

FOR LEASE

2105 SIDNEY BAKER STREET KERRVILLE, TEXAS



PROPERTY DETAILS

- Join **Hobby Lobby** (now open) and **Starbucks** (Aug 2020)
- New retail shop building with up to 4,329 SF available
- Ideal site for QSR and service retail
- 10 hotels along Sidney Baker within 1/2 mile of the site
- First signalized intersection off I-10, at Sidney Baker (main road into Kerrville) and Veterans Hwy Loop Bypass that leads to Tivy High School, Schreiner University and several upscale neighborhoods
- Delivery Q3 2020

DEMOGRAPHICS

20-MILE

| | |
|-----------------------|----------|
| Population (2019) | 68,875 |
| Daytime Population | 29,485 |
| Avg. Household Income | \$71,398 |

TRAFFIC COUNTS

VPD

| | |
|------------------|--------|
| Sidney Baker St | 17,239 |
| Veterans Highway | 6,920 |

CONTACT

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Brandon Harris
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bharris@collettre.com

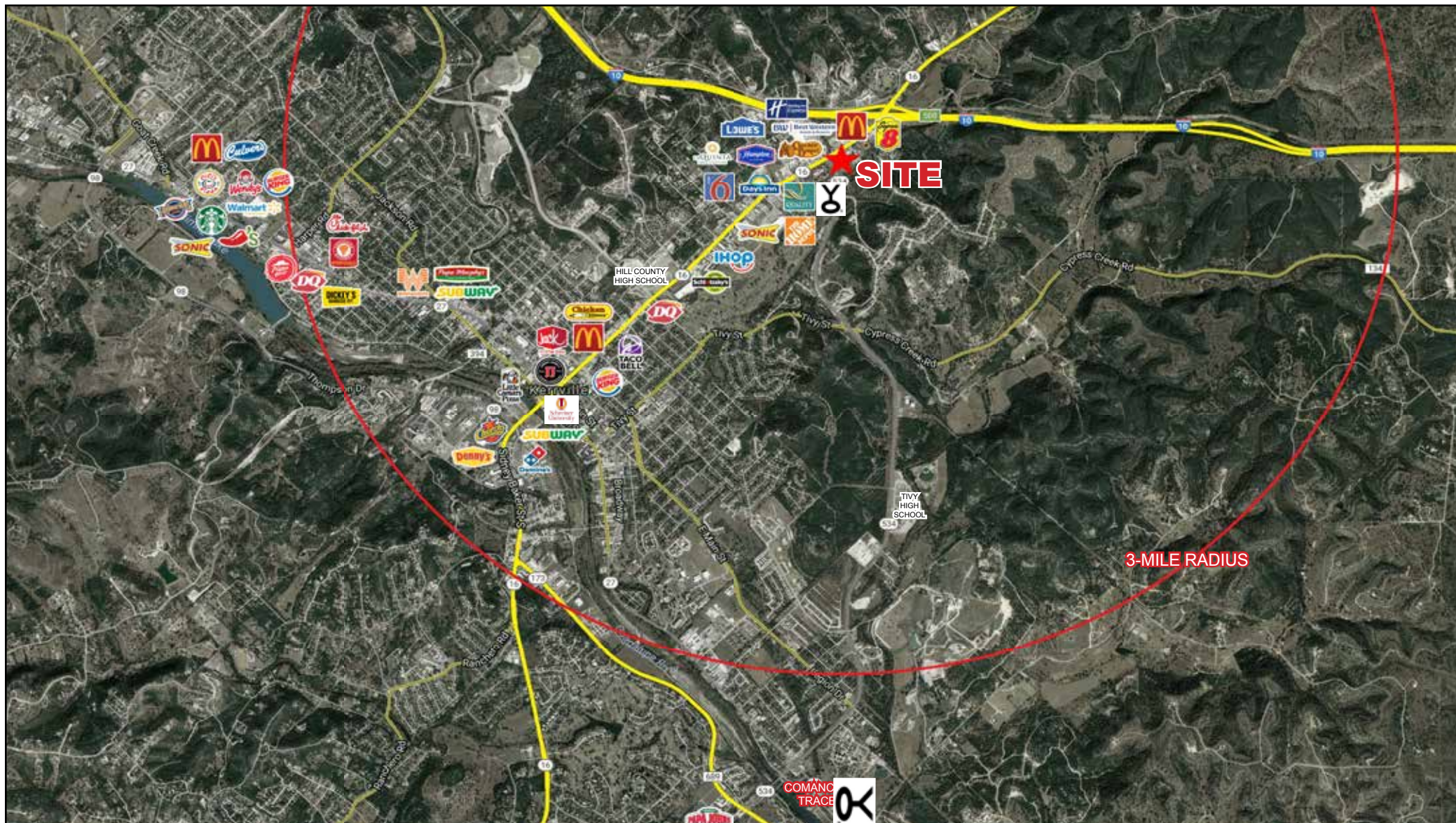


2105 SIDNEY BAKER ST KERRVILLE, TEXAS

