



 **VENTURE 2ND GEN RESTAURANT WITH DRIVE THRU**  
FOR LEASE OR SALE

214.378.1212

13525 WETMORE RD  
SAN ANTONIO, TX

MICHAEL KAPLAN  
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IAN PETERMAN  
IPETERMAN@VENTUREDFW.COM

LOCATION

13525 WETMORE RD

SIZE

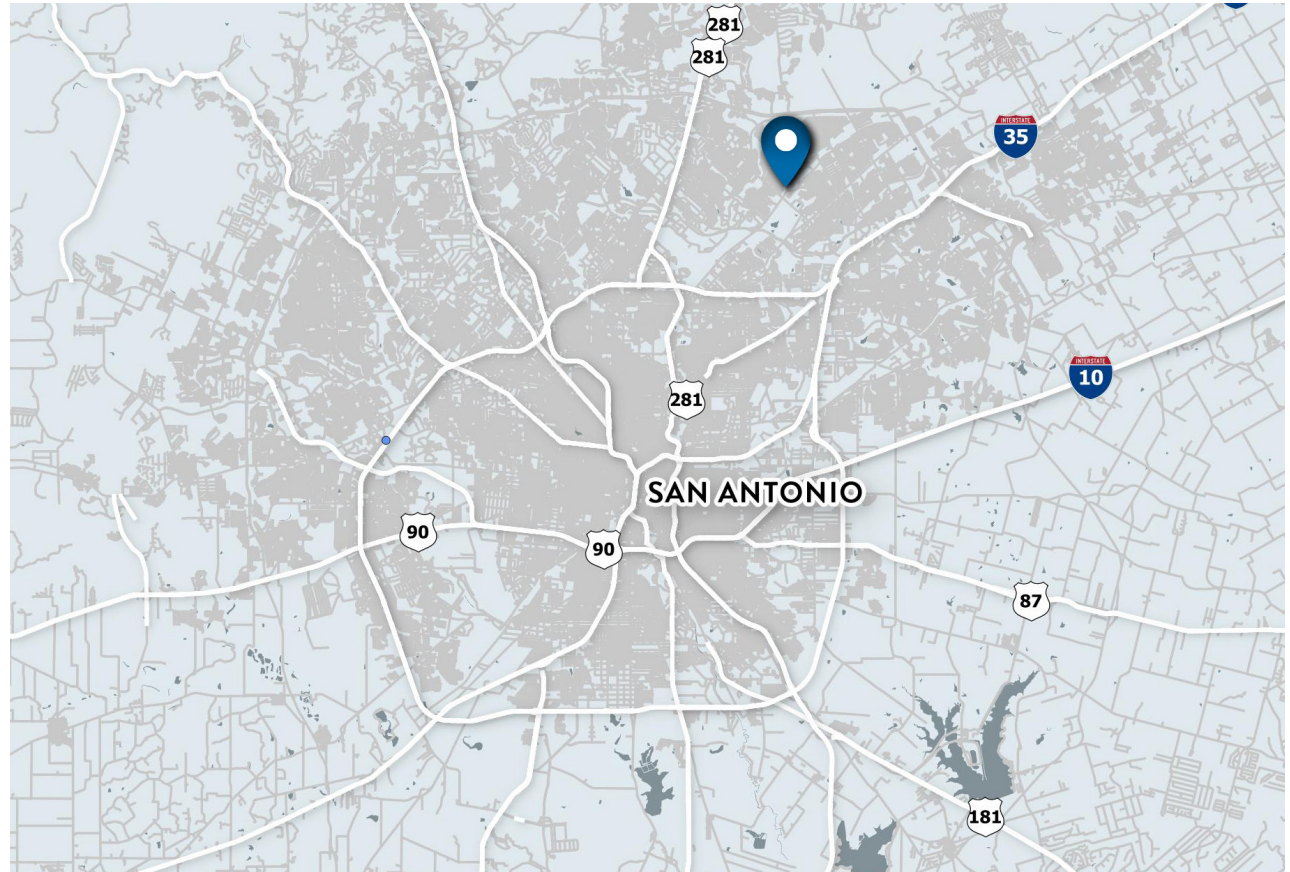
<b>BUILDING</b>	<b>LAND</b>
4,787 SF	1.4 AC
BUILT IN 1990	

