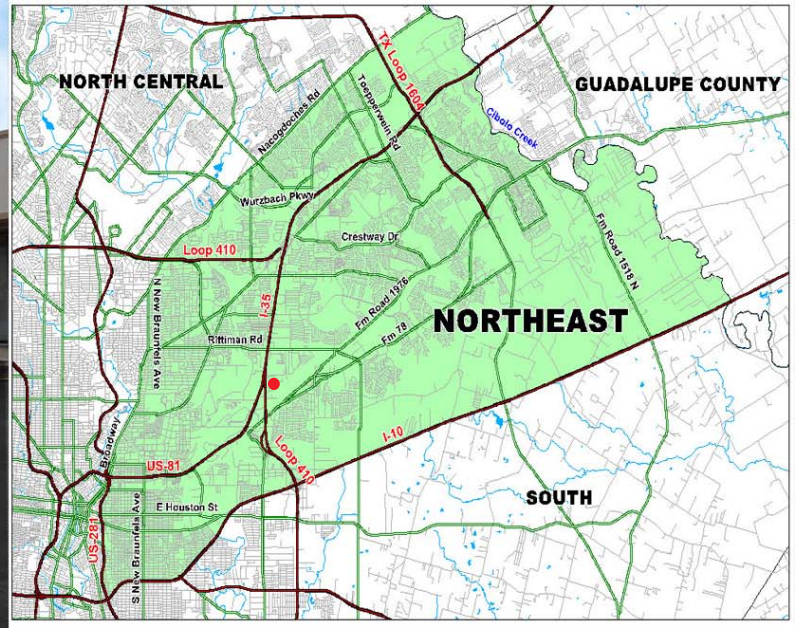
RITTIMAN PARK CENTER

4401 RITTIMAN
SAN ANTONIO, TX 78218

4M Realty COMPANY



For Sale / For Lease

Base Rent: $8.40 - $14.40 per SF
NNN: $3.80 per SF
4403 1,200 SF - Commercial Kitchen
4405 1,000 SF - Retail or Office
4419 2,000 SF
4413 1,600 SF - Fully Equipped Restaurant

Investment Summary

Net Rentable Area:	+/- 18,140 SF
Land Area:	+/- 1.92 Acres
Price:	$1,500,000
Price Per SF:	$82.69
Number of Buildings:	2
Parking:	105 spaces
Zoning:	C-2

For Information contact:

Sandi Leone
sandi@4mrealty.com

Michael Weiss
mike@4mrealty.com

8207 Callaghan Rd., Suite 400
San Antonio, TX 78230
210.342.4242

4mrealty.com

The information contained herein is furnished by sources deemed reliable, but is subject to verification by purchaser or tenant. 4M Realty Company assumes no responsibility and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The offering is made subject to errors, omissions, changes of price or condition, prior sale or lease, or withdrawal without notice.

