



**FOR SALE**  
**GREEN PLAZA AT EVANS**  
**5507 E. Evans Road**  
**SAN ANTONIO, TEXAS**

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\* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



## FOR SALE - NEW SHOPPING CENTER



### 100% LEASED

#### Building 1

- Space 101 - Sip It Daiquiris To Go
- Space 102 - Mary Janes CBD
- Space 103 - Liquor Top
- Space 104 - The UPS Store
- Space 105 - Dentist
- Space 106 - Dentist

#### Building 2

- Space 201 - Amour Medical Clinic
- Space 202/203 - Luxor Nail Bar
- Space 204 - CrossFit Unshaken
- Space 205 - Wapo Taco

#### Highlights

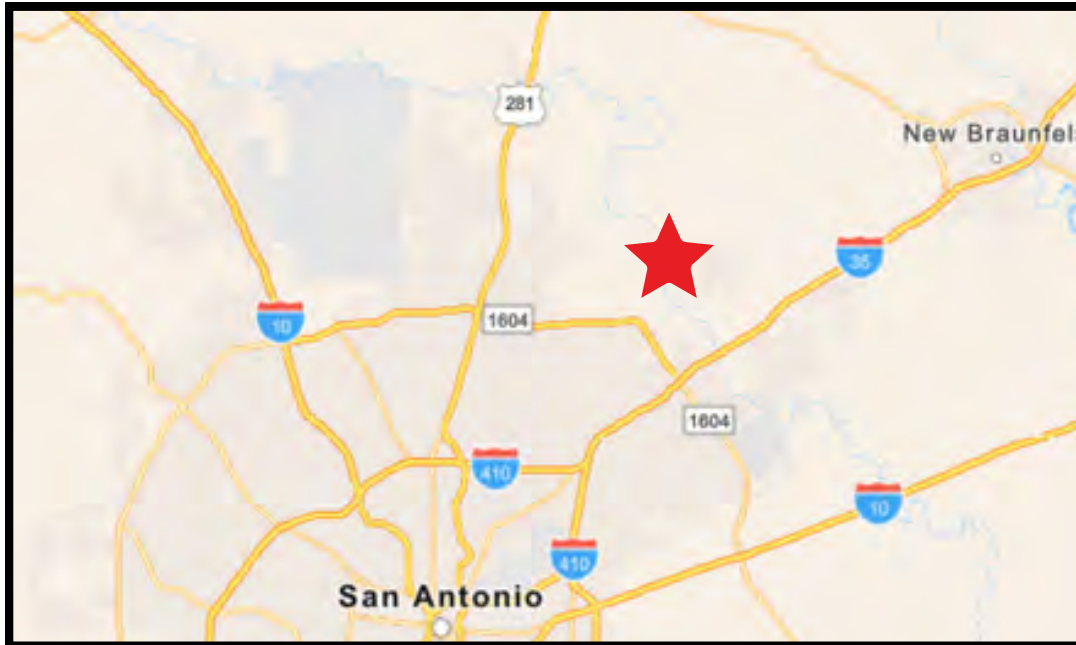
- Frontage on Evans Road
- Close to TPC
- Wortham Oaks Development and Wortham Oaks Elementary School
- Zoned OCL ERZD

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## NEW SHOPPING CENTER FOR SALE

### Green Plaza Shopping Center

5507 E. Evans Road, San Antonio, TX 78261



#### PROPERTY INFORMATION:

• SALE PRICE	\$8,000,000
• CAP RATE	6.12%
• NOI	\$490,323.96
• YEAR BUILT	2023
• TOTAL SQ. FT.	15,355 SF
• LOT SIZE	3.25 ACRES

#### PROPERTY HIGHLIGHTS:

- 100% Leased
- Close to Wortham Oaks Subdivision and TPC JW Marriott
- Next to Dunkin Donuts, Valero and Sonic
- Excellent visibility off Evans Road
- Zoned OCL ERZD

