

HUNTINGTON SQUARE

SHAVANO PARK | TEXAS

# SPACE FOR LEASE



## AVAILABILITY

21,348 Square Feet

4050 N LOOP 1604 W

SHAVANO PARK, TX 78231



**FORESITE**  
COMMERCIAL REAL ESTATE

PHONE: 210.816.2734  
FORESITECRE.COM

Bethany Babcock  
bbabcock@foresitecre.com

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## PROPERTY OVERVIEW

Huntington Square is a new construction shopping center with retail and medical office space available for lease located on Loop 1604 E with 144,265 VPD near NW Military with 19,823 VPD. The upper level retail strip has 1604 frontage visibility and the lower back level is pre-plumbed which ideal for medical users in the rear of the building.

## PROPERTY HIGHLIGHTS

- Large shopping center pylon sign visible from East and Westbound 1604 traffic. In addition, a medium pylon sign is available in the rear of the building.
- High traffic counts
- Easy access to Loop 1604. Future road connection from Paesanos Pkwy.
- Upper Level Retail; Lower Level Medical Office
- Adjacent to Whataburger
- Plentiful Parking

## DEMOGRAPHICS (3 MILE)

	2018	2023
Population	57,108	63,121
Average Household Income	\$139,384	\$150,748



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[bbabcock@foresitecre.com](mailto:bbabcock@foresitecre.com)

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## UPPER LEVEL RETAIL

### HUNTINGTON SQUARE



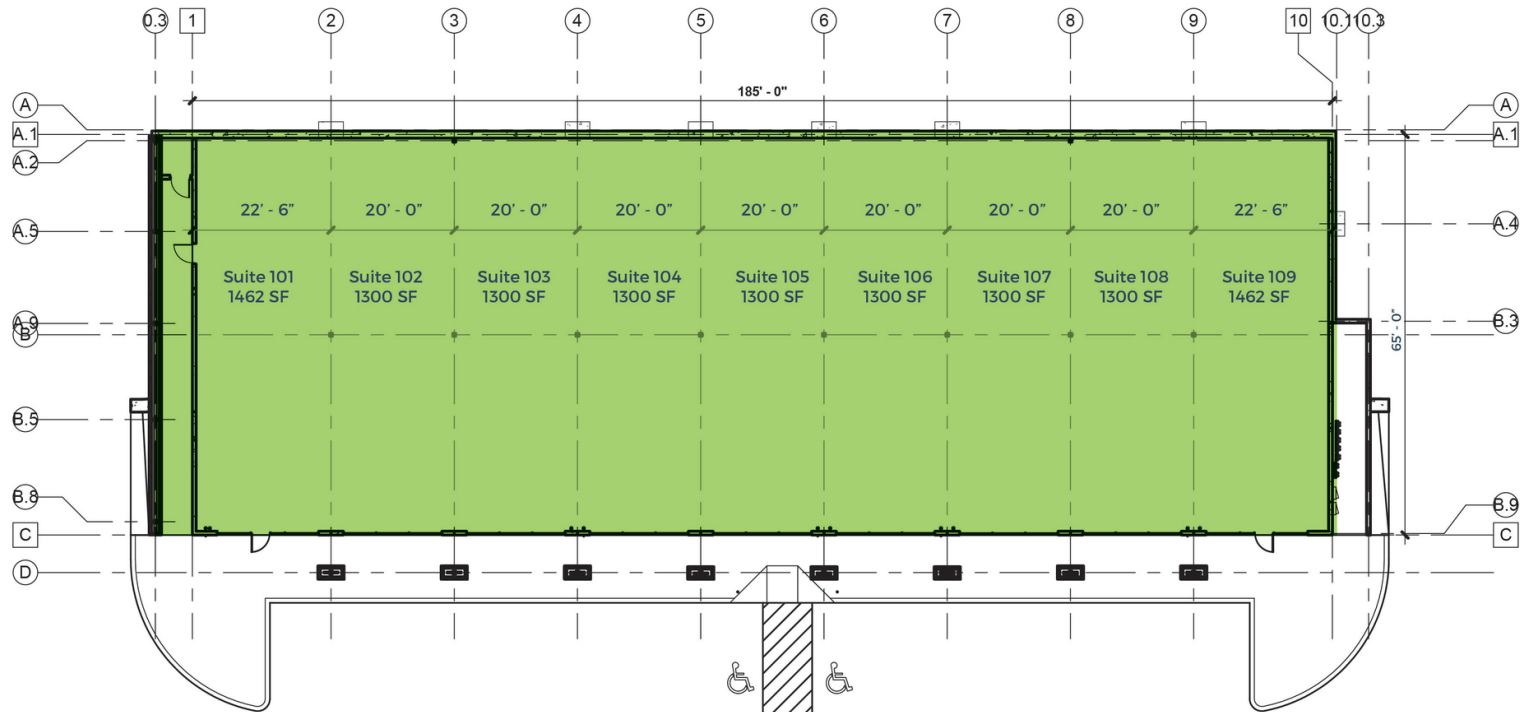
FLOOR PLAN



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## LOWER LEVEL - OFFICE/ MEDICAL HUNTINGTON SQUARE



FLOOR PLAN



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,088	57,108	189,795
Median age	33.9	37.3	34.3
Median age (Male)	33.4	36.1	33.3
Median age (Female)	34.6	38.5	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,543	24,684	80,783
# of persons per HH	2	2.31	2.30
Average HH income	\$162,165	\$139,384	\$105,977
Average house value	\$479,577	\$340,147	\$279,931

