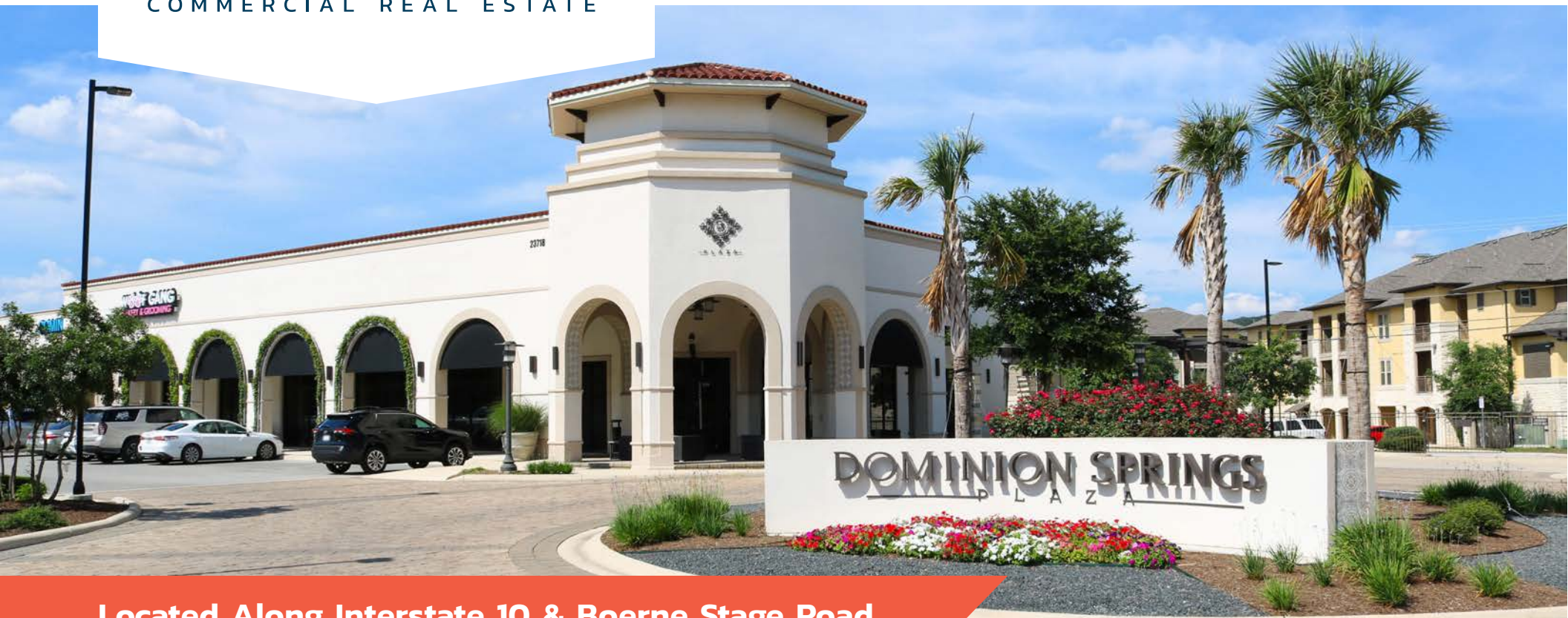




FOR LEASE



Located Along Interstate 10 & Boerne Stage Road

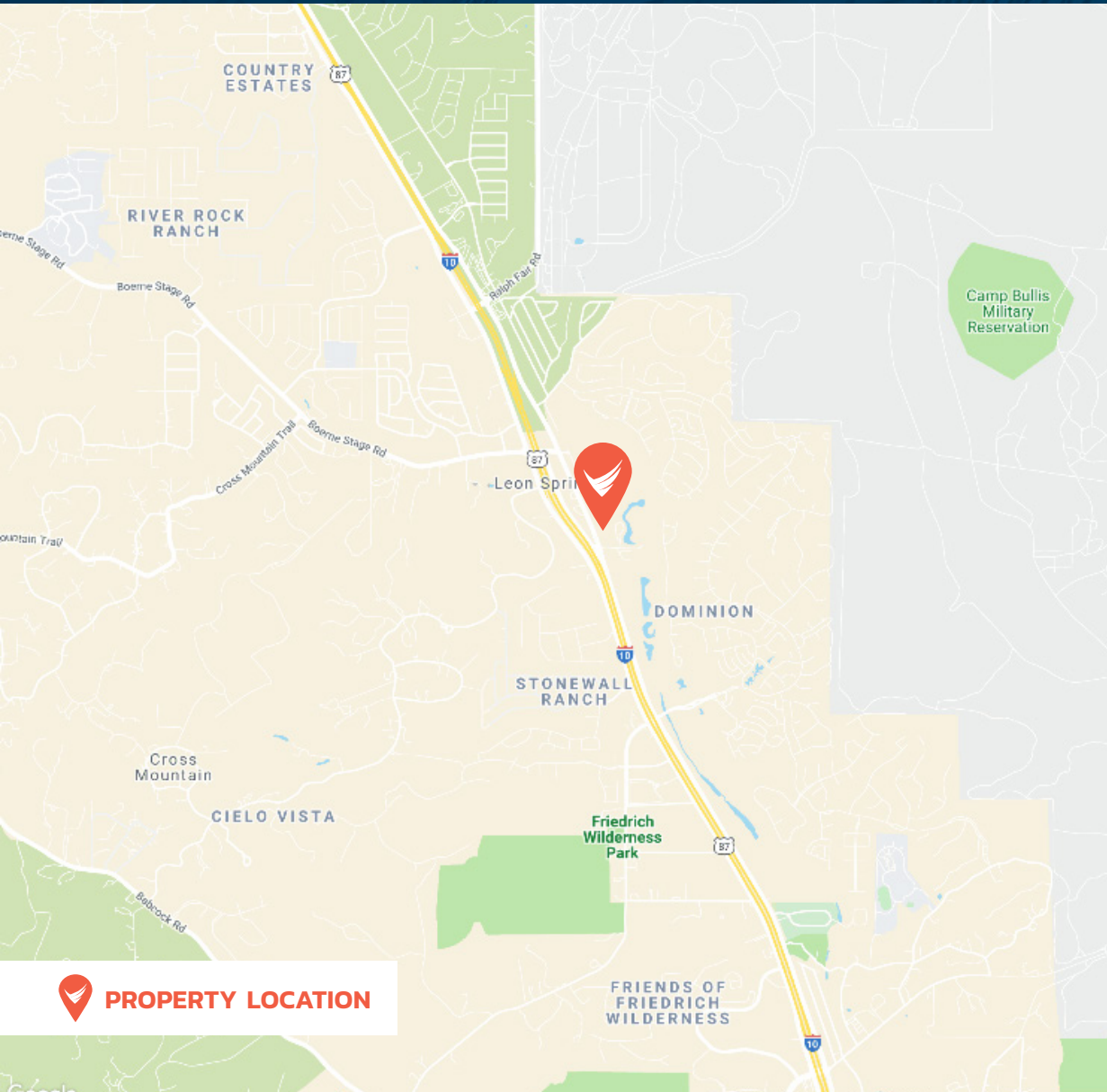
DOMINION SPRINGS PLAZA

23534-23814 IH-10 W,
San Antonio, Texas 78257

Rental Rate: Call For Pricing
Estimated NNN: \$12.56/SF

Location Aerial

DOMINION SPRINGS PLAZA



Excellent opportunity
for **entertainment,**
service, and restaurant
uses.



Property Overview

DOMINION SPRINGS PLAZA



DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population:	17,608	54,764	388,831
Average HH Income:	\$169,601	\$146,076	\$111,982
Employees:	13,972	43,497	307,729