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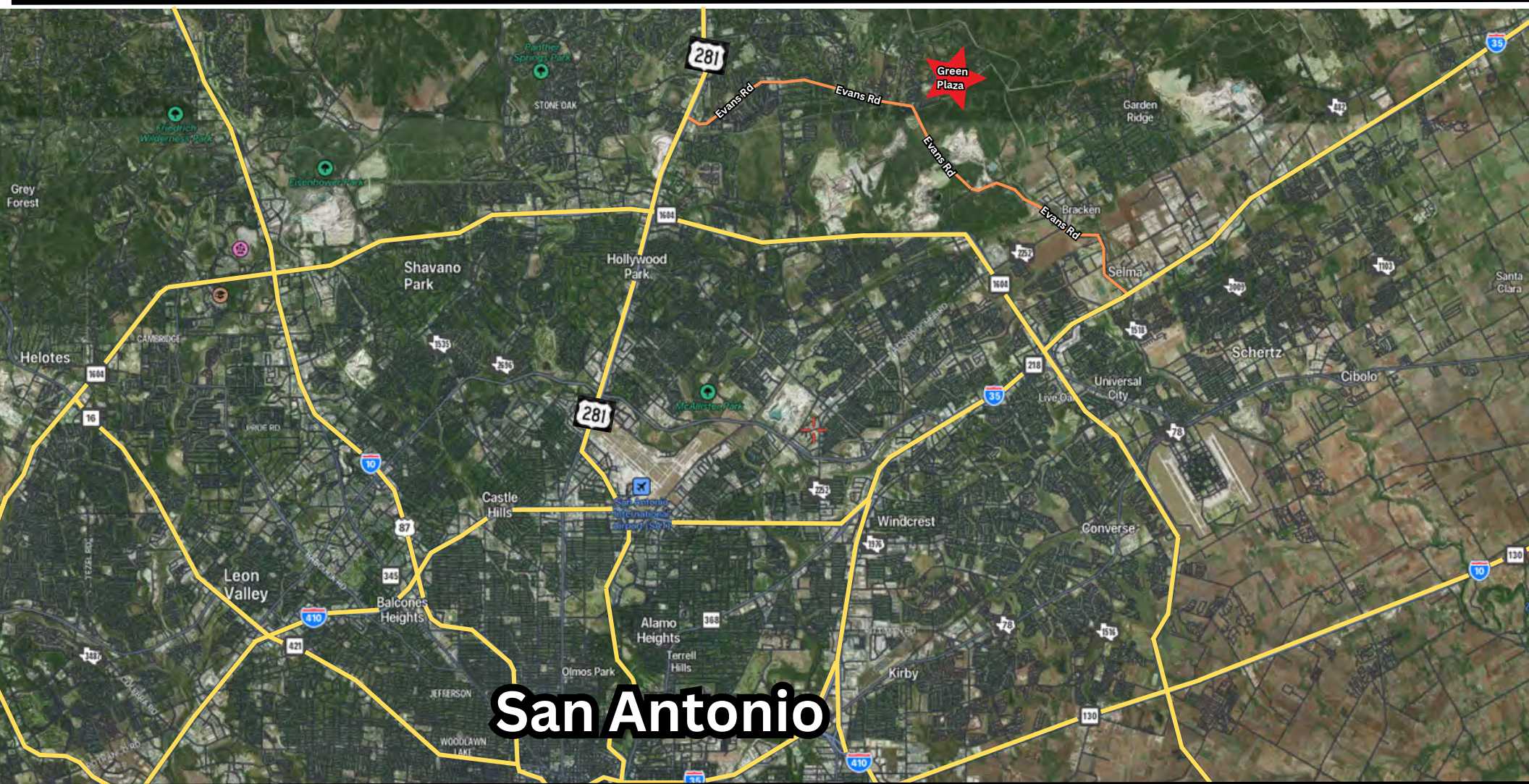


