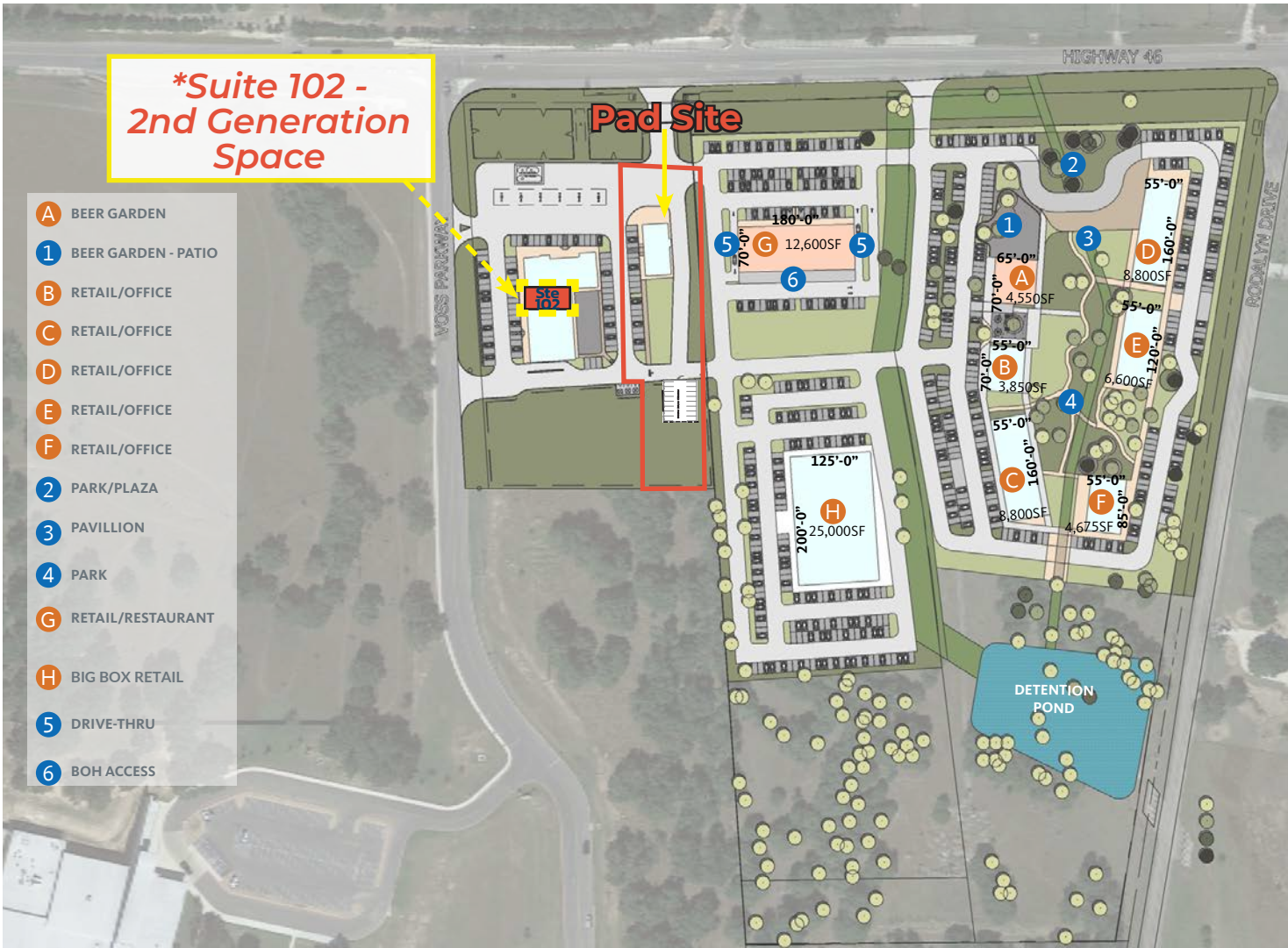
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Available

