ENCINO COMMONS MARKET

2339 Evans Rd., San Antonio TX 78259

JOIN THESE TENANTS:

ENCINO FAMILY DENTISTRY
COSMETIC & IMPLANT CENTER

A Chicago Bite

FANTASTIC SAMS
CUT & COLOR

BPC
BIRNBAUM PROPERTY COMPANY

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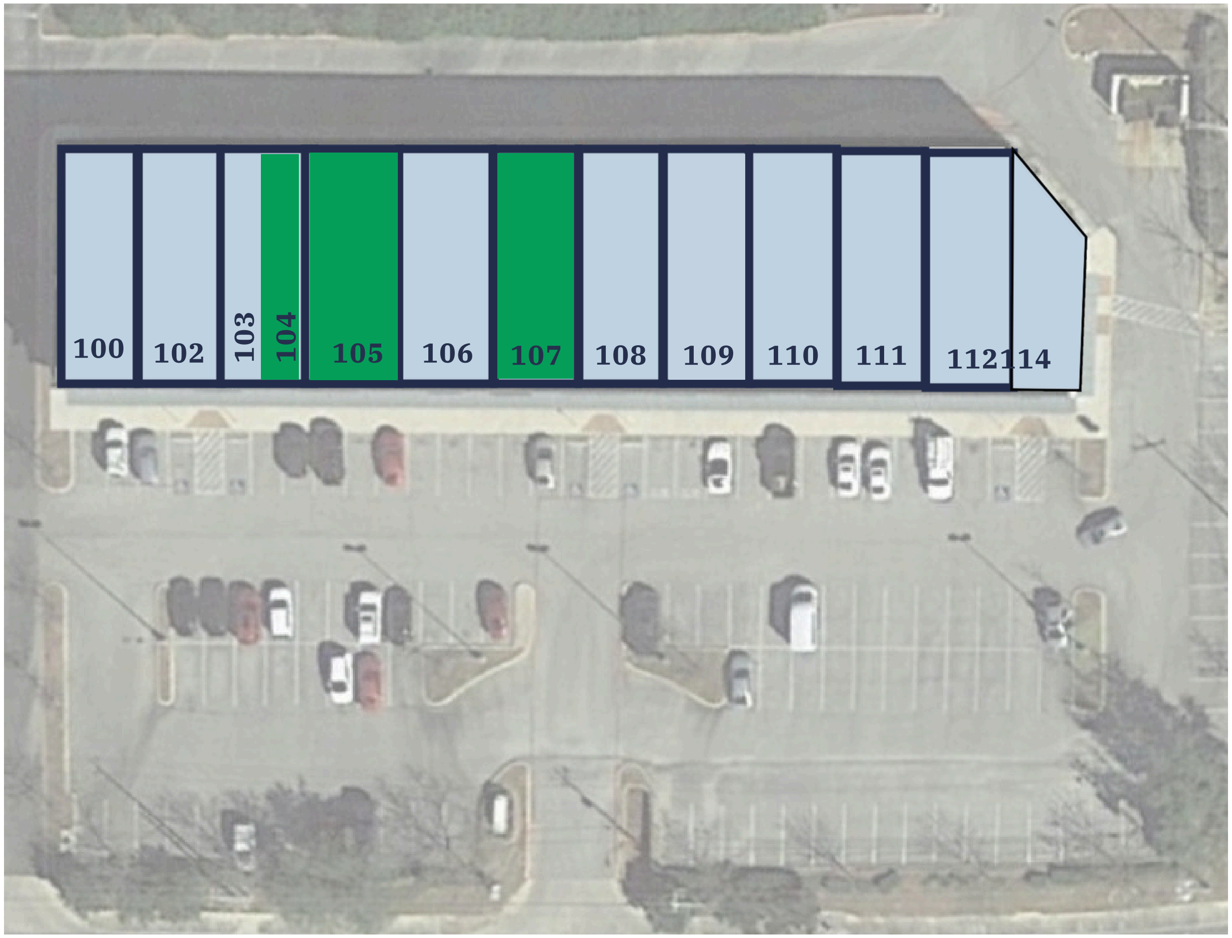
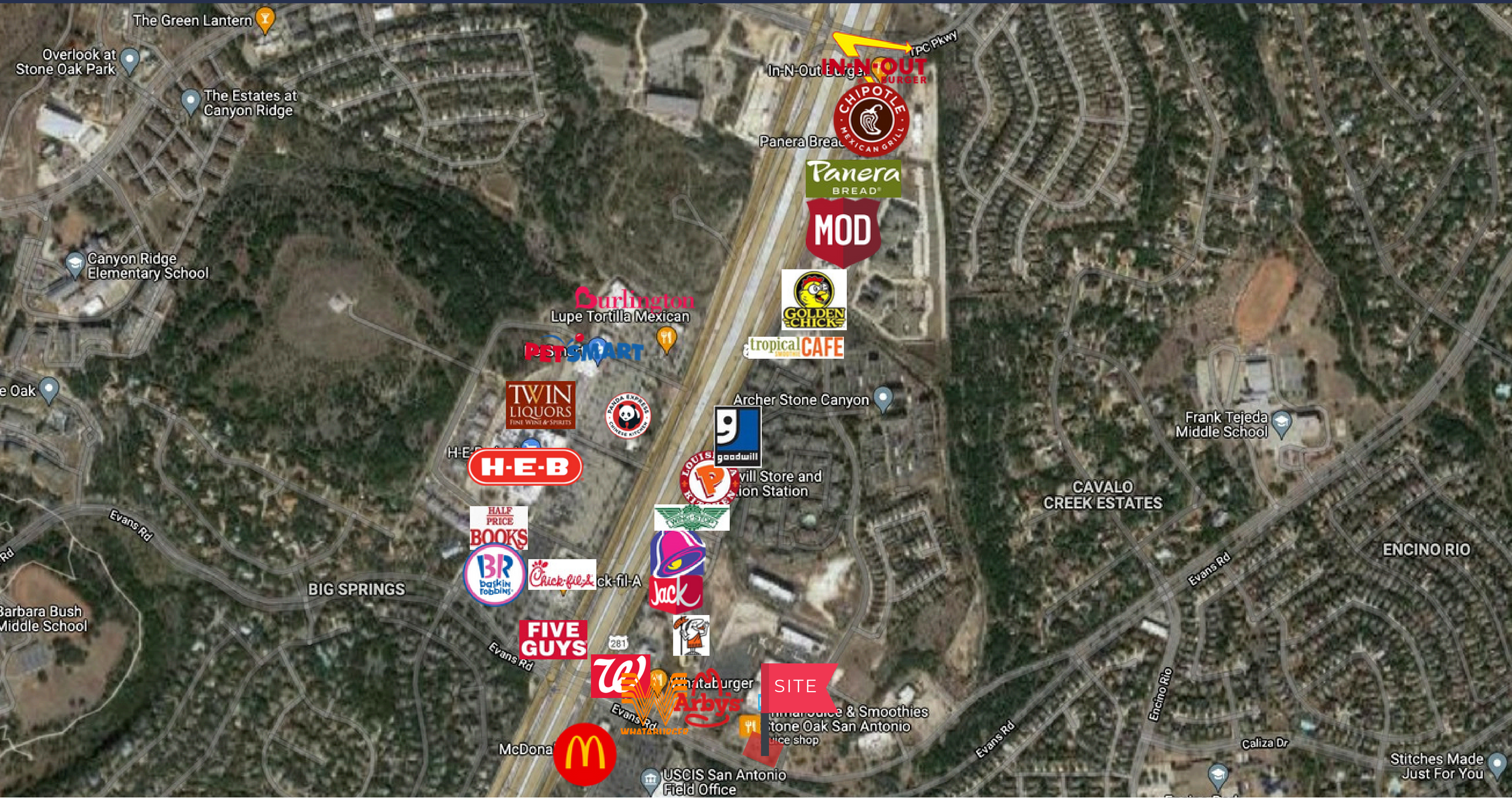
SITE PLAN