# MAPPING

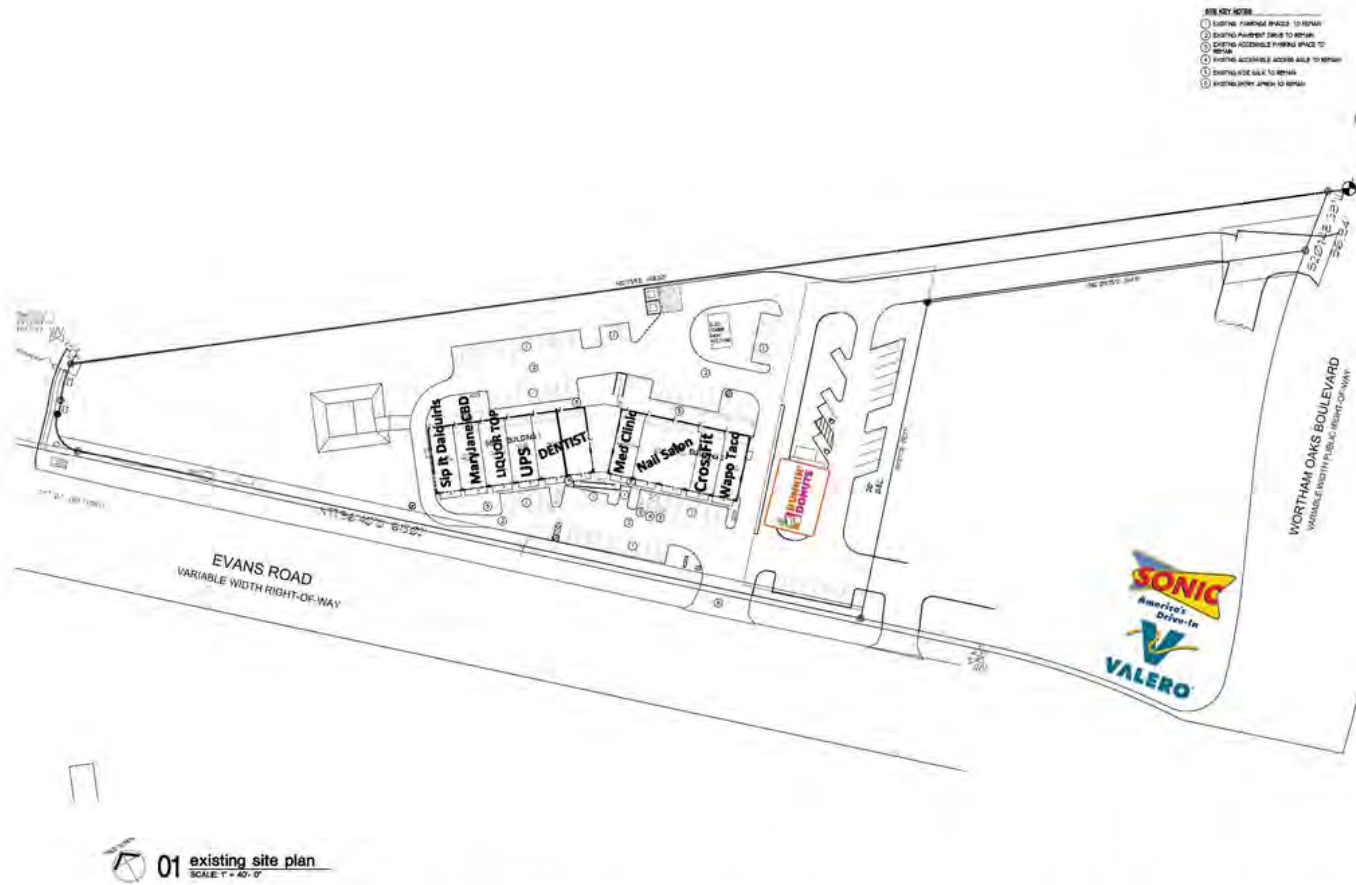




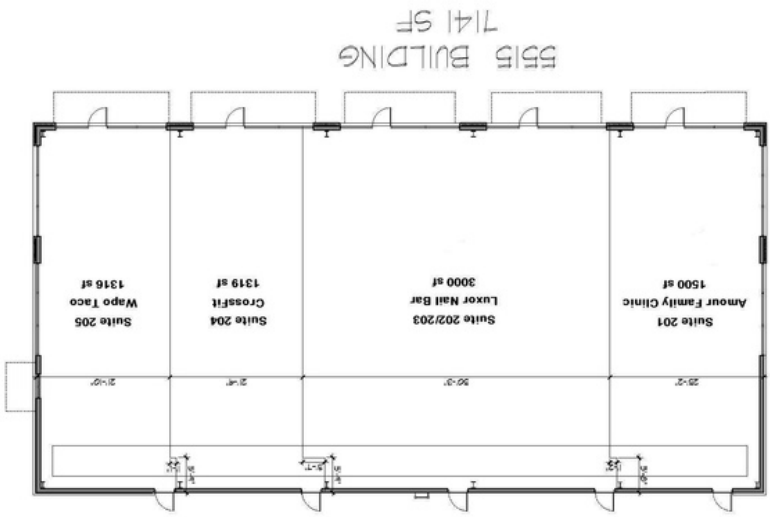
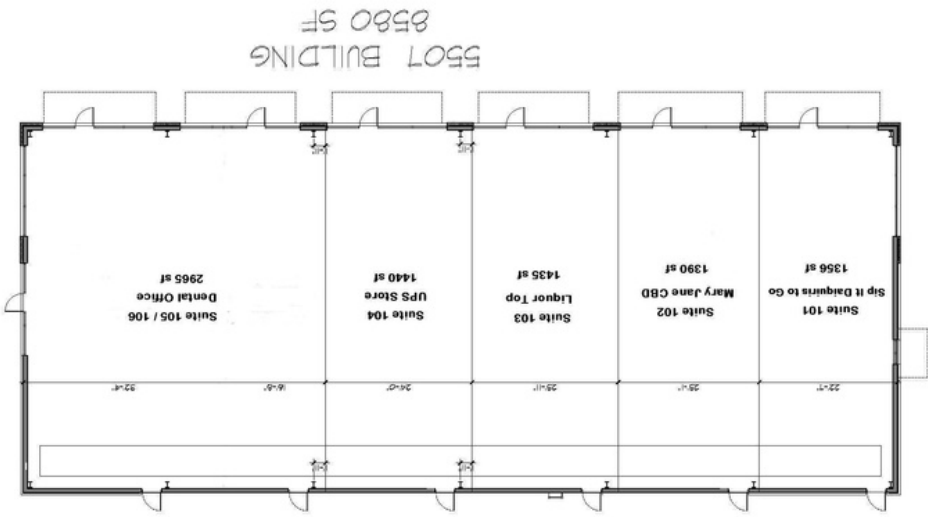
# MAPPING