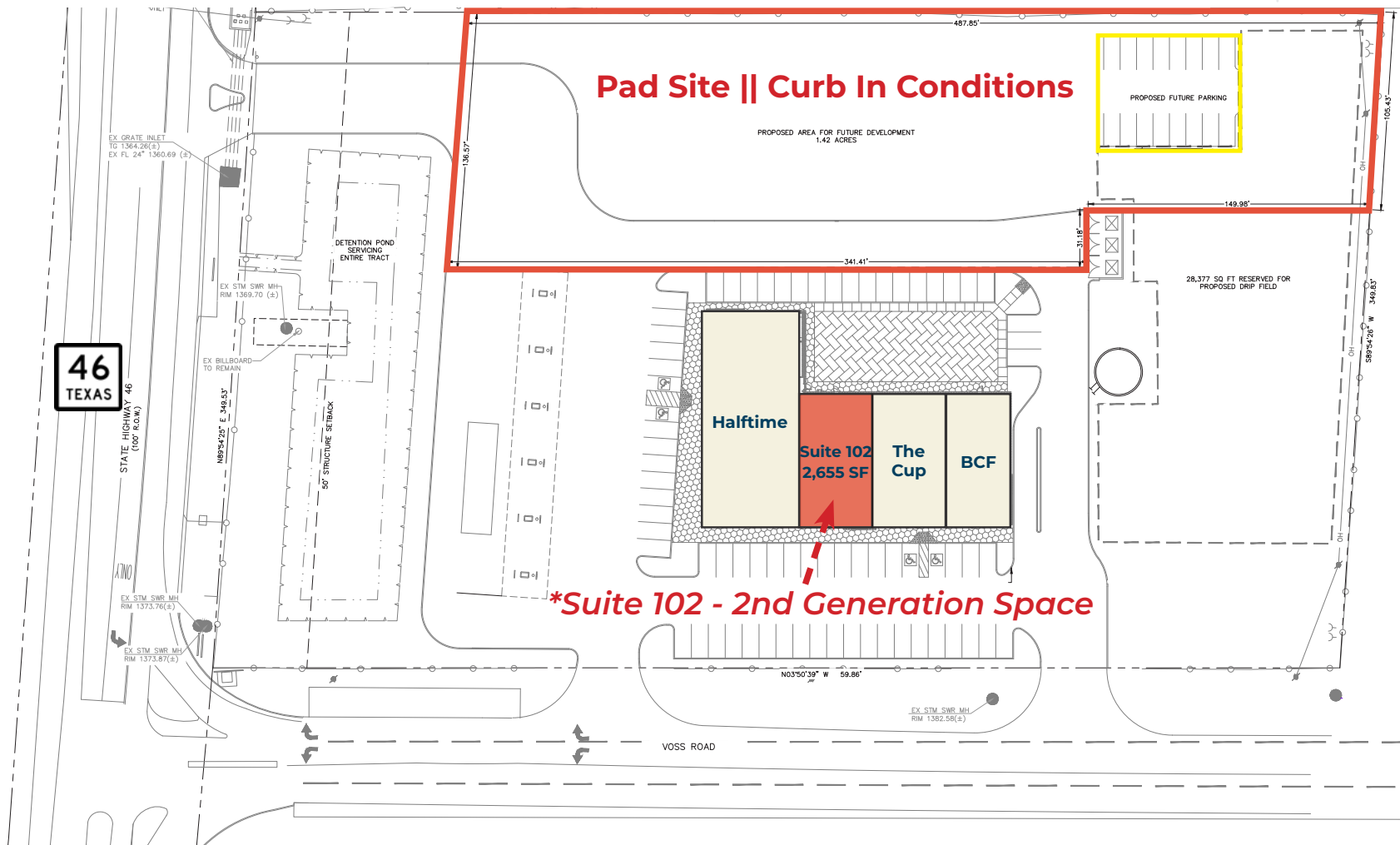
SITES	AVAILABLE SPACE
*102	2,655 SF
G	12,600 SF
Pad Site	+/- 1.42 AC

