

### PROPERTY HIGHLIGHTS

- 117,160 SF regional shopping center expanded in 2018 with Hobby Lobby Addition
- Several long-term tenants with recent expansions/remodels
- Largest power retail center in regional trade center
- Brownstone Apartments - 150-Unit residential development located adjacent to center
- Co-Tenants: Hobby Lobby, Bealls, Petsense, Hibbett Sports, Rent-a-Center, Snap Fitness 24/7, Spectrum Time Warner
- Nearby Facilities: Uvalde Memorial Hospital & Medical Center, Kate Marmion Regional Cancer Center, Southwest Texas Junior College, Sul Ross State University, Texas A&M Research Center & Extension Center
- Pad Sites ideal for retail, office, or medical users
- Remodeled in 2005. Hobby Lobby added in 2018.
- \$84 Million Uvalde Hospital completed in 2021
- Uvalde is a trade hub for 4 counties and 75,000 trade population verified by in place national tenants.
- 86,000 SF, 3-story medical multi-speciality project under construction - 2026 opening. Phase 1 project located next to recently expanded hospital.

### DEMOGRAPHICS

POPULATION	1 Mile	1,805
	3 Mile	13,322
	5 Mile	17,689
AVERAGE HH INCOME	1 Mile	\$73,104
	3 Mile	\$74,902
	5 Mile	\$68,921



Uvalde Plaza Shopping Center is a regional shopping center located in Uvalde, Texas - 83 miles West of San Antonio on Highway 90 East - the growth corridor in the Uvalde market. The trade area has approximately 77,000 people in 4 counties plus college students and numerous seasonal visitors. The 117,160 square foot project consistently maintains high level occupancy.

The Uvalde trade area continues to experience positive growth by attracting new businesses and expand existing facilities. The entire shopping center was re-developed in 2005 and 2018 with the addition of Hobby Lobby.



### FOR INFORMATION

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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:
  - 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 Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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