



Live Oak Town Center

SW of Loop 1604 and IH 35
Live Oak, TX 78233

Features

Planned shopping center will be nearly 600,000 SF with multiple anchors & numerous restaurant pads.

Comments:

- Vibrant NE San Antonio trade area near the Rolling Oaks Mall and the very successful Forum Shopping Center.
- Significant future growth with residential lots selling quickly and nearly 20,000 additional lots under development.
- Numerous daytime employers, notably Randolph Brooks Credit Union Corporate Headquarters.
- Live Oak Town Center will also serve the cities of Seguin & New Braunfels.
- Less than 2 miles from the new Northeast Lakeview College campus with an enrollment of over 15,000 students.

Demographics

Year: 2015	1 Mile	3 Mile	5 Mile
Total Population	8,039	82,852	211,143
Population Estimate 2020	9,171	93,699	233,907
Average HH Income	\$70,847	\$71,438	\$73,847
Median Age	34	35	36

DEVELOPMENT FOR LEASE

Total SF: 600,000
Available: 600,000 SF
Total Acres: 1.03

Traffic Counts

I-35 west of Loop 1604	173,718 VPD
Loop 1604 north of I-35	96,437 VPD
Loop 1604 south of I-35	65,010 VPD
Year: 2014	

Area Retailers & Businesses



Live Oak Town Center

SWQ of IH-35 at Loop 1604
Live Oak, Texas

ORDAN TOWER ASSOC., LTD.
CALLED BY NUMBER



THE WEITZMAN GROUP

With regard to this Exhibit, the parties agree that the exhibit is attached solely for the purpose of locating the Shopping Center and the Demand Premises within the Shopping Center and that no representation, warranty, or covenant is to be implied by any other information shown on the exhibit. (S.A. any information as to buildings, tenants or prospective tenants, etc., is subject to change at any time).

managed by **CENCOR REALTY SERVICES**

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San Antonio
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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:
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date