

VILLAGE OAKS SHOPPING CENTER

LIVE OAK | TEXAS

SPACE FOR LEASE

SPACE FOR LEASE
210.816.2734
FORESITE
COMMERCIAL REAL ESTATE
WWW.FORESITECRE.COM

AVAILABILITY
1,272 - 4,921 Square Feet

8300 PAT BOOKER
LIVE OAK, TX 78233



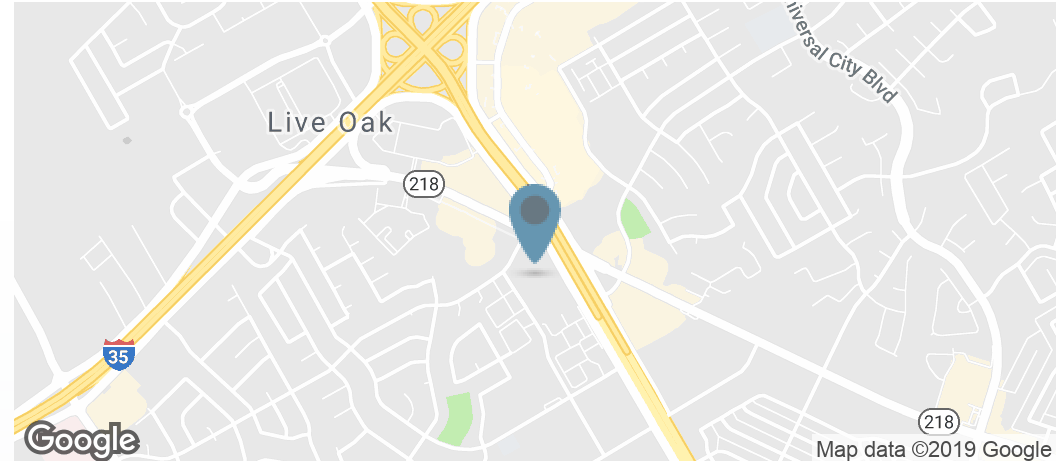
Bethany Babcock
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MORE**

Village Oaks Shopping Center has recently completed a renovation. This location is located 1.5 miles from IKEA and has excellent accessibility and visibility.

FOR LEASE

VILLAGE OAKS SHOPPING CENTER



OFFERING SUMMARY

Available SF: 1,272 - 4,921 SF

Lease Rate: Please Call

Daytime Population: 74,726 (3-Mile Radius)

Average Household Income: \$75,389 (3-Mile Radius)

PROPERTY HIGHLIGHTS

- Located at the rapidly expanding intersection of Pat Booker Rd and Loop 1604
- Excellent visibility and high traffic counts
- Located approximately 1.5 miles from IKEA
- Planned renovations to be completed by Fall 2018



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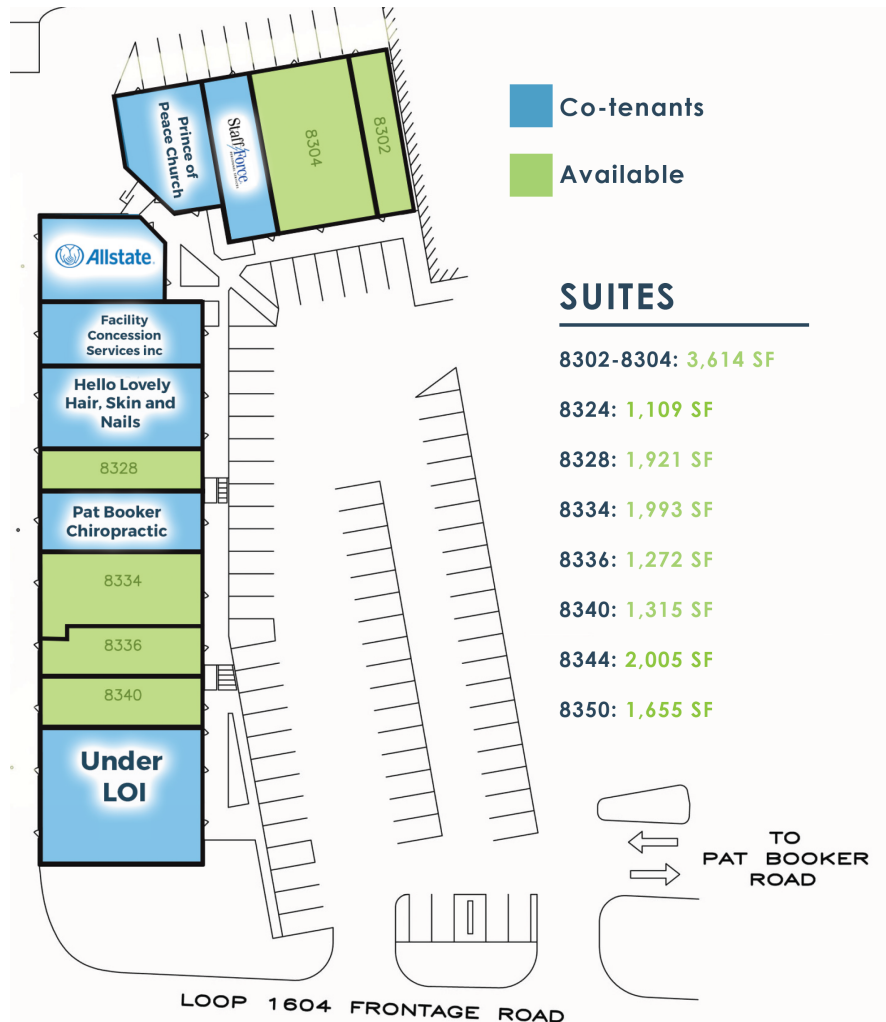
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AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
8302-8304	PLEASE CALL	3,614 SF
8324-8330	PLEASE CALL	4,921 SF
8336	PLEASE CALL	1,272 SF
8340	PLEASE CALL	1,315 SF
8344	PLEASE CALL	2,005 SF
8308	PLEASE CALL	1,319 SF
8350	PLEASE CALL	1,655 SF



