

### Center Highlights

View the **Drone Property Tour** [here](#).

Fiesta Trails serves a flourishing population base and ranks as one of the area's largest shopping destinations outside of regional malls. This center is near UTSA, Fiesta Texas and South Texas Medical Center. Sitting at a high-traffic intersection, this center offers national tenants including HEB, Marshalls, Stein Mart and Petco.

**Center Address:** I-10 at De Zavala Rd

**City/State:** San Antonio, TX

**Property Size:** 398,670 sq. ft.

**Latitude/Longitude:** 29.56243 N, -98.58823 W

### Demographics



**Population:**  
3-mile radius

**108,391**



**Traffic Counts:**  
I-10 & De Zavala Rd

**236,397**



**Average Household Income:**

**\$79,718**

### Contact Us

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**Weingarten Realty Investors**

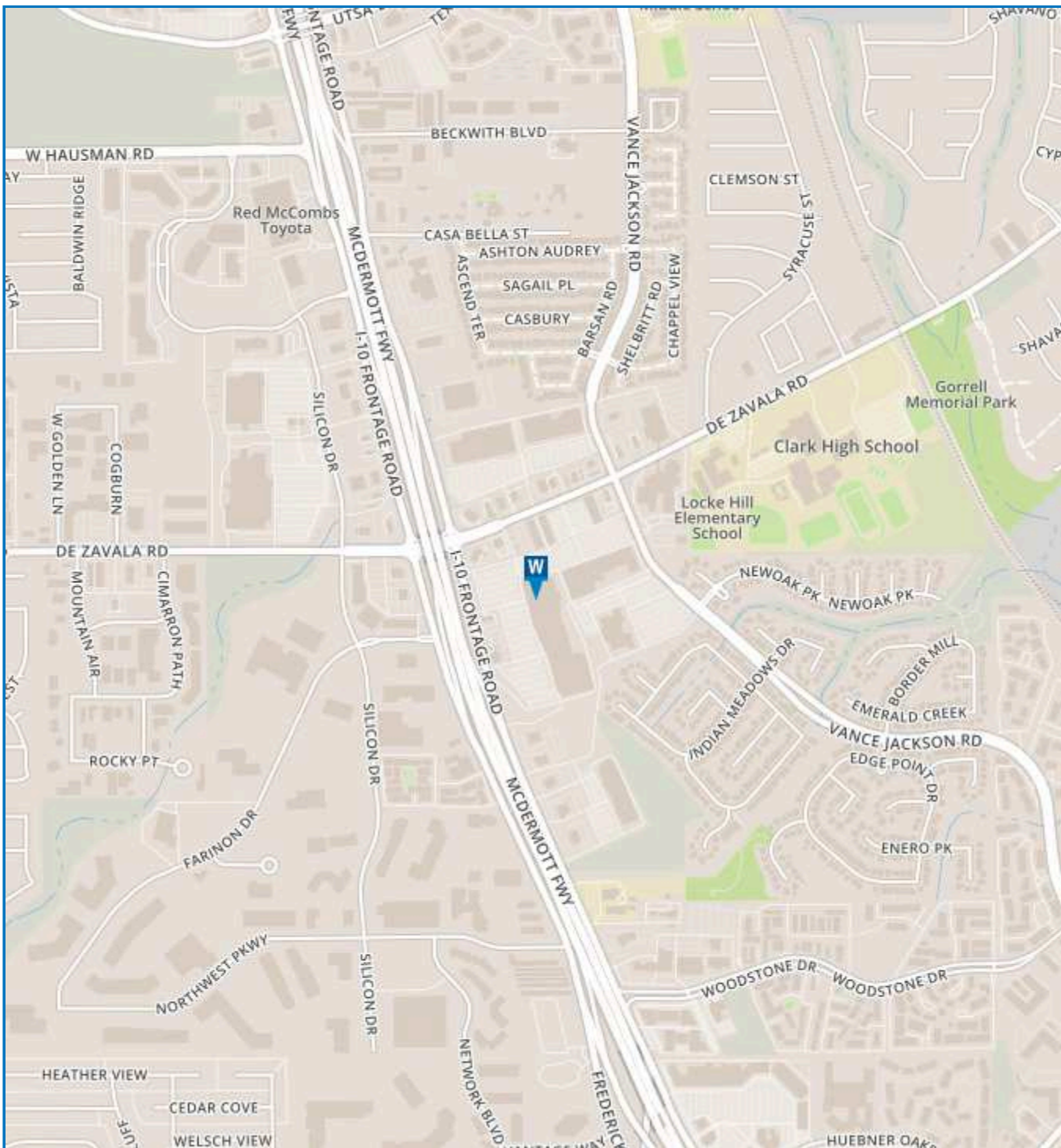
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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

## TENANT LIST

A0A	Marshalls	30,416 SF	C0A	Little Caesars	1,234 SF	E0A	Western Beverages	1,827 SF
A0E	<i>Available</i>	23,500 SF	C0B	Any Lab Test Now	866 SF	E0B	UltiMattress	2,233 SF
A0F	Starbucks	1,490 SF	C0C	Baskin Robbins	1,200 SF	E0C	The Crepes Addiction	2,100 SF
A0H	LA Z Boy Furniture Galleries	28,510 SF	C0E	GNC	1,380 SF	E0E	Wingstop	2,100 SF
B0A	Stein Mart	37,000 SF	C0G	Rock San's Cafe	1,320 SF	E0G	A Dong Restaurant	4,410 SF
B0E	Tuesday Morning	13,000 SF	C0H	<i>Available</i>	1,100 SF	E0J	Jenny Craig	1,750 SF
B0G	Party City	16,800 SF	C0J	Sally Beauty	1,300 SF	E0L	Complete Urgent Care	2,450 SF
B0J	Petco	14,400 SF	C0L	The Joint Chiropractic	1,200 SF	F00	<i>Available</i>	7,800 SF
B0M	Signarama	2,000 SF	C0P	Uberrito	2,600 SF	G00	<i>Available</i>	11,550 SF
B0N	Nail Salon	2,750 SF	C0R	T-Mobile	2,800 SF	R0B	Chili's Bar & Grill	5,999 SF
B0P	Concentra	8,040 SF	D0A	MOD Pizza	2,400 SF	R0C	Burger King	2,600 SF
B0S	My Salon Suites	8,475 SF	D0D	Miracle Nails	1,500 SF	R0D	Act III Theaters	56,000 SF
B0T	Asian Cuisine	2,270 SF	D0F	Dr. Jolly	2,400 SF	T0A	Bob Mills Furniture	96,000 SF
B0V	Code Ninjas Learning Center	2,550 SF	D0H	Total Vision Care	1,800 SF	X0B	Wells Fargo ATM	300 SF
B0X	Storage	6,000 SF	D0J	Fantastic Sams	1,080 SF	1	HEB Grocer	
			D0L	Texan Family Clinic	1,800 SF			
			D0N	Wing Daddy's Sauce House	4,020 SF			



**Demographics**



**Population:**

1-Mile **12,428**  
3-Mile **108,391**  
5-Mile **285,982**



**Number of Households:**

1-Mile **5,617**  
3-Mile **46,752**  
5-Mile **122,607**



**Average Household Income:**

1-Mile **75,112**  
3-Mile **79,718**  
5-Mile **82,312**



**Total Number of Employees:**

1-Mile **12,455**  
3-Mile **72,037**  
5-Mile **175,873**



# 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.

11-2-2015



### 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date