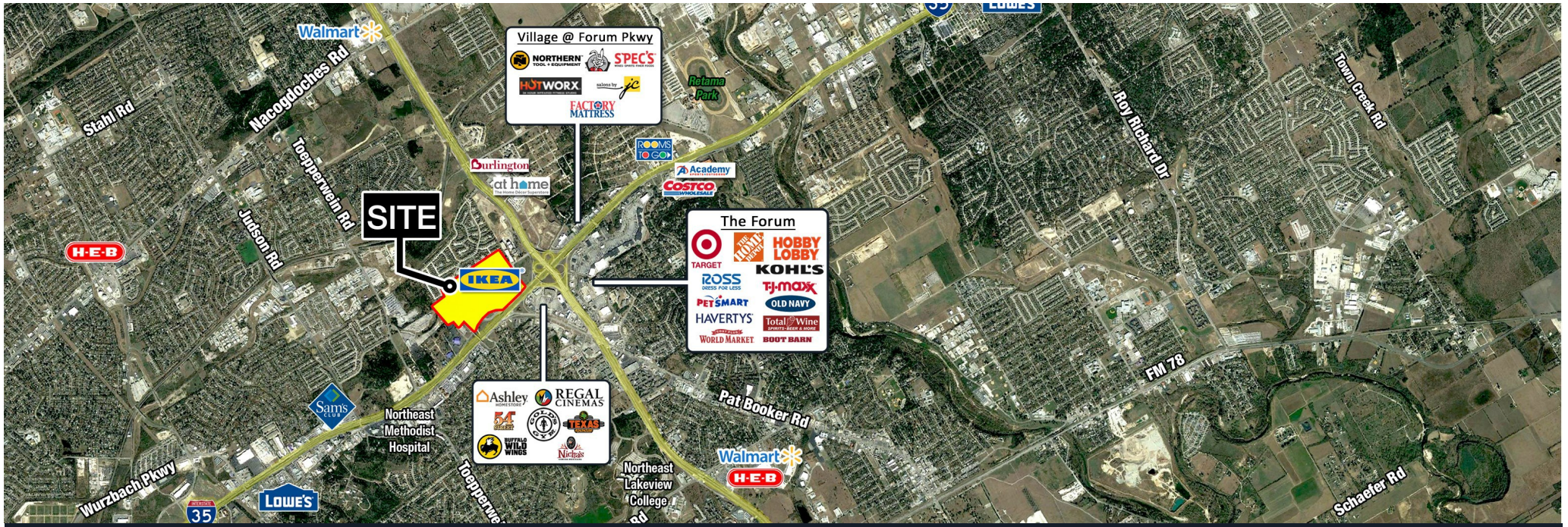

LIVE OAK TOWN CENTER | SWQ LOOP 1604 & IH 35, LIVE OAK, TX 78233

Features

Live Oak Town Center, at the vibrant NE San Antonio intersection of Loop 1604 and IH-35, will incorporate +/- 870,000 sf of retail, restaurants, entertainment and lodging. The center will benefit from the incredible draw of its anchor, South Texas' only IKEA store. liveoaktowncenter.com

FOR LEASE

TOTAL SF: 870,000
AVAILABLE SF: 570,000
CONTACT FOR MORE INFORMATION

Traffic Counts

I-35 S of Loop 1604	199,889 VPD
I-35 N of Loop 1604	188,025 VPD
Loop 1604 W of I-35	126,780 VPD
Loop 1604 E of 1-35	102,231 VPD

Demographics

YEAR: 2023	1 MI	3 MI	5 MI
Total Population	8,076	71,187	193,023
Total Households	2,823	26,861	72,719
Average HH Income	$92,454	$88,711	$95,003

Area Retailers & Businesses

IKEA, COSTCO WHOLESALE, THE HOME DEPOT, KOHL'S, Academy, TARGET, BEST BUY, at home, Olive Garden

David Nicolson
President | San Antonio
210.366.3500
davidn@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman®

LIVE OAK TOWN CENTER | SWC LOOP 1604 & IH-35, LIVE OAK, TX 78233

weitzman®

LIVE OAK TOWN CENTER

IH-35 & LOOP 1604, LIVE OAK, TEXAS

MASTER SITE PLAN

OPTION 7

LIVE OAK TOWN CENTER | SWC OF LOOP 1604 & IH-35, LIVE OAK, TX 78233

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS\SA\FA\Live Oak Town Center 35 & 1604 2mi January 2024

weitzman®

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.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage actives, 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 on 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 listening 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 par es 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.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email	Phone
Robert Lewis King	487231	robertk@weitzmangroup.com	210-581-8226
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Nicolson	425595	davidn@weitzmangroup.com	210-366-5050
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date