

**HEB HERITAGE PLAZA  
FLORESVILLE, TX  
LEASE SPACE AVAILABLE  
PAD SITE AVAILABLE**



***REPRESENTING THE OWNER***

**BILL OSBORNE  
OSBORNE PROPERTIES  
PO BOX 206  
5056 HIGHWAY 87  
SUTHERLAND SPRINGS, TEXAS 78161-0206**

**830-217-4011 TELEPHONE  
210-260-6884 CELL  
[op@texas.net](mailto:op@texas.net) E-MAIL**





BEALLS



# PROPERTY INFORMATION

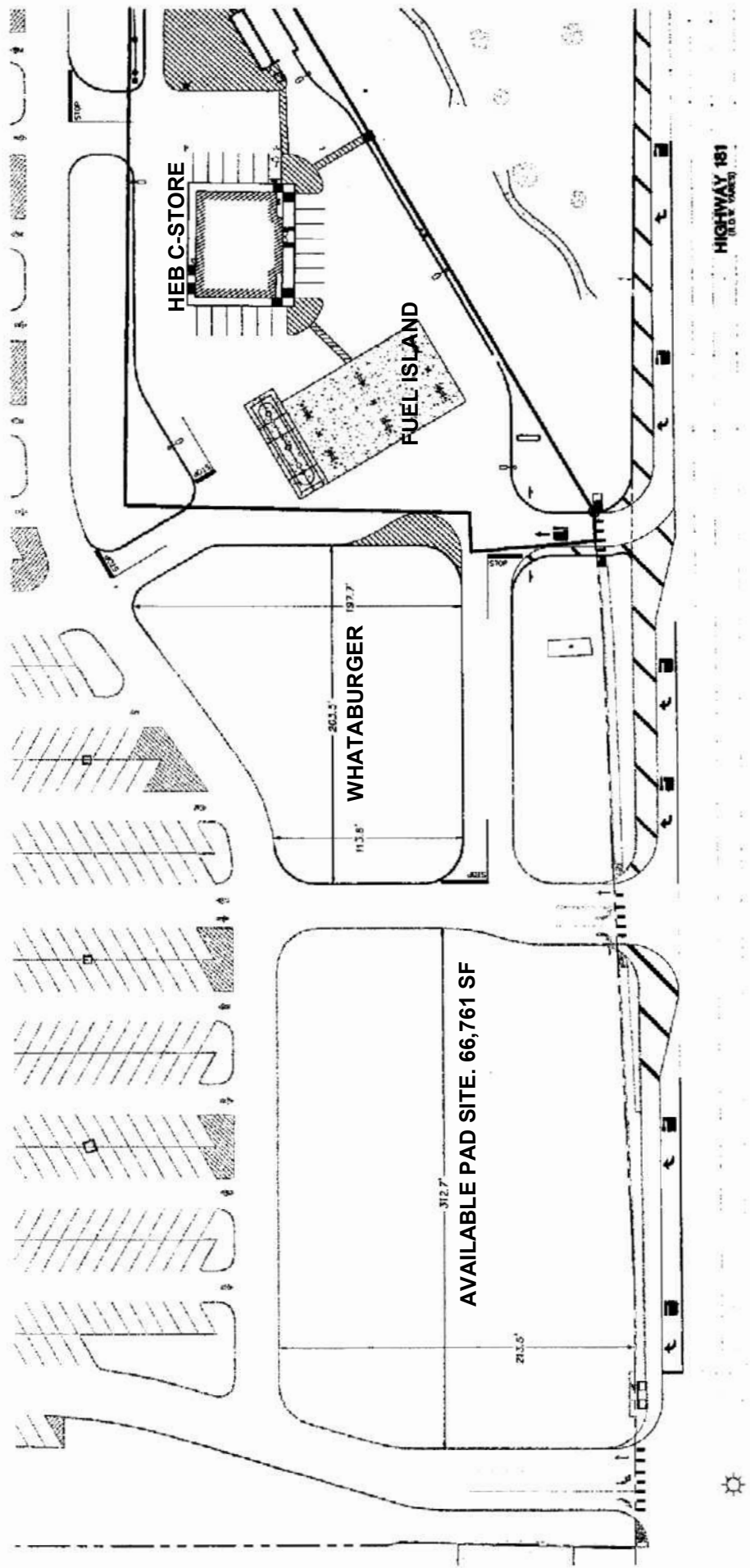
## LEASE SPACE

<b>PROPERTY:</b>	<b>HEB Heritage Plaza. Lease Space</b>
<b>LOCATION:</b>	<b>925 Highway 10<sup>th</sup> Street (US Highway 181) at Standish Floresville, Texas</b>
<b>ANCHOR:</b>	<b>70,707 SF HEB</b>
<b>RETAIL:</b>	<b>30,000 SF</b>
<b>BAY DEPTHS:</b>	<b>61'10"</b>
<b>SPACE AVAILABLE:</b>	<b>1,237 SF, Suite #108</b>
<b>PRIMARY LEASE TERM:</b>	<b>Minimum Five (5) years.</b>
<b>LEASE RATE:</b>	<b>\$20.00 SF Annually, NNN</b>
<b>SPACE CONDITION:</b>	<b>Second generation space. Leased in its AS/IS condition. Former Tanning Salon</b>
<b>FINISHOUT ALLOWANCE:</b>	<b>Negotiable to demolish existing walls.</b>
<b>EXPENSES:</b>	<b>Tenant to pay pro-rata share of common-area maintenance, real estate taxes and insurance estimated to be \$2.31 SF annually.</b>
<b>PARKING SPACES:</b>	<b>735 spaces</b>
<b>ZONING:</b>	<b>Commercial. City of Floresville. 830-393-1223</b>
