

For Lease

Developed By
JEFCO
Development Corp.



Hunnington

Hunnington Properties, Inc.
1715 S. Capital of Texas Highway #101
Austin TX 78746

512-767-7442

hunningtonproperties.com

Shops at Richland Hills

8650 Potranco Rd.,
San Antonio, Texas 78251



SHOPS AT RICHLAND HILLS

8650 Potranco Rd., San Antonio, Texas 78251

PROPERTY INFORMATION

Space Available	1,800 SF 1,200 - 8,964 SF
Rental Rate	Call For Pricing
NNN	\$10.00 PSF
Bay Depth	76'
Parking Spaces	112
Total Sq Ft	16,364 SF

PAD SITES AVAILABLE

Ground Lease, Build to Suit, or For Sale
 Lot 11 - 1.25 AC | Lot 13 - 0.71 AC

PROPERTY HIGHLIGHTS

- High-visibility end cap at signalized intersection with drive-thru capability
- Prime Potranco Rd. retail location between Ingram Rd. and Richland Hills
- Easy access with convenient ingress/egress from major roads
- Surrounded by national retailers, schools, and employment hubs
- Pad sites ideal for QSR, car wash, medical, and other high-traffic uses

DEMOGRAPHICS

Population (2025)	1 mi. - 15,531 3 mi. - 124,536 5 mi. - 320,009
Average Household Income	1 mi. - \$96,602 3 mi. - \$99,374 5 mi. - \$100,577
Traffic Count	Potranco Rd: 42,826 vpd Ingram Rd: 12,809 vpd

FOR MORE INFORMATION

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Hunnington Properties, Inc.

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Site Plan

	Available		Pad Site Available
	In Negotiation		Leased



26,550 SF Retail Center

POTRANCO RD 42,825 VPD

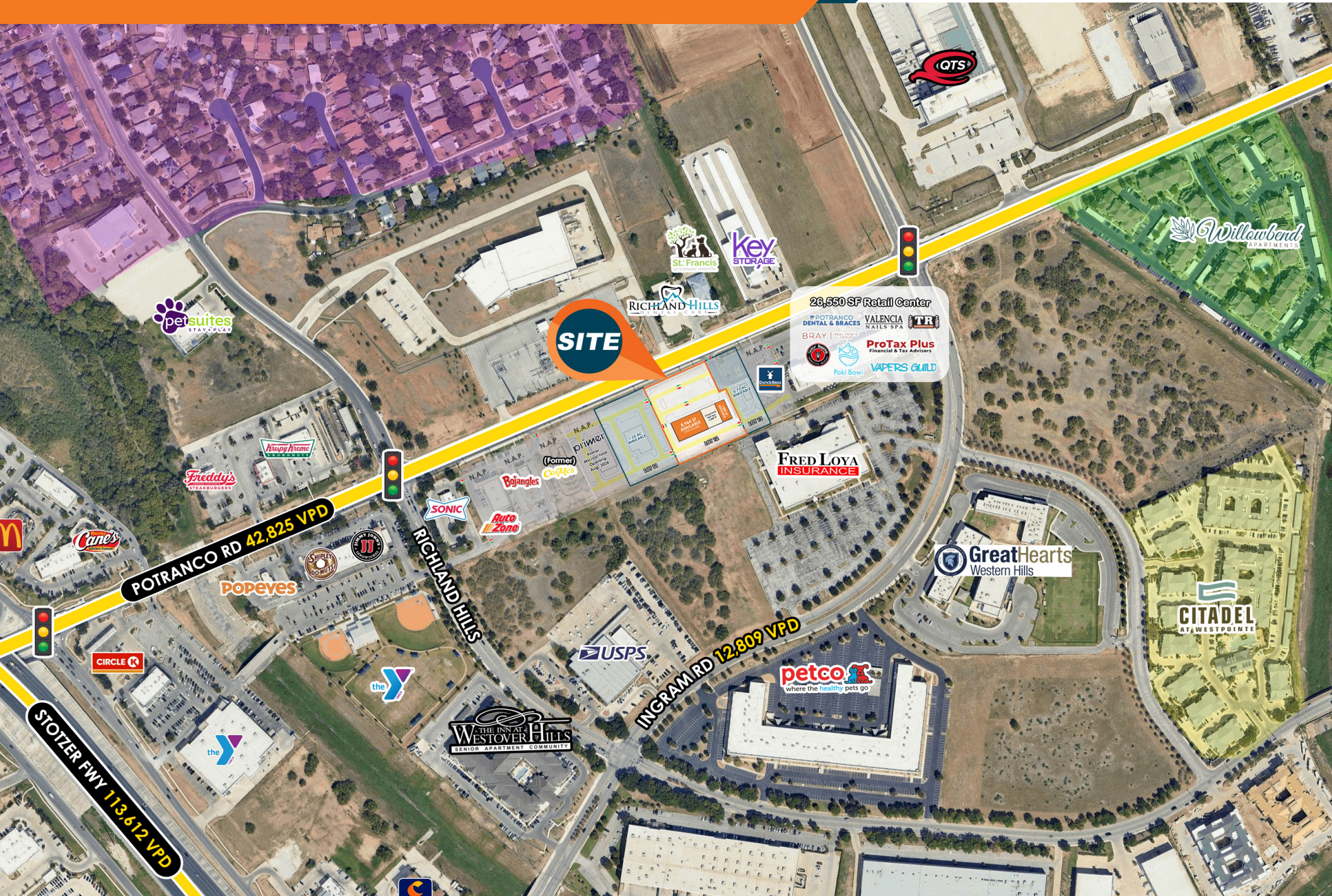
INGRAM RD 12,809 VPD

RICHLAND HILLS



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SITE

26,550 SF Retail Center
POTRANCO DENTAL & BRACES
VALENCIA NAILS SPA
BRAY | REAL ESTATE
Poki Bowl
ProTax Plus
Financial & Tax Advisors
VAPERS GUILD

POTRANCO RD 42,825 VPD

INGRAM RD 12,809 VPD

STOTZER FWY 113,612 VPD

CIRCLE K

POPEYES

SONIC

Bojangles
CoshMe

FRED LOYA INSURANCE

GreatHearts
Western Hills

CITADEL
AT WESTPOINT

petco
where the healthy pets go

USPS

THE INN AT WESTOVER HILLS
SENIOR APARTMENT COMMUNITY

the Y

the Y

Freddy's STEAKBURGERS

Krispy Kreme

petsuites
STAY & PLAY

RICHLAND HILLS
DENTIST OFFICE

key STORAGE

St. Francis
DENTIST OFFICE

QTS

Willowbend
APARTMENTS

For Lease



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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.

<u>Hunington Properties, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>454676</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date