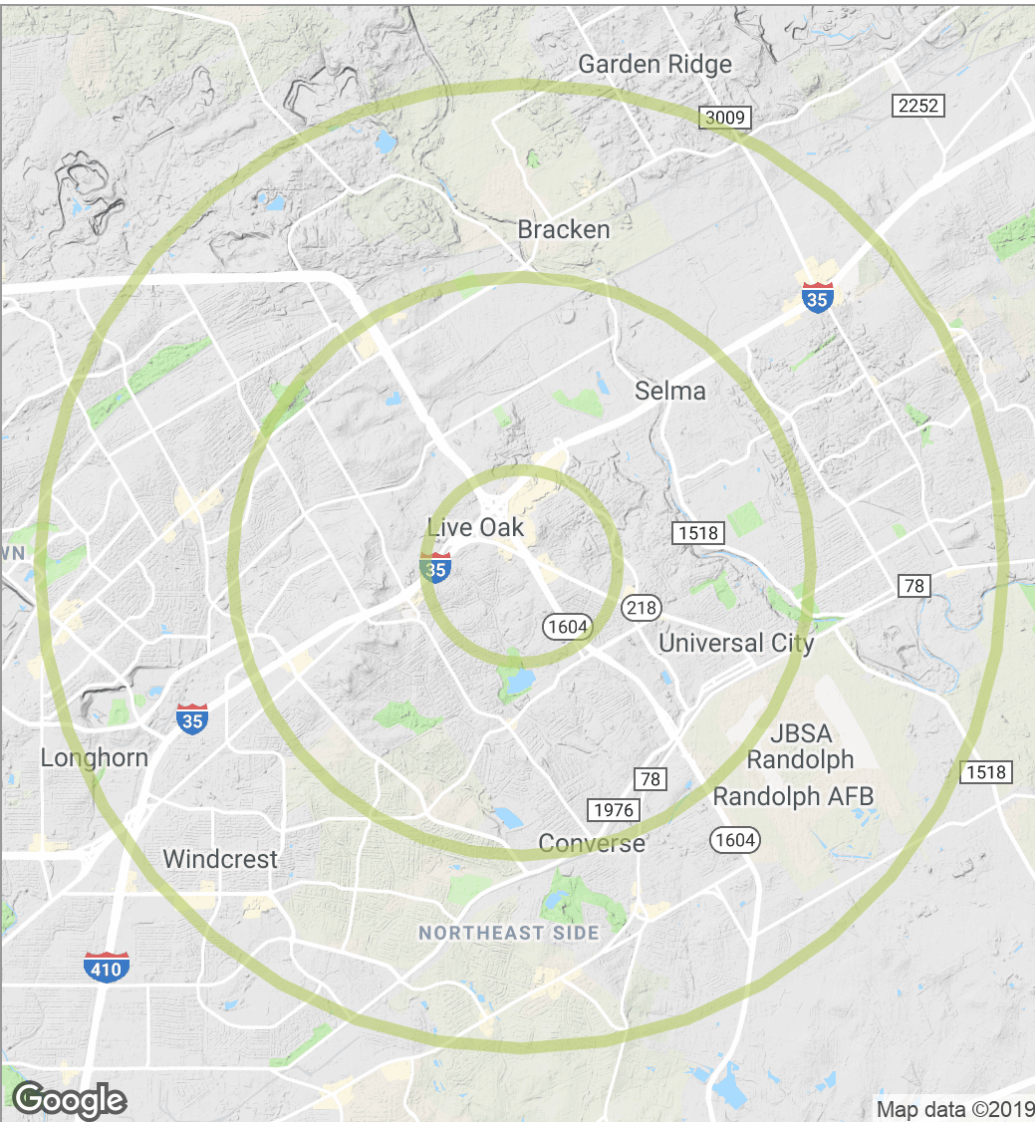
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,535	71,071	194,357
Median age	34.2	33.6	34.5
Median age (Male)	32.9	32.1	32.7
Median age (Female)	34.7	35.0	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,758	26,147	68,826
# of persons per HH	2.5	2.7	2.8
Average HH income	\$65,362	\$64,460	\$67,054
Average house value	\$175,350	\$137,417	\$136,547

* Demographic data derived from 2010 US Census



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Information About Brokerage Services

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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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BETHANY BABCOCK	598255	BBABCOCK@FORESITECRE.COM	(210) 816- 2734
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date