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# PROPERTY PHOTOS



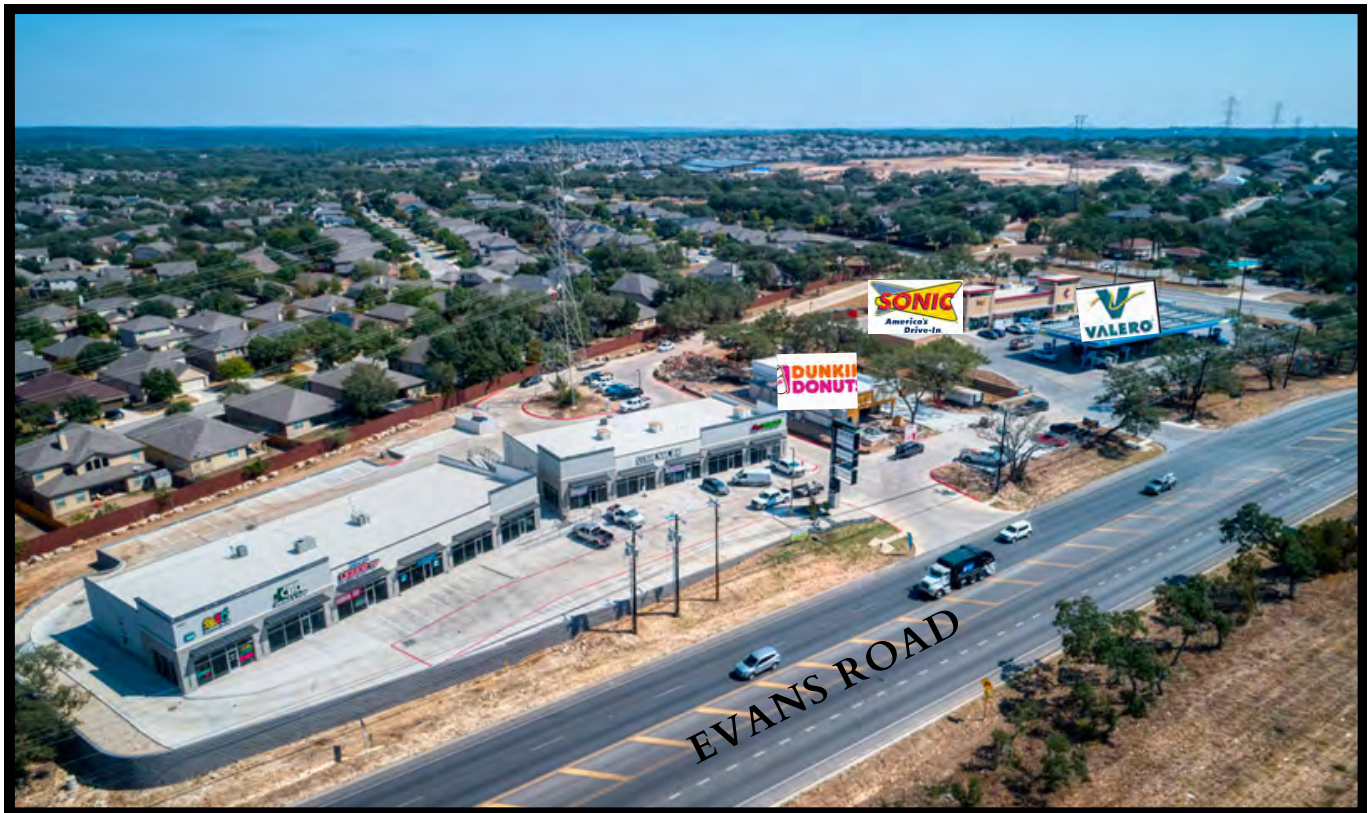


# PROPERTY PHOTOS





# PROPERTY PHOTOS





[NEWS//EDUCATION](#)

# Judson ISD breaks ground on new middle school. Air conditioning gyms is moving slower.

Supply chain problems and demand push some AC projects to 2028, at least on paper.