TRAFFIC COUNTS

<b>WETMORE RD</b>	<b>THOUSAND OAKS DR</b>
18,086 VPD 2021	19,136 VPD 2020

PROPERTY HIGHLIGHTS

- ★ GIANT PATIO
- ★ DRIVE THRU
- ★ 63 PARKING SPACES



2022 DEMOGRAPHIC SUMMARY

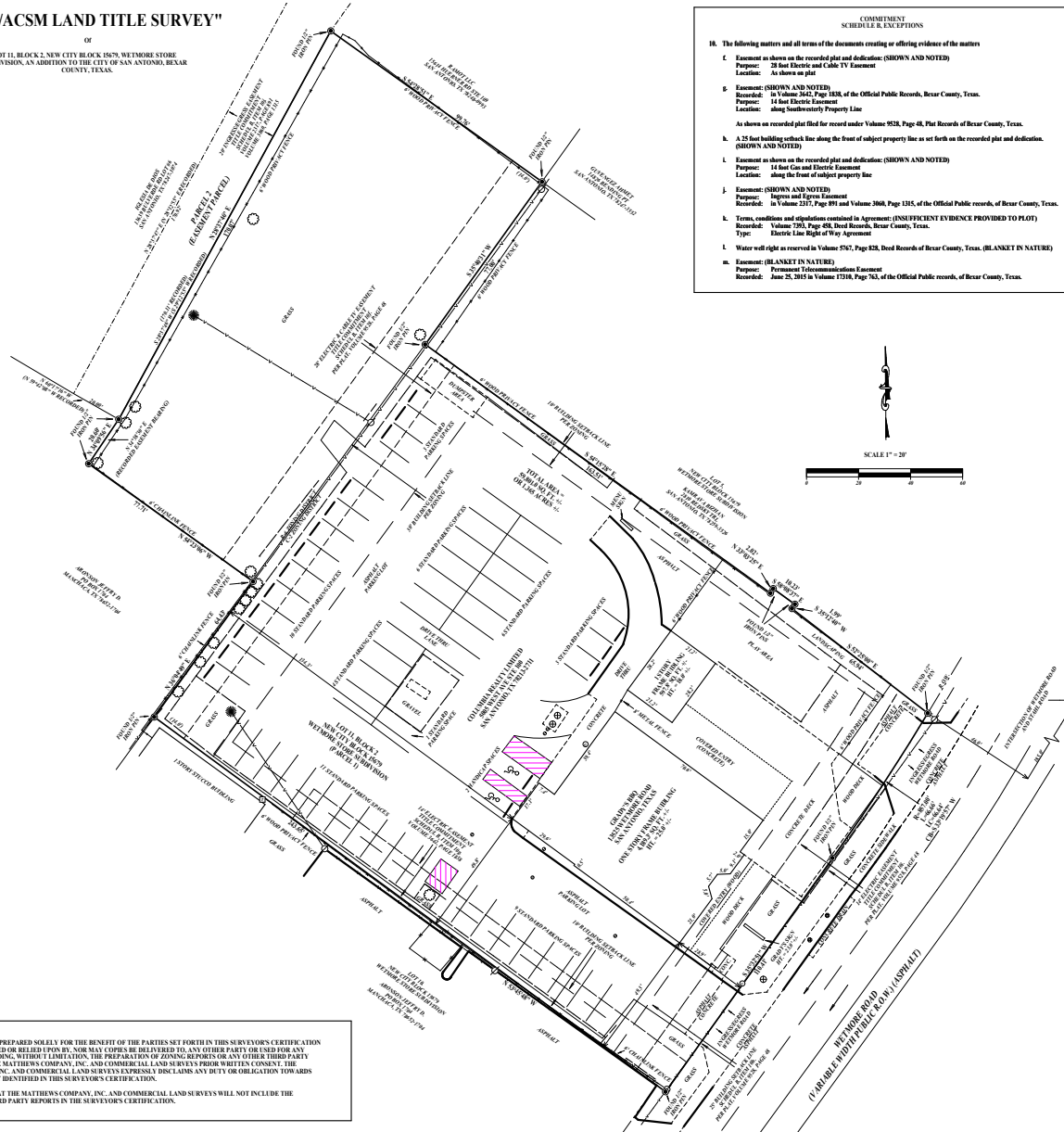
	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,471	100,725	227,375
EST. DAYTIME POPULATION	3,915	34,278	144,462
EST. AVG. HH INCOME	\$74,619	\$79,774	\$80,007

