



**Village at Lookout Point**  
**15033 Nacogdoches**  
**San Antonio, TX 78247**

**FOR LEASE**  
**750 – 2,600 SF**

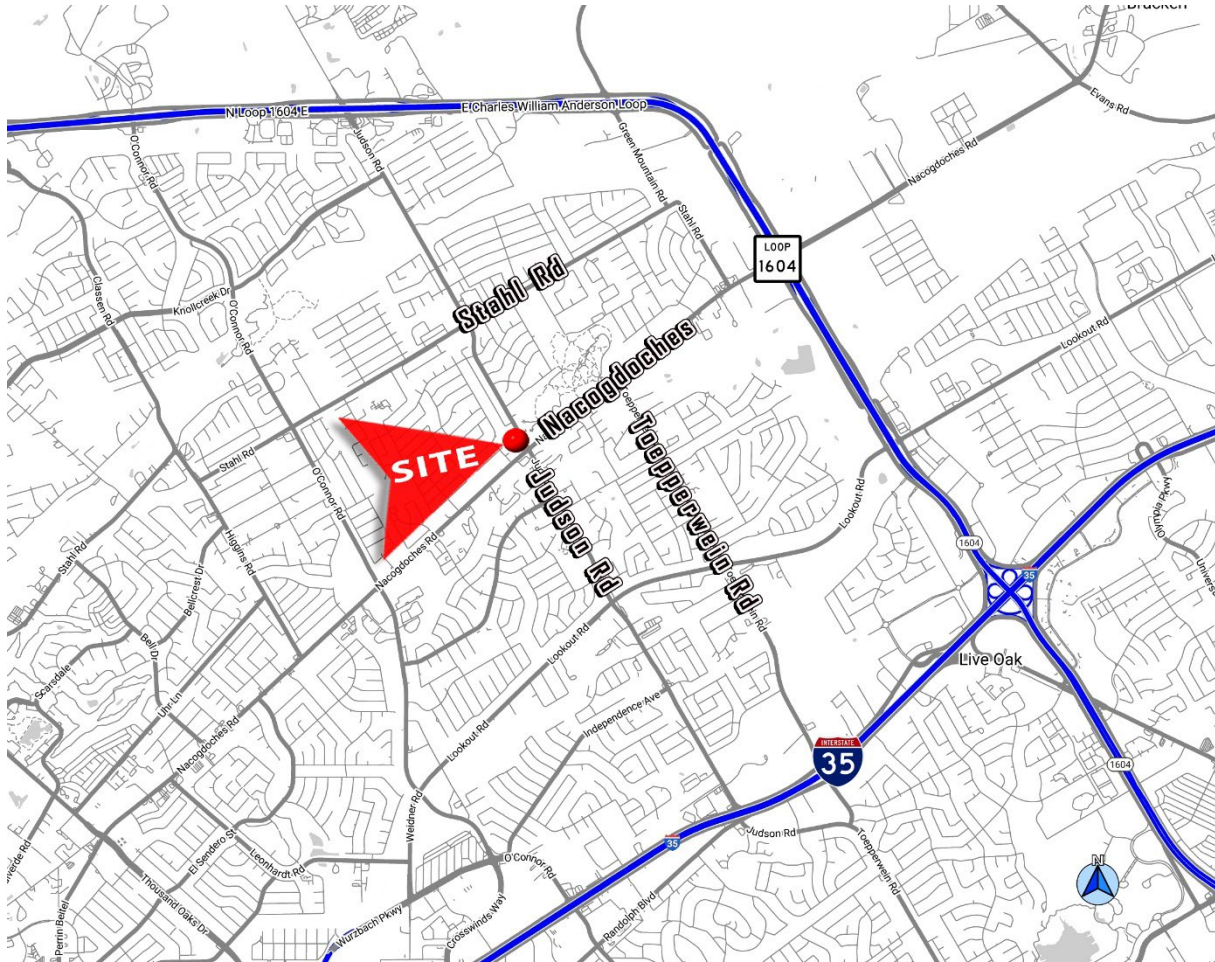


200 Cove Terrace  
Copperas Cove, TX 76522  
254.542.1767  
[www.quine.com](http://www.quine.com)

**Texas Real Estate Broker**



# Village at Lookout Point | 15033 Nacogdoches Rd | San Antonio, Texas 78247



Located on the major thoroughfare of Nacogdoches Rd and Judson Rd at the northwest signaled corner



Gross Leasable Square Feet: ± 26,485



\$ 98,264 Average Household Income in a 3-Mile Radius



90,935 People within a 3-Mile Radius

## 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,826	90,935	219,593
AVERAGE HOUSEHOLD INCOME \$	96,378	98,264	100,831
ESTIMATED HOUSEHOLDS	7,476	34,437	85,220