<b>PYLON SIGN:</b>	<b>Tenant will have the right to locate on pylon if available. Monthly fee determined based on size and location. Minimum monthly fee \$50.00.</b>
<b>UTILITIES:</b>	<b>All utilities are available to the property. However, Lessee is advised to retain an engineer to confirm the location, capacity and accessibility of all utilities to determine if utilities are adequate for Lessee's intended use.</b>
<b>AGENCY:</b>	<b>Bill Osborne/Osborne Properties represents the Landlord. Information About Brokerage Services is included in this package.</b>

## **PROPERTY INFORMATION**

### **PAD SITE**

<b>PROPERTY:</b>	<b>HEB Heritage Plaza. Pad Site.</b>
<b>LOCATION:</b>	<b>See aerial and proposed Bank site plan.</b>
<b>SIZE:</b>	<b>66,761 SF (1.53 Acres)</b>
<b>ZONING:</b>	<b>Commercial. City of Floresville 830-393-3105</b>
<b>GROUND LEASE:</b>	<b>\$85,000.00 Annually, Net.</b>
<b>UTILITIES:</b>	<b>All utilities are available to the property. However, Lessee is advised to retain an engineer to confirm the location, capacity and accessibility of all utilities to determine if utilities are adequate for Lessee's intended use.</b>
<b>AGENCY:</b>	<b>Bill Osborne/Osborne Properties represents the Landlord. Information About Brokerage Services is included in this package.</b>