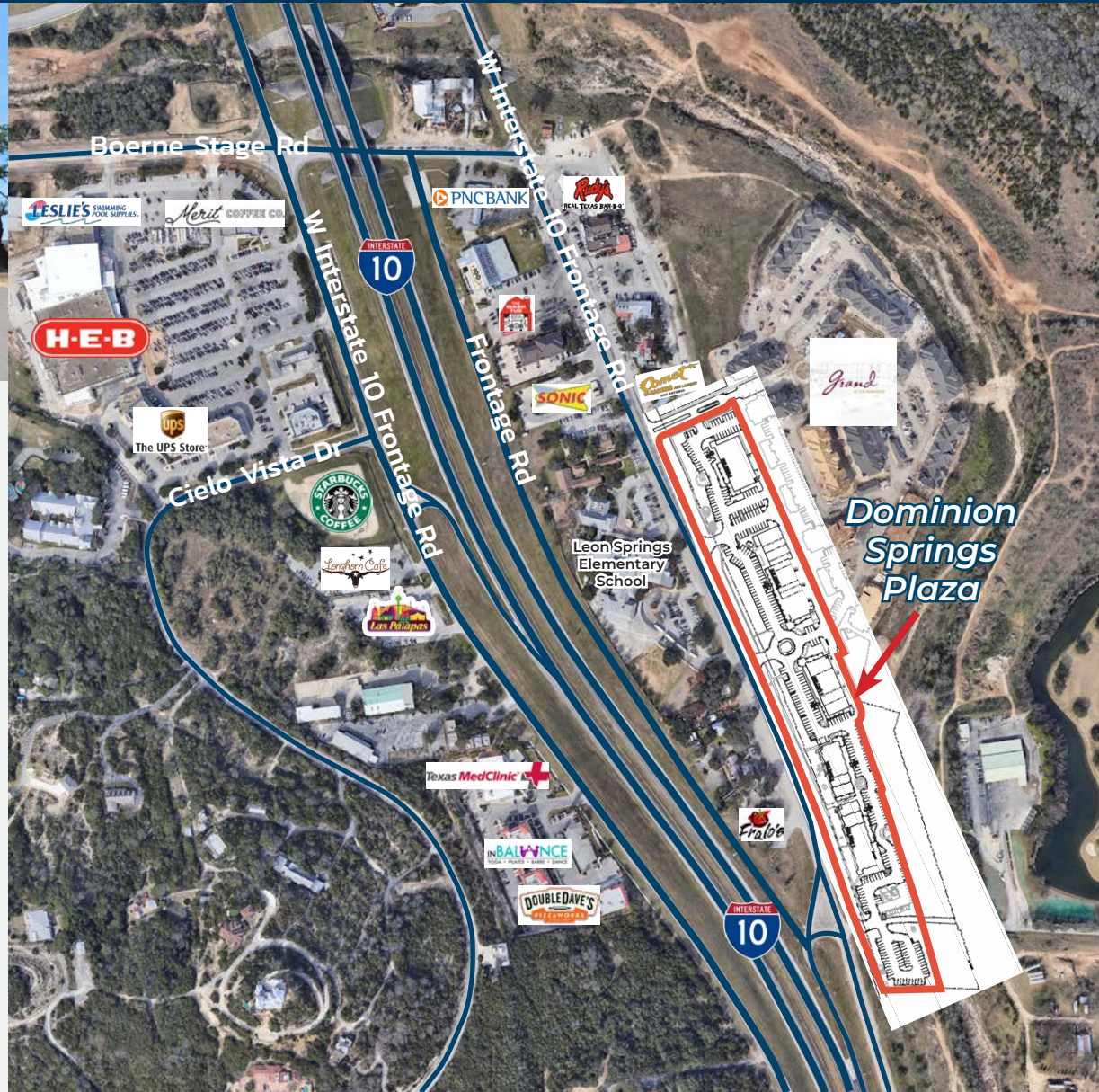
TOTAL SF 65,431 SF

AVAILABLE SF 1,177 - 2,200 SF

PROPERTY HIGHLIGHTS

Luxury neighborhood shopping center that is situated along Boerne Stage Rd and IH-10. The property is in great proximity to Leon Springs, Fair Oaks Ranch, and Boerne.

With Southern California Mission architecture suitable to any type or retailer or office use.