Suite #	Tenant
100	Encino Family Dentistry
102	Fantastic Sams
103	
104	**AVAILABLE - 1,470 SF**
105	**AVAILABLE - 1,200 SF**
106	A Chicago Bite
107	**AVAILABLE - 1,800 SF**
108	YuFeng Asian Cuisine
109	CBD
110	Araya Thai Massage & Spa
111	Tortilleria Tortirica
112	Hillside Primary Care
114	Subway

- Located in the NE quadrant of Highway-281 & Evans Road across from HEB
- One of San Antonio’s fastest growing areas
- There are 7 schools within a 2 mile radius from the shopping center
- LA Fitness opening soon next door

TRADE AREA



POPULATION
2022

1 mile	10,866
3 mile	75,988
5 mile	201,810

HOUSEHOLD INCOME
2022

1 mile	$134,370
3 mile	$124,876
5 mile	$127,685

TRAFFIC COUNTS
2020

E Evans Rd	17,342 VPD
281 N	88,635 VPD
Bulverde Rd	29,035 VPD

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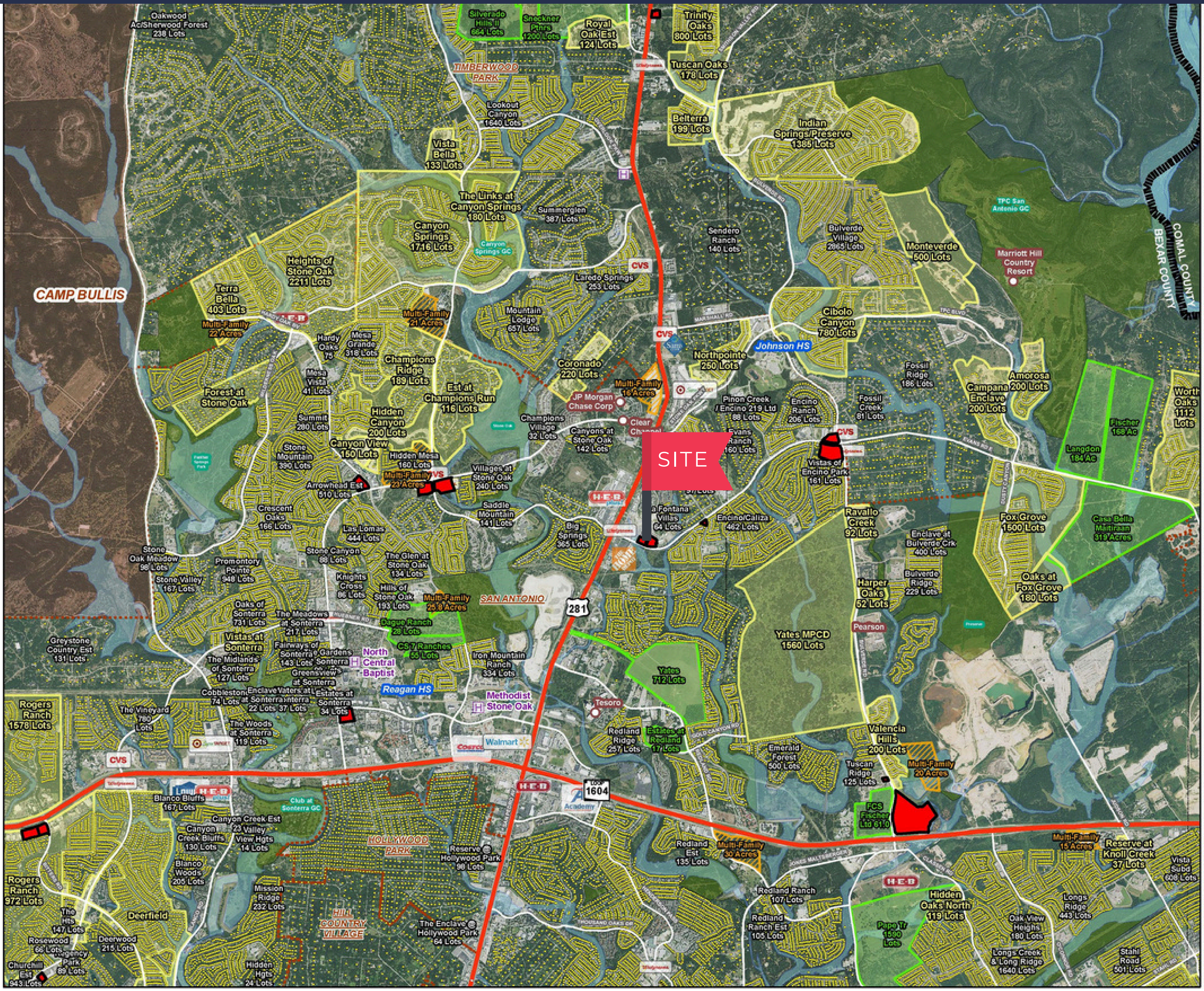
GROWTH MAP



