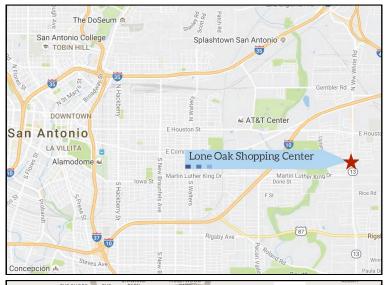


Lone Oak Shopping Center

907-1015 S. WW White Road San Antonio, TX 78220







Property Information:

Lone Oak Shopping Center is a 106,349 sf grocery anchored (HEB) shopping center in east San Antonio located on northeast corner of WW White Road and Martin Luther King Drive. Excellent location in the southeast San Antonio submarket. Central to area neighborhoods.

Major Tenants: HEB, Citi Trends, Hibbett Sports, H&R Block, Metro PCS, Little Caesars Pizza, The Smile Center and Louisiana Fried Chicken.

Demographics	1 Mile	3 Mile	5 Mile
Population	10,775	66,434	218,921
Household	3,562	20,717	67,883
Avg HH Income	\$36,706	\$42,246	\$48,758

Traffic Counts

9,959 cpd - Martin Luther King Drive 15,032 cpd - S WW White Road

Leasing Availability *call for pricing

1,200 s.f. 1,799 s.f. 5,400 s.f 5,800 s.f. 4,640 s.f.

For Information: 210.556.1995

Marcelo Pippa mpippa@componentrealty.com Brian Ellisor brian@redoakcre.com

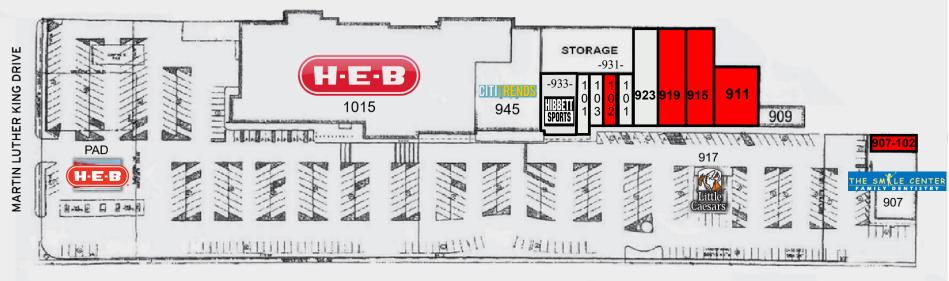
Red Oak Commercial 10900 Northwest Freeway, Ste. 223 Houston, TX 77092

The information contained herein was obtained from sources believe to be reliable. However, neither the Broker nor Owner make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



Lone Oak Shopping Center

907-1015 S. WW White Road San Antonio, TX 78220



W.W. WHITE ROAD

SUITE	TENANT	SF
1015	Н-Е-В	52,717
PAD	H-E-B FUEL	GROUND LEASE
945	CITI TRENDS	13,500
933	HIBBETTS SPORTS	4,300
933-101	METRO PCS	1,800
931-103	H&R BLOCK	1,800
931-102	AVAILABLE	1,200
931-101	ACE CASH	1,200

SUITE	TENANT	SF
923	BLACK FOX BEAUTY	4,712
919	AVAILABLE	4,640
917	LITTLE CAESARS	1,864
915	AVAILABLE	5,800
911	AVAILABLE	5,400
909	LOUSIANA FRIED CHICKEN	1,920
907	THE SMILE CENTER	5,495
907-102	AVAILABLE	1,799

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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:
 - 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
 - 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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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
	<u></u>		
Buye	r/Tenant/Seller/Landlord	d Initials Date	

Information available at www.trec.texas.gov