Nacogdoches Rd

**21,944 VPD**

Judson Rd

**11,717 VPD**

Source: Sites USA



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## AVAILABLE FOR LEASE 750 – 2,600 SF

SUITE	± SQ FT
#104	945
#106	750
#107 *	931
#108 *	931
#109	2,600
#201	1,200

\* Can be combined for ± 1,862 SF

Zoned:  
C-3 Commercial District & C-3R Commercial District, Restrictive Alcohol Sales

For More Information Contact:

Jennie Snelling  
[jsnelling@quine.com](mailto:jsnelling@quine.com)  
 Texas Real Estate Sales Agent

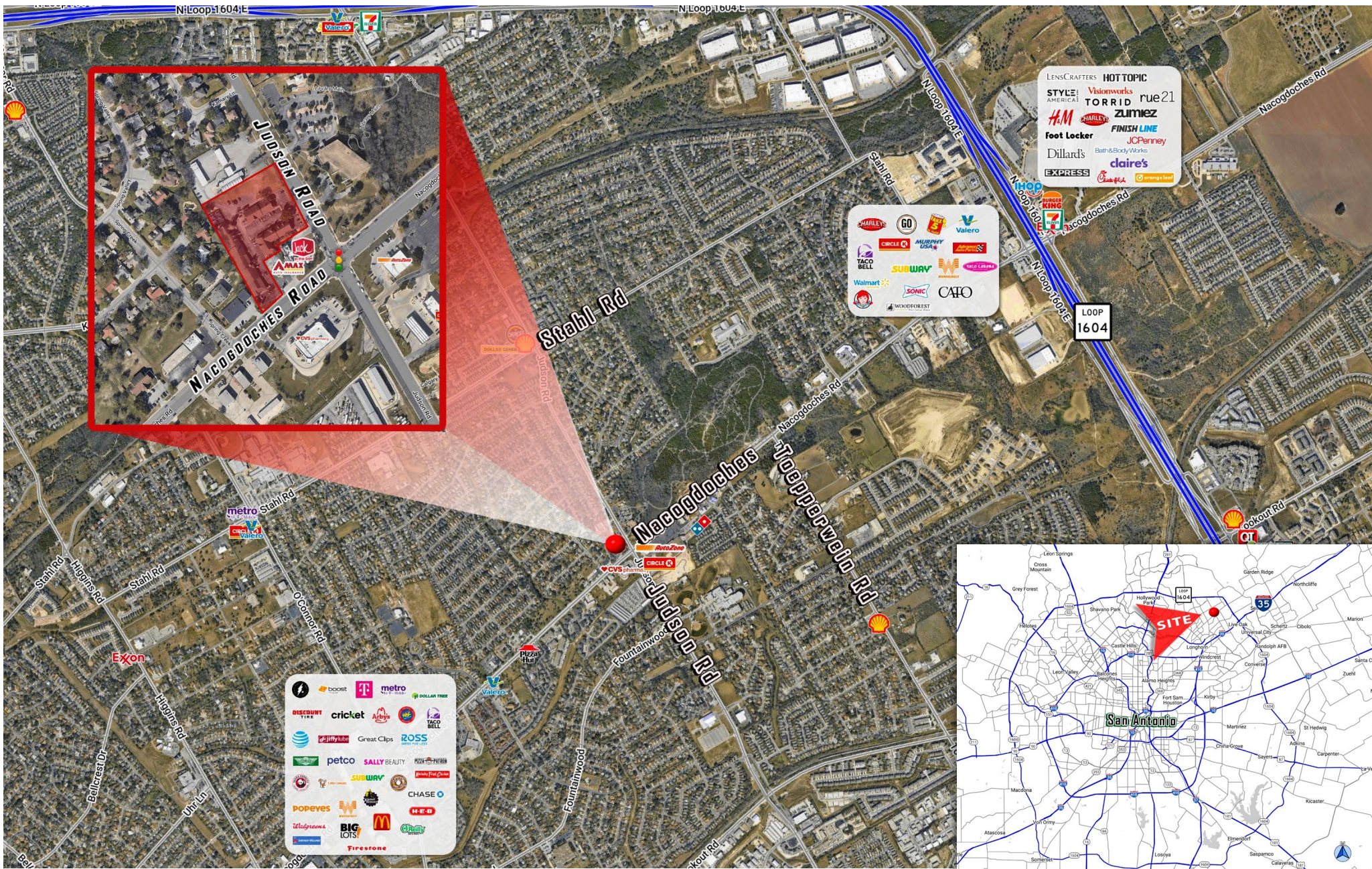


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## Information About Brokerage Services

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jennie Snelling	433748	jsnelling@quine.com	254.542.1767
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date