BIRNBAUM PROPERTY COMPANY

NORTH CENTRAL SAN ANTONIO RESIDENTIAL GROWTH

LEGEND

- Birnbaum Site
- Existing Rooftops
- Active Single Family Developments
- Pre-Planning
- Future Multi-Family
- 100 Year FEMA Floodplain
- Incorporated Cities
- County Line
- Proposed Thoroughfares
- Major Employer/Shopping/Landmark

0 ½ 1 2

Miles

N

Aerial Photography of Bexar, Kendall & Comal County 2016
Other Counties provided by ESRI

Map & Data prepared for
Birnbaum Property Company
by Wendell Davis & Associates
08.2017 210.415.8214

The information contained herein was obtained from sources believed reliable as of the date of this map. Wendell Davis & Associates makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.


1,470 SF
AVAILABLE
1,200 SF
AVAILABLE
1,800 SF
AVAILABLE
LA | FITNESS
YUFENG
ARAYA
TORTILLERIA
Hillside
Primary Care

DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

Encino Commons Market

	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	8,152	75.02	55,416	72.93	152,139	75.39
Black/African American Alone	635	5.84	5,388	7.09	12,751	6.32
American Indian/Alaskan Native Alone	50	0.46	350	0.46	915	0.45
Asian Alone	1,297	11.94	6,759	8.89	13,706	6.79
Native Hawaiian/Pacific Islander Alone	18	0.17	135	0.18	363	0.18
Some Other Race Alone	305	2.81	4,477	5.89	13,016	6.45
Two or More Races	409	3.76	3,463	4.56	8,920	4.42
Hispanic/Latino	3,588	33.02	28,834	37.95	78,118	38.71
Not Hispanic/Latino	7,278	66.98	47,154	62.05	123,692	61.29
2022 Occupied Housing Units by Tenure						
Owner-Occupied	2,780	76.50	18,286	66.89	53,236	72.13
Renter-Occupied	854	23.50	9,052	33.11	20,574	27.87
Average Household Size	--	3.01	--	2.76	--	2.73
2022 Households by Household Income						
Income < $15,000	138	3.80	1,327	4.85	3,218	4.36
Income $15,000 - $24,999	86	2.37	932	3.41	2,411	3.27
Income $25,000 - $34,999	170	4.68	1,509	5.52	3,860	5.23
Income $35,000 - $49,999	256	7.04	2,420	8.85	5,977	8.10
Income $50,000 - $74,999	475	13.07	4,016	14.69	11,566	15.67
Income $75,000 - $99,999	522	14.36	3,540	12.95	9,887	13.39
Income $100,000 - $124,999	506	13.92	3,331	12.19	8,853	11.99
Income $125,000 - $149,999	409	11.26	2,865	10.48	7,388	10.01
Income $150,000 - $199,999	457	12.58	3,262	11.93	9,039	12.25
Income $200,000 - $249,999	253	6.96	1,759	6.43	4,904	6.64
Income $250,000 - $499,999	271	7.46	1,806	6.61	4,914	6.66
Income $500,000+	91	2.50	571	2.09	1,791	2.43
Average Household Income	--	134,370.00	--	124,876.00	--	127,685.00
Median Household Income	--	108,144.33	--	99,449.45	--	99,959.66
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	113,025.41	--	100,201.90	--	102,330.91
Black/African American Alone	--	90,417.35	--	86,121.73	--	81,121.25
American Indian/Alaskan Native Alone	--	64,461.00	--	49,561.61	--	52,025.98
Asian Alone	--	98,815.46	--	103,208.99	--	104,651.77
Native Hawaiian/Pacific Islander Alone	--	112,500.00	--	53,768.91	--	57,701.30
Some Other Race Alone	--	101,159.85	--	92,606.23	--	81,077.55
Two or More Races	--	114,668.29	--	119,141.00	--	115,245.18
Hispanic/Latino	--	103,469.86	--	94,696.69	--	93,707.85
Not Hispanic/Latino	--	110,098.40	--	102,109.09	--	103,663.36

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

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Designated Broker of Firm	License No.	Email	Phone