[Melissa Manno](#), Staff writer

Sep. 4, 2023Updated: Sep. 4, 2023 2:27 p.m.



Judson ISD has begun work on a new middle school to be located behind Wortham Oaks Elementary School, visible at left in this aerial photo made Wednesday.

Billy Calzada/San Antonio Express-News[Show More](#)



Judson Independent School District has broken ground on its new middle school, a project designed to reduce lengthy commutes for hundreds of families in its northern reaches.

Construction of the 192,000-square-foot campus, located next to Wortham Oaks Elementary School, began in July to serve an area where the nearest of Judson ISD's five existing middle schools can be a 45-minute drive away, according to the [district's website](#).

It and a new elementary school are expected to welcome their first students in the fall of 2025, said Assistant Superintendent of Operations Joseph Guidry.

Voters authorized the new schools in a \$345 million bond election Nov. 8, which also included safety and security upgrades. The Judson ISD board approved a schematic design last month for the elementary school, which will be the 21st in the district and hold up to 900 students, Guidry said.

The new schools are part of Proposition B, one of two proposals that passed with [58 percent of roughly 35,000 votes cast](#). A response to rapid enrollment growth, the \$173.2 million plan also includes expanding the district's aging bus fleet. After selling \$90 million of the bonds in March, the district's first big purchase was 15 new buses expected to arrive by the end of the fall semester, Guidry said.

Proposition A authorized security upgrades, made more urgent by the [massacre of 19 students and two teachers](#) in a Uvalde elementary school five and a half months earlier. So far, the district has used the money to provide body cameras and military-grade laptops to its police force, update security cameras, implement new visitor check-in systems and install panic buttons in all campuses.

But other projects are moving at a slower pace, including installing perimeter fencing and air conditioning in gymnasiums.

"We wanted to ensure that we could get these two new schools up and going, and our next priority was ensuring the perimeter fencing and ACs were going to be started," said Guidry, adding that the district will begin these projects "as soon as we can."

In the case of the \$9.7 million air conditioning project, that could mean as far in the future as 2028 due to supply chain issues and high demand, officials said at an Aug. 17 board meeting.

Currently, 12 elementary schools plus Woodlake Hills and Judson middle schools lack air-conditioned gymnasiums, Guidry said. To combat the heat, external doors are often left open to ventilate the space while students are inside.

At Olympia Elementary School in Universal City, Stephanie Tennis' two kids play in a standalone gymnasium where large roll-up doors are propped open to let in fresh air. Tennis is one of many parents urging the district to expedite the chiller project, because leaving doors open makes it a security issue, she said.

"This is not about chillers. This is about keeping our kids in a secure place and protecting them," said Tennis, a former member of the district's growth and planning committee.

She said the sheer size of the doors makes them difficult to close quickly in case of an emergency, and even if they could be locked down quickly, securing students in a space with no airflow presents its own risks amid sweltering heat.

Some board members shared that concern.

"All of us were a little surprised to see the gym air conditioning project being scoped out all the way to 2028, because a child who is in kindergarten now won't benefit from that and that's hard for a parent to hear, especially a parent who voted for this bond and put their trust into it," said trustee Jennifer Rodriguez.

Assistant Superintendent of Technology Lacey Gosch said Tuesday that the displayed schedule wasn't an accurate depiction of when parents can expect to see progress. According to Gosch, "a certain number" of campuses will get chillers each year, but "due to the vast number of them, they needed to spread it out."

"There will definitely be projects started prior to 2028, and there will definitely be projects finished before 2028," she said.



Guidry agreed that the air conditioning project would “be done before” 2028, though he wouldn’t provide an updated timeline.

Gosch said a host of other projects is also underway, including a new \$3 million district-wide radio system to streamline communication between the police department, transportation department and campus administrators. The radios were delivered this summer and will be distributed in the coming weeks, she said.

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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;
  - 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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Sales Agent/Associate's Name	License No.	Email	Phone

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IABS 1-0 Date