O'Reilly

Justice Center

Auto Zone

Shell

Bill Miller

Valero Corner Store

Floresville High School Campus

HEB C-Store Fuel Station

Whataburger

Bealls

PAD SITE

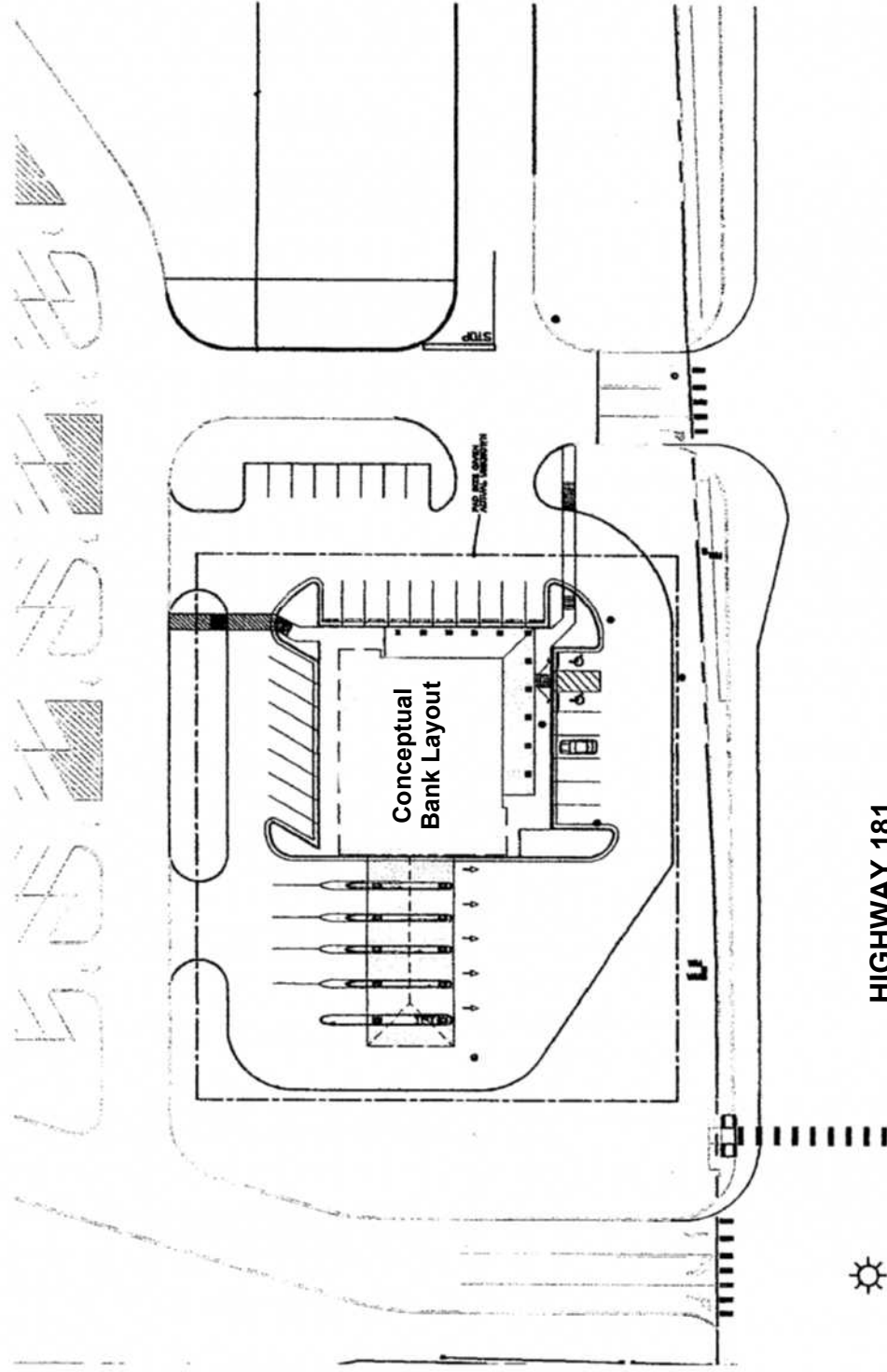
RAC

HEB Center

Holiday Inn Express

Little Ceasar's Verizon





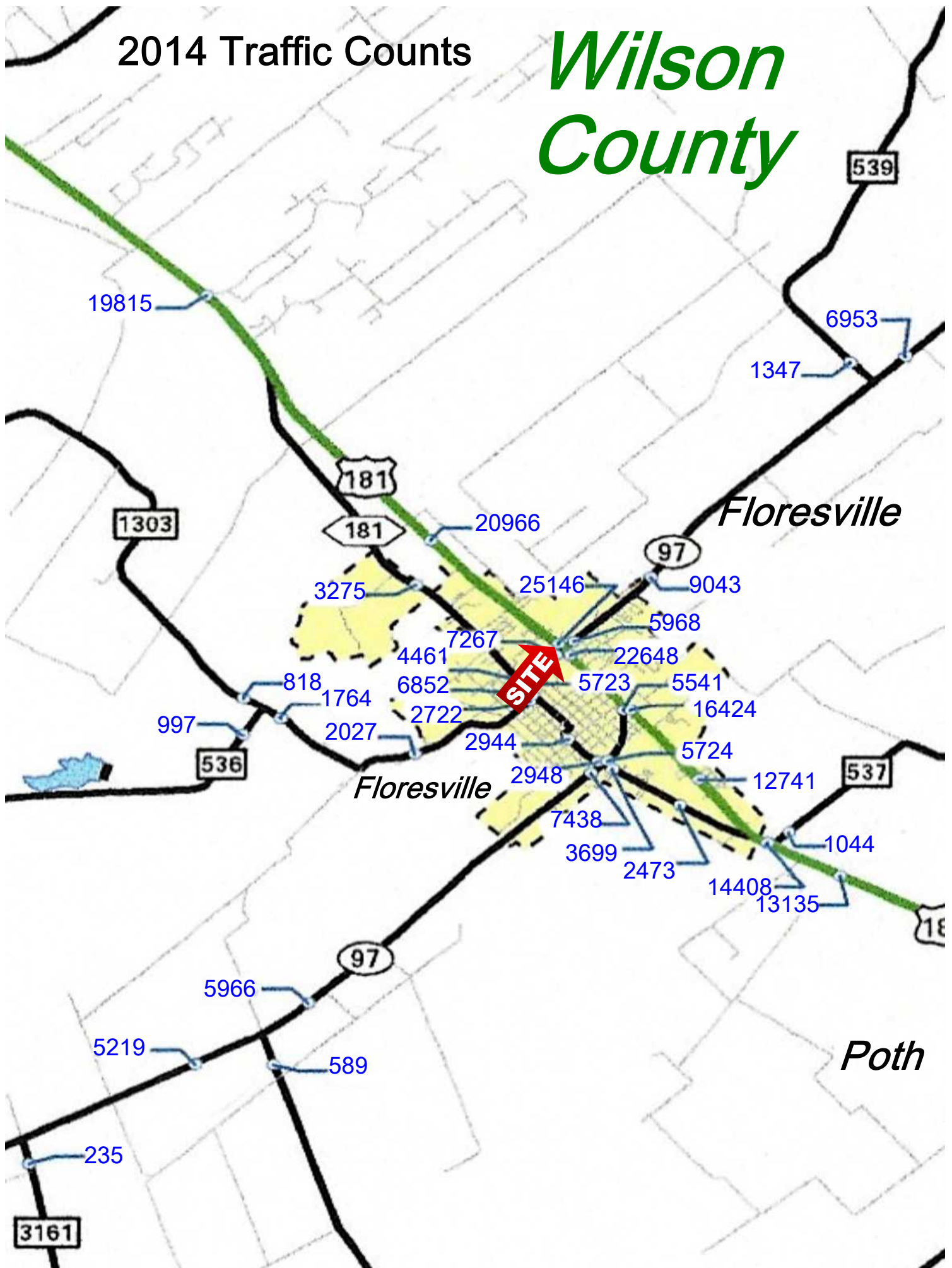
**HIGHWAY 181**  
(R.O.W. VARIES)