Site Map

DOMINION SPRINGS PLAZA

Building 1 - 23534 IH-10 W

Suite 101/106 Action Behavioral Centers
Suite 108 NuYou Medical Spa

Building 2 - 23610 IH-10 W

Suite 101 Burn Boot Camp
Suite 105 10 West Yoga
Suite 107 Springs Dental Care

Building 3 - 23702 IH-10 W

Suite 101 KR Shooting Star
Suite 102 Octance Performance Training
Suite 105 Keller Williams
Suite 108 Mae Dunne Restaurant

Building 4 - 23718 IH-10 W

Suite 101 August House Jewelry
Suite 105/106 Woof Gang Bakery & Grooming
Suite 108 Dominion Nail Bar
Suite 111 Hawaii Fluid Art
Suite 112 Sugaring SA
Suite 114 The Gents Place

Building 5 - 23814 IH-10 W

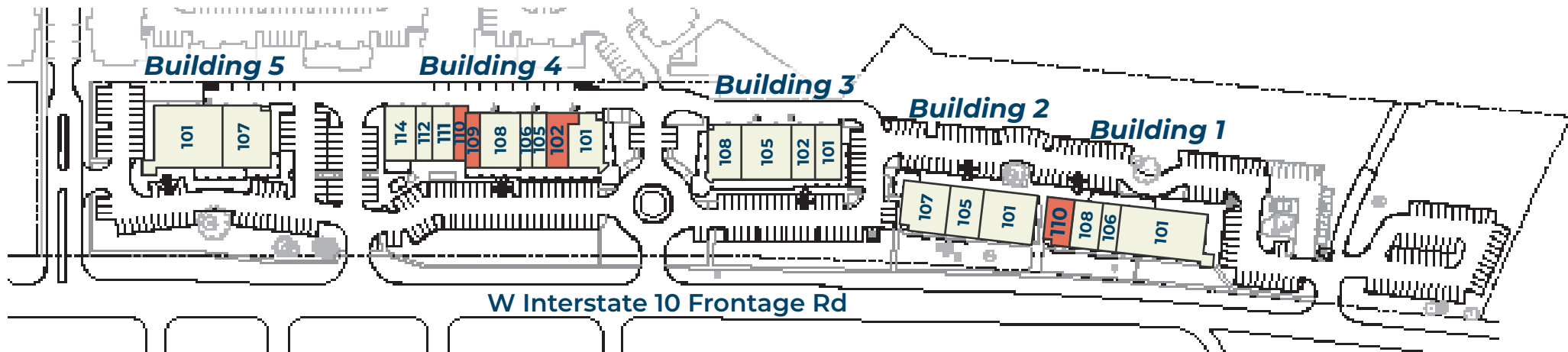
Suite 101/107 Ferguson