Phase II

SITES	AVAILABLE SPACE
A	4,550 SF
B	3,850 SF
C	8,800 SF
D	8,800 SF
E	6,600 SF
F	4,675 SF
H	25,000 SF



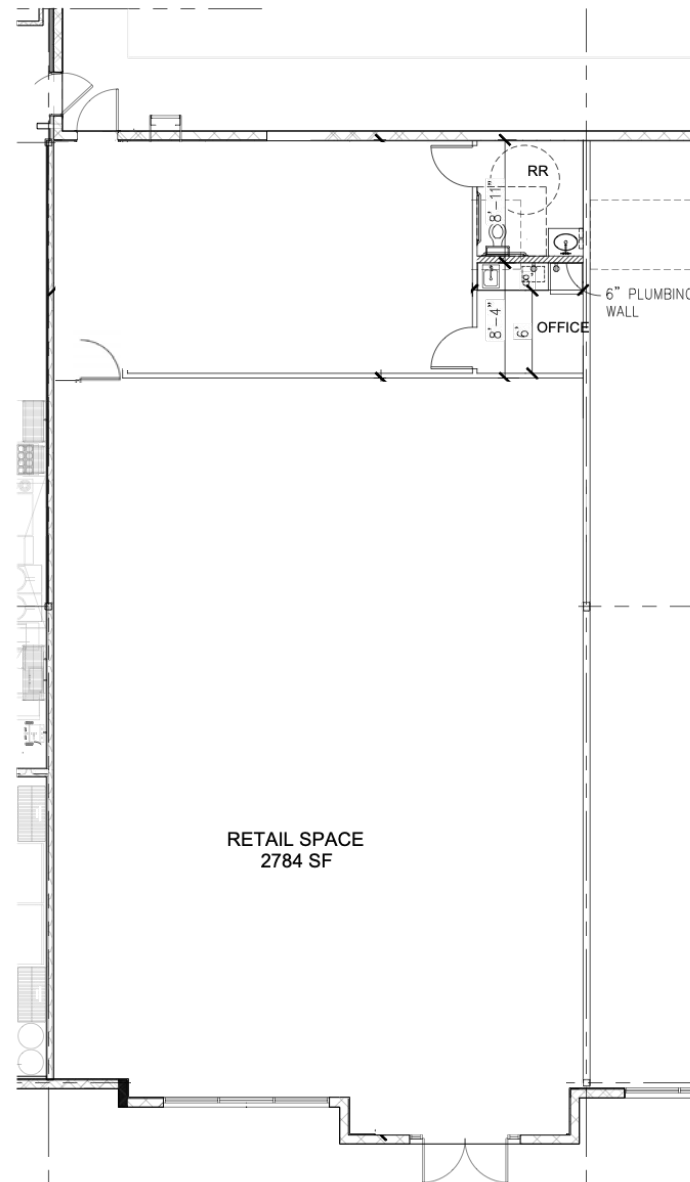
SITES	AVAILABLE SPACE
*102	2,655 SF
Pad Site	+/- 1.42 AC