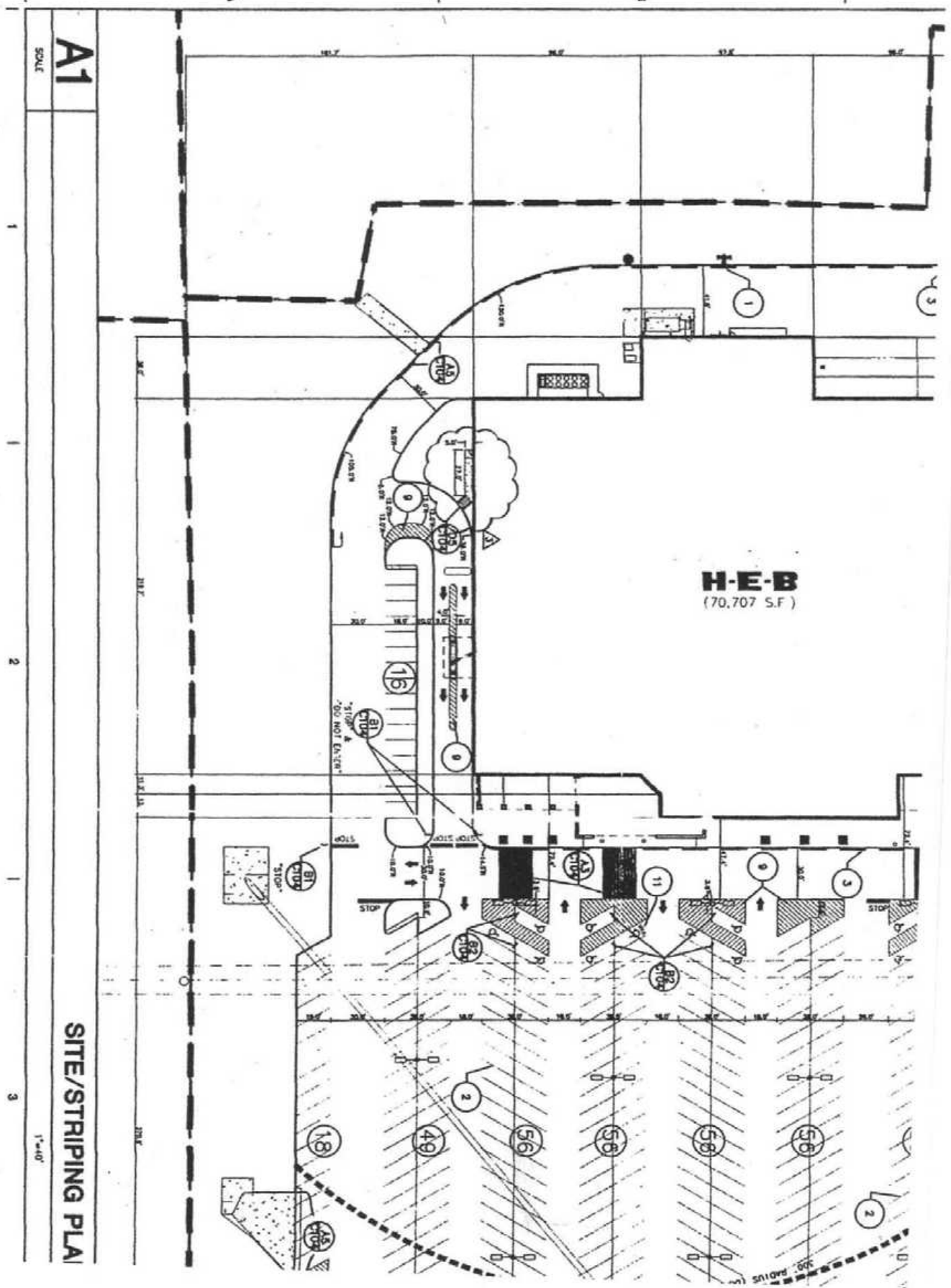
**PARKING SPACES: 33**



# 2014 Traffic Counts

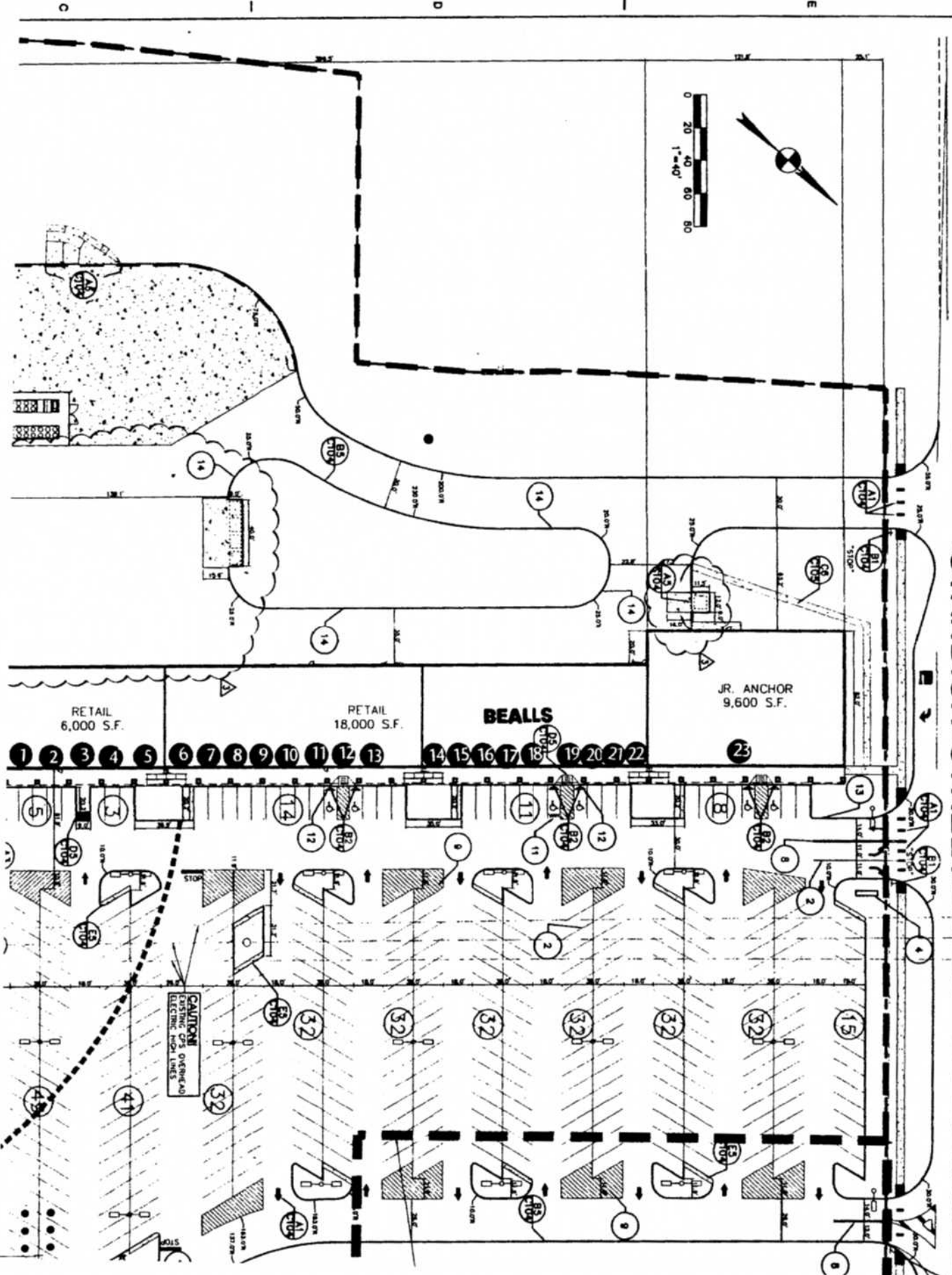
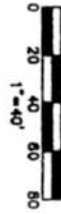
## *Wilson County*





# STANDISH STREET

SEE STANDISH STREET (S.H. 97)  
IMPROVEMENTS PLAN RE: C-306





**HEB Heritage Plaza Shopping Center  
Tenant Roster**

<b>Tenant</b>	<b>SF</b>
<b>1. UPS</b>	<b>1,237</b>
<b>2. Subway</b>	<b>1,237</b>
<b>3. Fantastic Sam's</b>	<b>1,237</b>
<b>4. Cowboy Liquors</b>	<b>1,113</b>
<b>5. Diva Nails</b>	<b>1,360</b>
<b>6. Fred Loya Insurance</b>	<b>1,237</b>
<b>7. Sun Loan</b>	<b>1,237</b>
<b>8. AVAILABLE</b>	<b>1,237</b>
<b>9. Domino's Pizza</b>	<b>1,360</b>
<b>10. Main Street Financial</b>	<b>1,500</b>
<b>11. Dr. Currier</b>	<b>2,041</b>
<b>12. Dr. Currier</b>	
<b>13. Edward Jones</b>	<b>1,237</b>
<b>14. Bealls</b>	<b>18,481</b>
<b>15. Bealls</b>	
<b>16. Bealls</b>	
<b>17. Bealls</b>	
<b>18. Bealls</b>	
<b>19. Bealls</b>	
<b>20. Bealls</b>	
<b>21. Bealls</b>	
<b>22. Bealls</b>	
<b>23. Bealls</b>	