AREA ATTRACTIONS



"ALTA/ACSM LAND TITLE SURVEY"

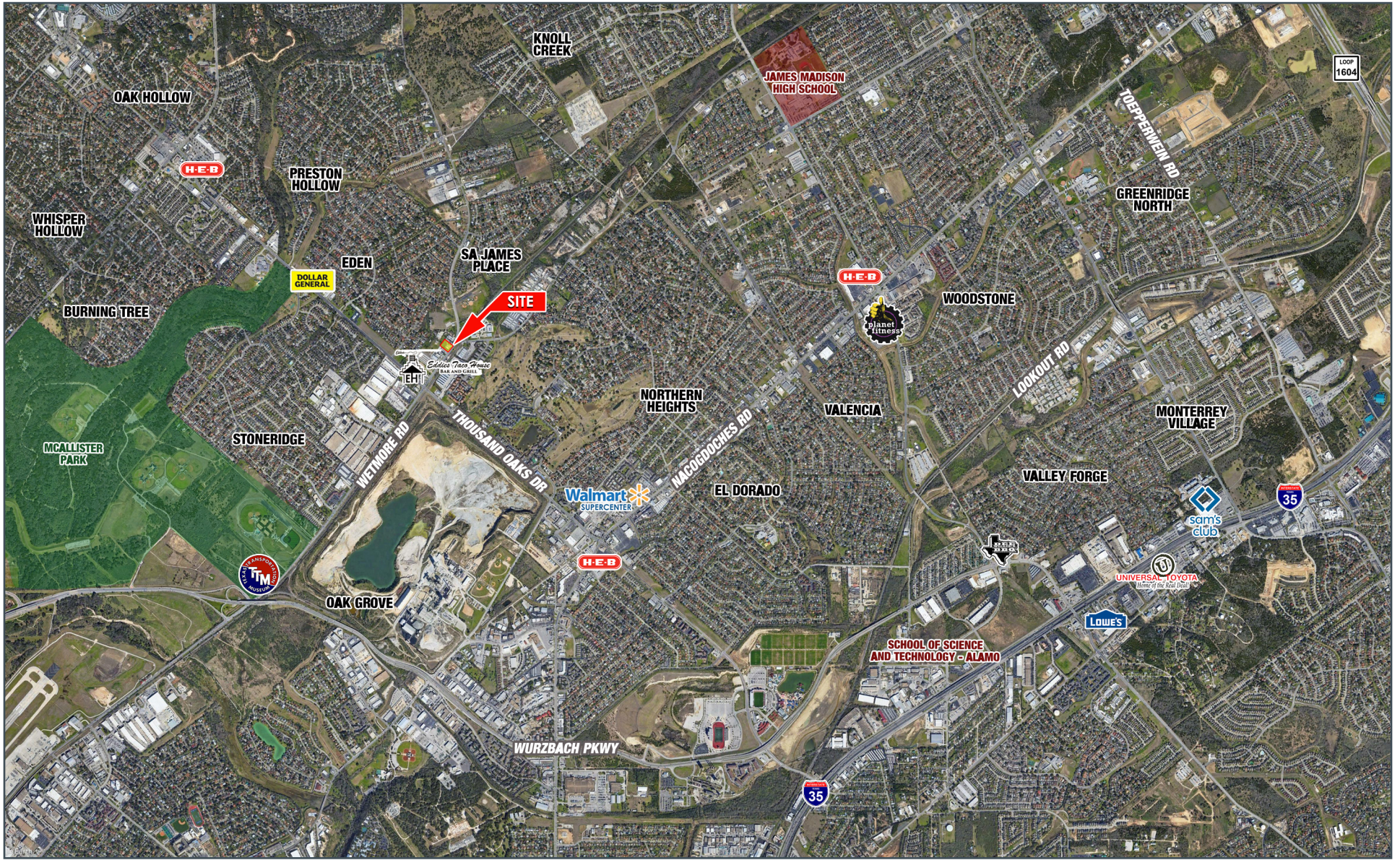
OR  
 LOT 12, BLOCK 2, NEW CITY BLOCK 5678, WETMORE STORE  
 SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEAR  
 COUNTY, TEXAS.