***Suite 102 - 2nd Generation Space**

Suite 102 || 2,655 SF

2nd Generation Space



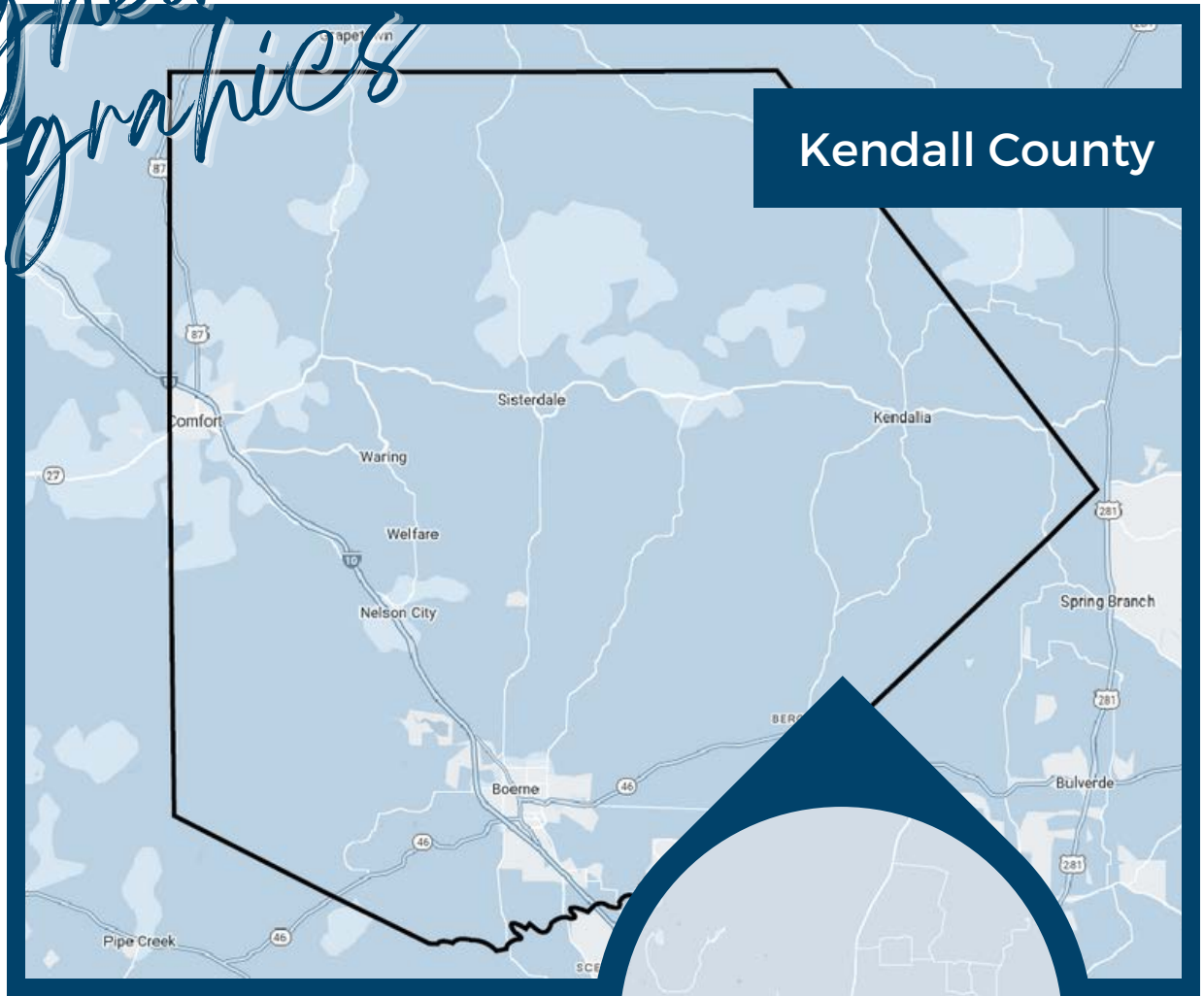


SITES	AVAILABLE SPACE
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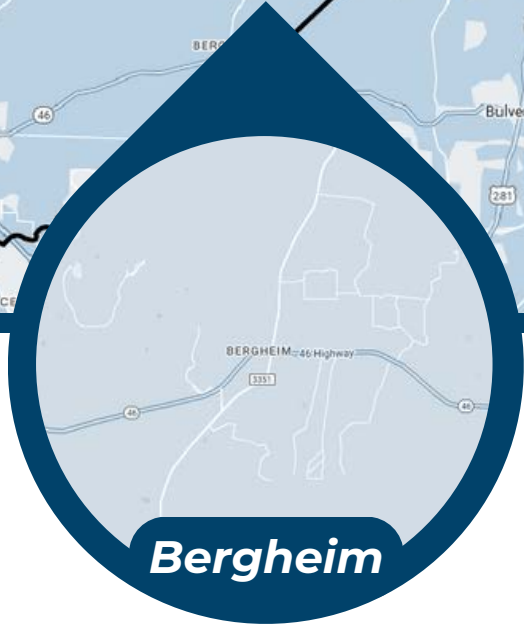
*G	12,600 SF
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**Can Be Subdivided*

Bergheim Demographics



Kendall County



48,600 Within Kendall County

\$141,098

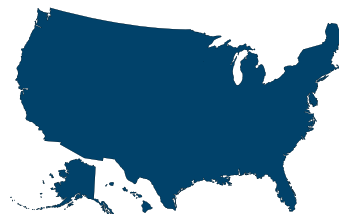
Average Household Income Within A 10 mile Radius