*\* Demographic data derived from 2018 esri*



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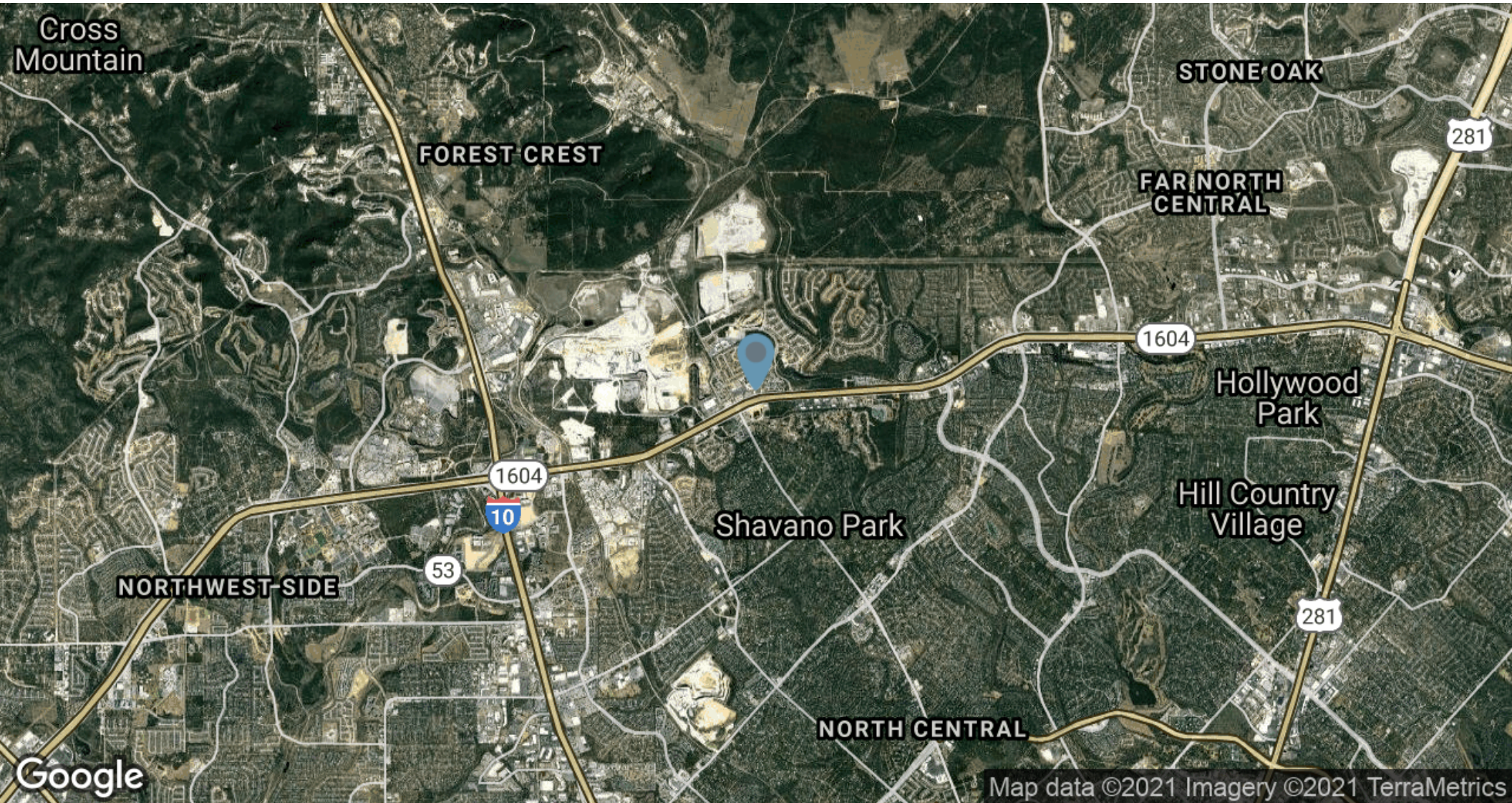
[bbabcock@foresitecre.com](mailto:bbabcock@foresitecre.com)

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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.*

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:
  - 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.

FORESITE REAL ESTATE, INC.	9003568	bbabcock@foresitecre.com	(210) 816-2734
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
BETHANY BABCOCK	598255	BBABCOCK@FORESITECRE.COM	(210) 816-2734
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BETHANY BABCOCK	598255	BBABCOCK@FORESITECRE.COM	(210) 816- 2734
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date