- COMMENT  
 SCHEDULE R, EXCEPTIONS
18. The following matters and all terms of the documents creating or offering evidence of the matters
- c. Easement as shown on the recorded plat and dedication: (SHOWN AND NOTED)  
 Purpose: 14 foot Electric and Cable TV Encumbrance  
 Location: As shown on plat
  - d. Easement: (SHOWN AND NOTED)  
 Recorded: in Volume 362, Page 2438, of the Official Public Records, Bexar County, Texas.  
 Purpose: 14 foot Electric Encumbrance  
 Location: along Southwesterly Property Line  
 As shown on recorded plat filed for record under Volume 9528, Page 48, Plat Records of Bexar County, Texas.
  - k. A 25 foot building setback line along the front of subject property line as set forth on the recorded plat and dedication. (SHOWN AND NOTED)
  - l. Easement as shown on the recorded plat and dedication: (SHOWN AND NOTED)  
 Purpose: 14 foot Gas and Electric Encumbrance  
 Location: along the front of subject property line
  - j. Easement: (SHOWN AND NOTED)  
 Purpose: Egress and Egress Encumbrance  
 Recorded: in Volume 2317, Page 891 and Volume 2866, Page 1215, of the Official Public records, of Bexar County, Texas.
  - l. Terms, conditions and stipulations contained in Agreement: (INSUFFICIENT EVIDENCE PROVIDED TO PLOT)  
 Recorded: Volume 790, Page 498, Deed Records, Bexar County, Texas.  
 Type: Electric Line Right of Way Agreement
  - l. Water well right as reserved in Volume 5767, Page 828, Deed Records of Bexar County, Texas. (BLANKET IN NATURE)
  - m. Easement: (BLANKET IN NATURE)  
 Purpose: Telecommunications Easement  
 Recorded: June 25, 2015 in Volume 17218, Page 743, of the Official Public records, of Bexar County, Texas.

THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYOR'S CERTIFICATION AND MAY NOT BE QUOTED OR RELIED UPON BY, NOR MAY COPIES BE DELIVERED TO, ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE, INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS, WITHOUT THE MATTHEWS COMPANY, INC. AND COMMERCIAL LAND SURVEY'S PRIOR WRITTEN CONSENT. THE MATTHEWS COMPANY, INC. AND COMMERCIAL LAND SURVEY'S EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THIS SURVEYOR'S CERTIFICATION.

PLEASE BE ADVISED THAT THE MATTHEWS COMPANY, INC. AND COMMERCIAL LAND SURVEY'S WILL NOT INCLUDE THE PROVISIONS OF ANY THIRD PARTY REPORTS IN THE SURVEYOR'S CERTIFICATION.





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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Michael Kaplan</b>	<b>771801</b>	<b>mkaplan@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Ian Peterman</b>	<b>707364</b>	<b>ipeterman@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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