59,741 Employees Within A 10 Mile Radius



Kendall County - 11th Fast-Growth County Statewide

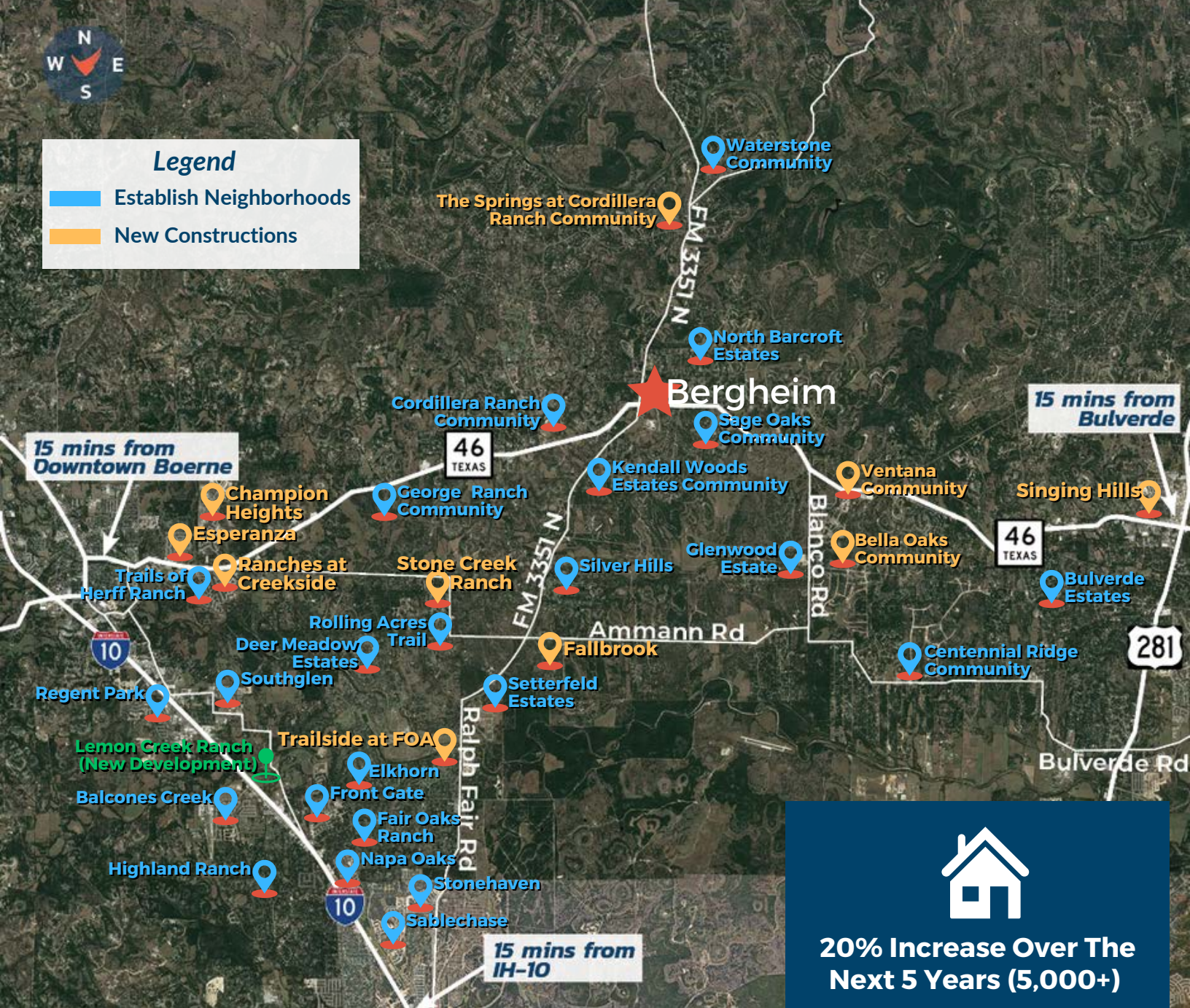


Kendall County - 31st Fast-Growth County Nationwide



Legend

- Establish Neighborhoods
- New Constructions



Kendall County Housing

Total Number Of Housing	2023	2028 Projected
Owner-Occupied Dwellings	13,808	16,376
Renter-Occupied Dwellings	4,457	16,376
Planned New Construction	2,303	2,586
Total Dwellings	20,568	24,749

Property Photos

SHOPS AT BERGHEIM SQUARE



Reference Images

SHOPS AT BERGHEIM SQUARE



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.

<u>Valcor Properties, LLC.</u> Licensed Broker / Broker Firm Name or Primary Assumed Business Name	<u>602931</u> License No.	<u></u> Email	<u>210.824.4242</u> Phone
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<u>Buyer / Tenant / Seller / Landlord Initials</u>	<u>Date</u>		