# FLORESVILLE

- COURT HOUSE**  
**FLORESVILLE CHAMBER**
- 1 KINDERGARTEN
  - 2 ELEM 1-2
  - 3 ELEM 3-5
  - 4 MIDDLE SCHOOL 6-8
  - 5 HIGH SCHOOL 9-12
  - 6 CATHOLIC SCHOOL
  - 7 TENNIS & BASKETBALL
  - 8 STADIUM
  - 9 EARLY COLLEGE & TECH CENTER

**FLORESVILLE**  
 Pop 5868

**SITE**



[www.floresvillechamber.org](http://www.floresvillechamber.org)

Floresville Chamber of Commerce

830-393-0074

910 10th Street (US Hwy 181)

*Texas Trails*

Texas-Trails.com 325-247-5183

Information included here has been obtained from various sources and all efforts have been made to supply correct information and details. Please bring any needed changes to our attention. All rights reserved. Copyrights may not be reprinted or otherwise reproduced.

Copyright 2011 Texas Trails

To Rancho de las Cabras  
 To City River Park  
 To Pleasanton

SCALE IN MILES  
 0 1/4 1/2 3/4 1

To Karnes City



**TEXAS**  
State Sectional  
**AUSTIN REGION**

MAP #8001

Scale: 1" equals 18.6 miles

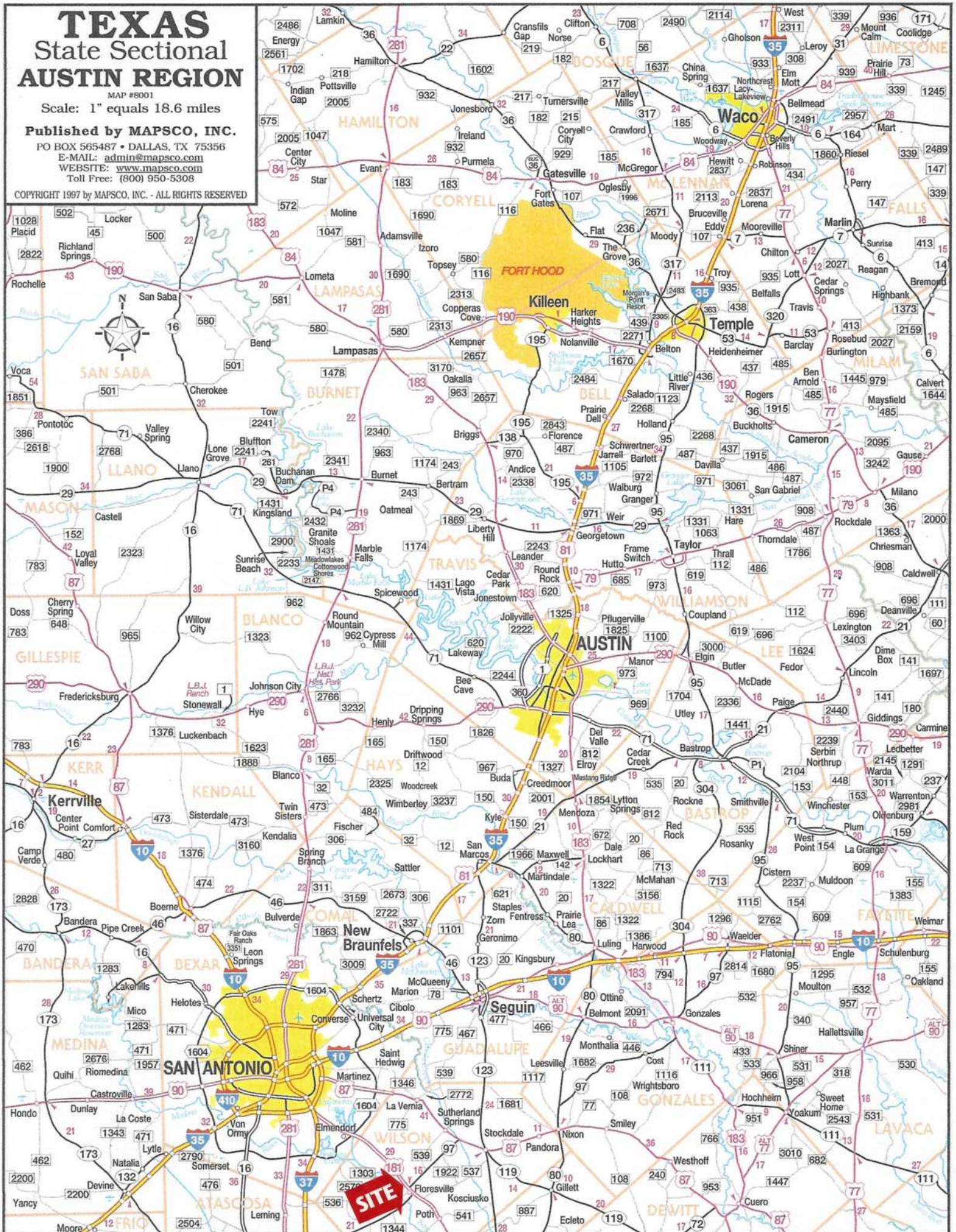
Published by MAPSCO, INC.