Building 1 - 23534 IH 10 W

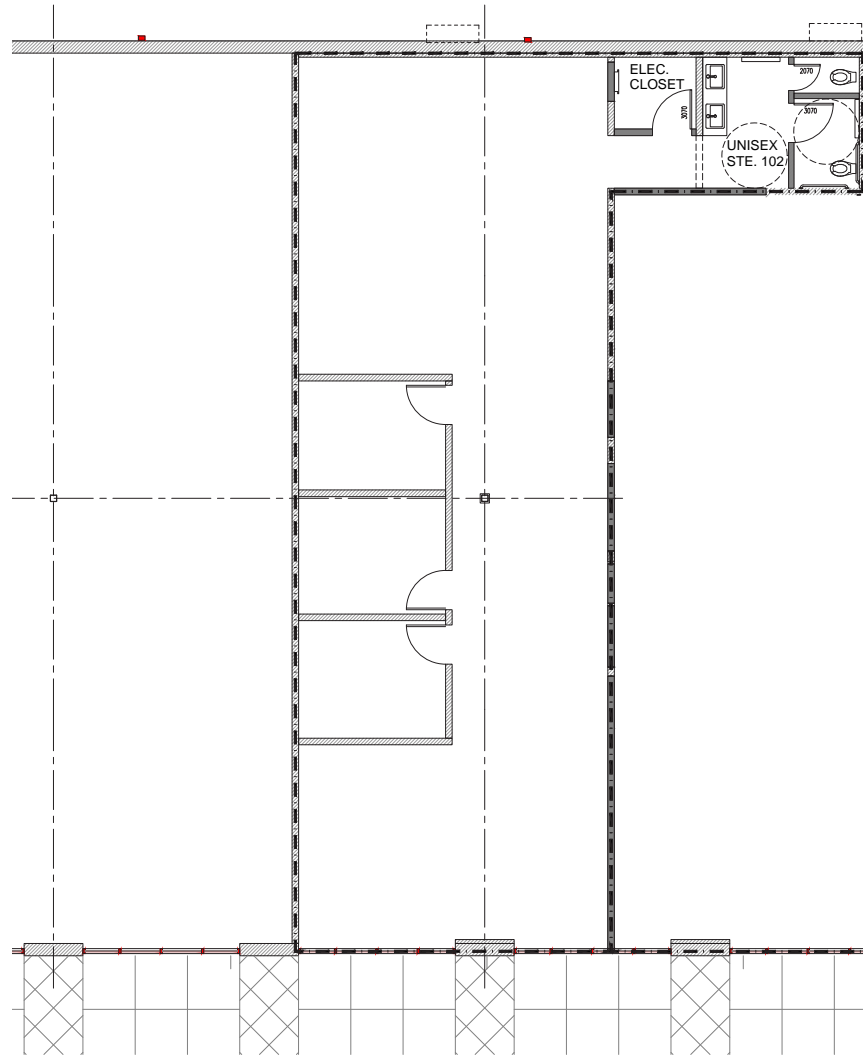
SUITES	AVAILABLE SPACE
110	2,200 SF

Building 4 - 23718 IH 10 W

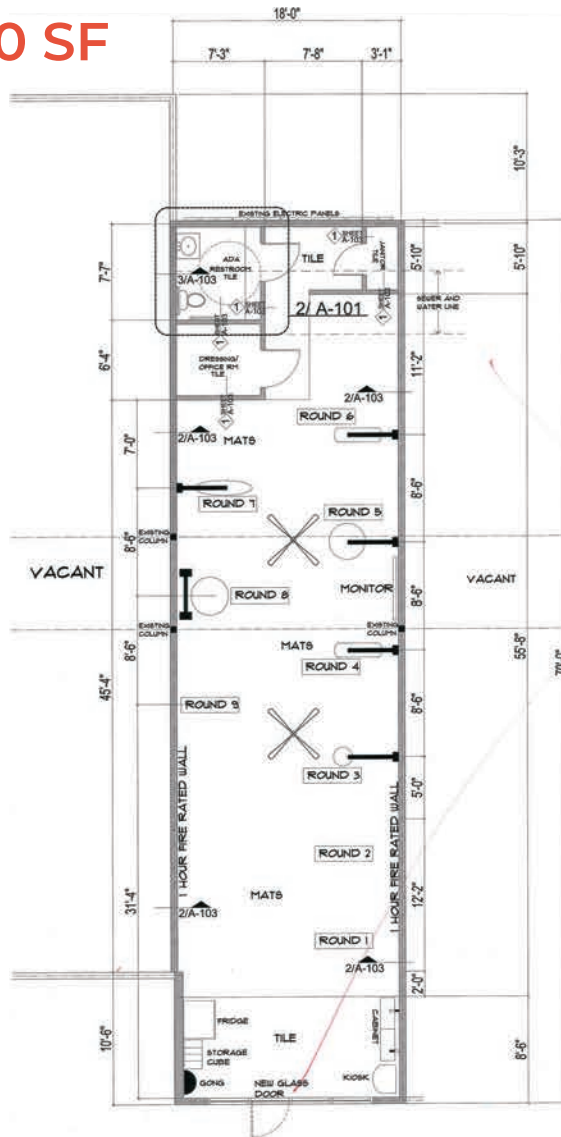
SUITES	AVAILABLE SPACE
102	1,913 SF
109	1,260 SF
110	1,177 SF



Building 4 - Ste 102 || 1,913 SF



Building 4 - Ste 109 || 1,260 SF



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
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Jared Davis	687518	jared@valcorcre.com	210.824.4242
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Adam Schiller	534038	adam@valcorcre.com	210.824.4242
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials	Date
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