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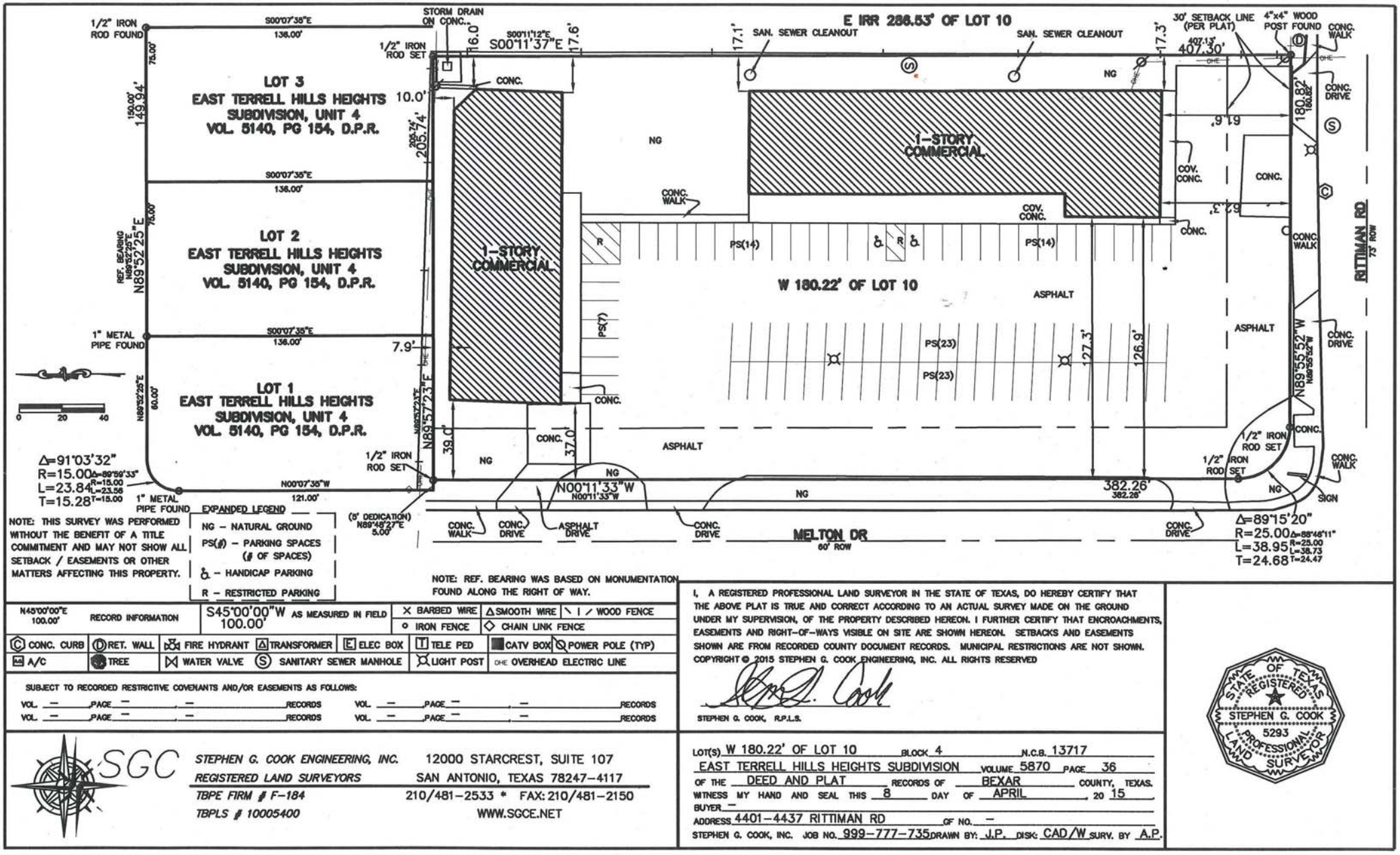
Survey



EXPANDED LEGEND

NG	NATURAL GROUND
PS(#)	PARKING SPACES (# OF SPACES)
♿	HANDICAP PARKING
R	RESTRICTED PARKING

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL SETBACK / EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.

NOTE: REF. BEARING WAS BASED ON MONUMENTATION FOUND ALONG THE RIGHT OF WAY.

N45°00'00"E 100.00' RECORD INFORMATION
S45°00'00"W 100.00' AS MEASURED IN FIELD

CONC. CURB	RET. WALL	FIRE HYDRANT	TRANSFORMER	ELEC BOX	TELE PED	CATV BOX / POWER POLE (TYP)
A/C	TREE	WATER VALVE	SANITARY SEWER MANHOLE		LIGHT POST	OHE OVERHEAD ELECTRIC LINE

BARBED WIRE | SMOOTH WIRE | WOOD FENCE
IRON FENCE | CHAIN LINK FENCE

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. — PAGE — — — RECORDS VOL. — PAGE — — — RECORDS
VOL. — PAGE — — — RECORDS VOL. — PAGE — — — RECORDS

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN.

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STEPHEN G. COOK, R.P.L.S.

STATE OF TEXAS REGISTERED STEPHEN G. COOK 5293 PROFESSIONAL LAND SURVEYOR

SGC
STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
TBPE FIRM # F-184
TBPLS # 10005400
12000 STARCREST, SUITE 107
SAN ANTONIO, TEXAS 78247-4117
210/481-2533 * FAX: 210/481-2150
WWW.SGCE.NET

LOT(S) W 180.22' OF LOT 10 BLOCK 4 N.C.B. 13717
EAST TERRELL HILLS HEIGHTS SUBDIVISION VOLUME 5870 PAGE 36
OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
WITNESS MY HAND AND SEAL THIS 8 DAY OF APRIL, 20 15
BUYER —
ADDRESS 4401-4437 RITTIMAN RD GF NO. —
STEPHEN G. COOK, INC. JOB NO. 999-777-735 DRAWN BY: J.P. DISK: CAD/W SURV. BY A.P.

4M Realty COMPANY

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,
you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Rittiman Park Center
4401 Rittiman Rd.
San Antonio, TX 78218

Buyer, Seller, Landlord or Tenant _____ Date _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

EQUAL HOUSING OPPORTUNITY

4mrealty.com