PO BOX 565487 • DALLAS, TX 75356

E-MAIL: [admin@mapsco.com](mailto:admin@mapsco.com)  
WEBSITE: [www.mapsco.com](http://www.mapsco.com)

Toll Free: (800) 950-5308

COPYRIGHT 1997 by MAPSCO, INC. - ALL RIGHTS RESERVED





## **PROPERTY INFORMATION DISCLAIMER**

This package is intended to provide interested parties with preliminary information only and is not a solicitation of offers and does not constitute an offer to Lease or Sell. The delivery of this package to any person shall not create any agency relationship. The information included herein was obtained from sources deemed reliable; however the Broker makes no guarantees, warranties or representations, expressed or implied, as to the completeness or accuracy of information. The information included herein is subject to corrections, errors and omissions, change in price, prior sale or lease, or withdrawal of property from the market without notice. The Broker hereby advises prospective Lessee or Buyer to confirm all information included herein with qualified professionals of their choice. No representation is made as to the value of any Lease or Sale; Broker hereby advises prospective Lessee or Buyer to consult their business, tax and legal advisers before making any final decisions and/or submitting any offer to Lease or Purchase.

## **TITLE ADVISE**

As required by law, Tenant/Buyer are advised to have the abstract covering the property examined by an attorney of their own selection or obtain a lease hold owner's policy of title insurance (Tenant) or a policy of title insurance. (Buyer)

## **AMERICANS WITH DISABILITIES ACT DISCLOSURE**

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities: modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and Tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

## **SALE/LEASE HAZARDOUS MATERIALS DISCLOSURE**

Various construction materials may contain items that have been or may, in the future, be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or uses in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above and below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel regarding the Property.

**HEB HERTIAGE PLAZA  
925 10<sup>th</sup> STREET, FLORESVILLE, TX.**



# Information About Brokerage Services

11-2-2015

*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.

William Paul Osborne  
dba Osborne Properties

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

0358357

License No.

op@texas.net

Email

(830) 217-4011

Phone

William Paul (Bill) Osborne  
Designated Broker of Firm

0358357

License No.

op@texas.net

Email

(830) 217-4011

Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

William Paul (Bill) Osborne  
Sales Agent/Associate's Name

0358357

License No.

op@texas.net

Email

(830) 217-4011

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

Osborne Properties, 5056 Highway 87 West Sutherland Springs, TX 78161

Phone: 830-217-4011

Fax: 830-217-4077

Information About

William Paul Osborne

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)