AERIAL

Collett

RETAIL

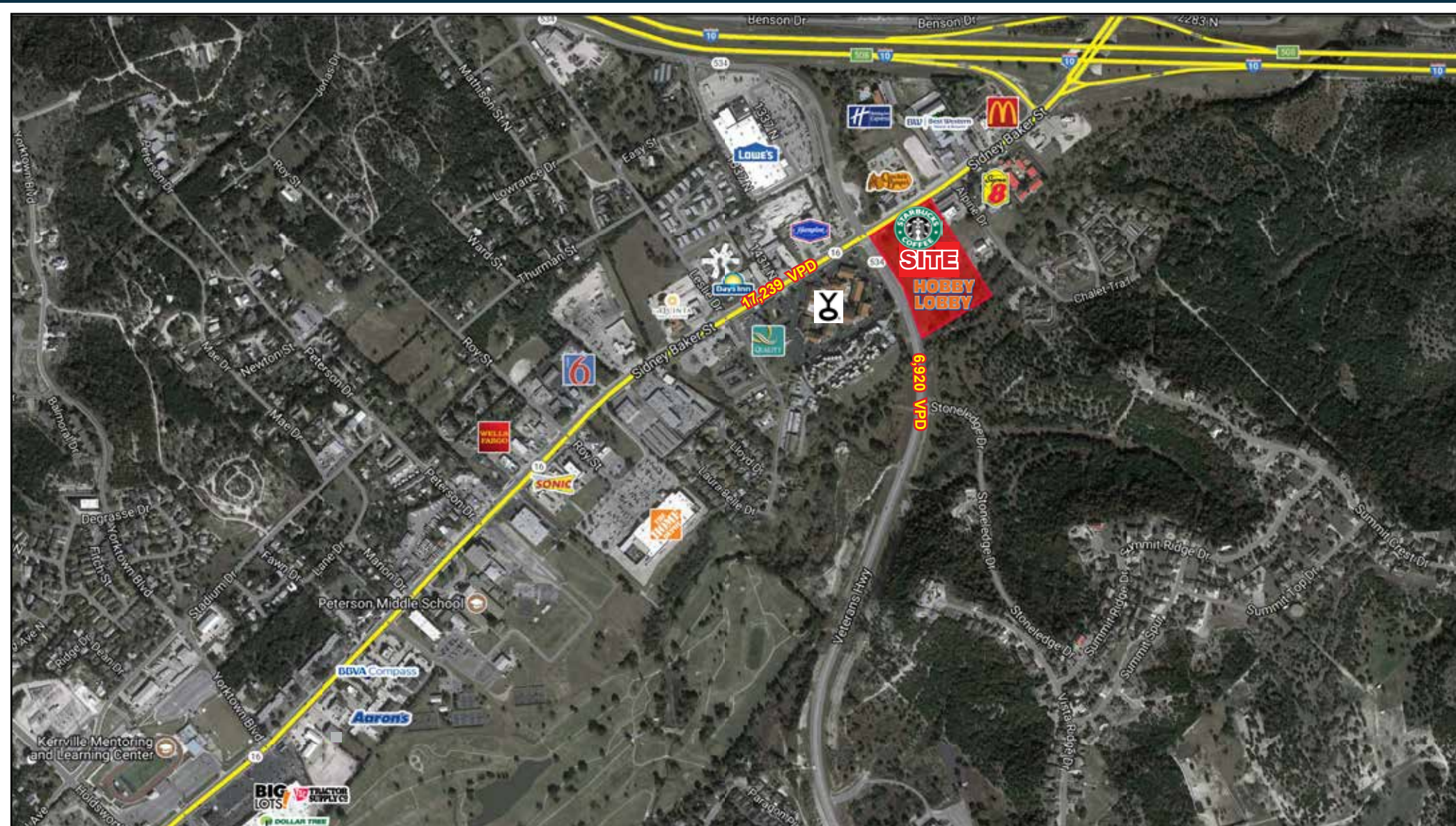


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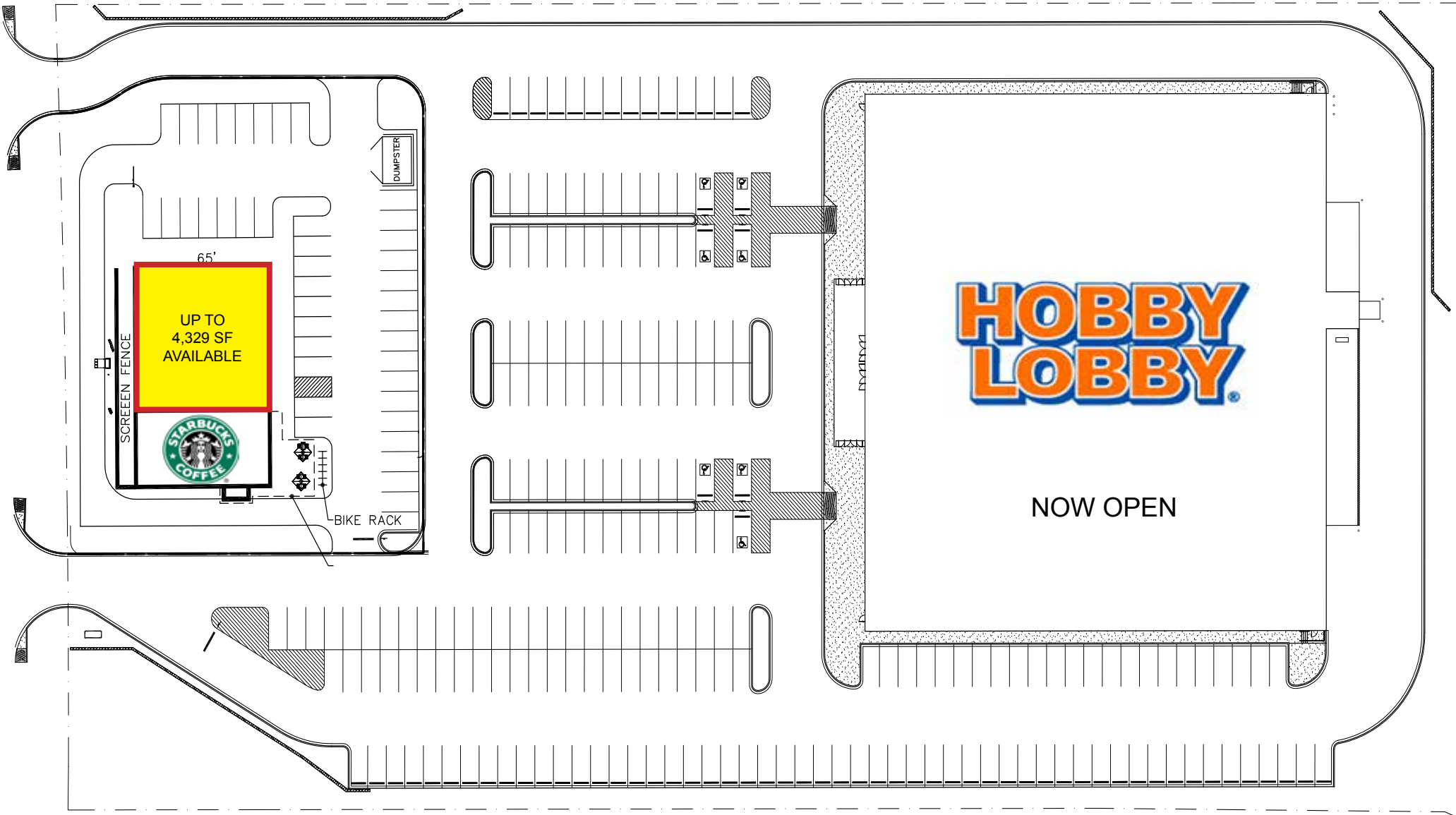


2105 SIDNEY BAKER ST KERRVILLE, TEXAS

SITE PLAN

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2105 SIDNEY BAKER ST KERRVILLE, TEXAS

LOD

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KERRVILLE STARBUCKS

PROPOSED FLOOR PLAN - RJa Project #1937 - 04/21/2020 - Scale: 1/4" = 1'-0"

+/- 6,504 SF Gross



ROBERT JOHNSON
ARCHITECTS

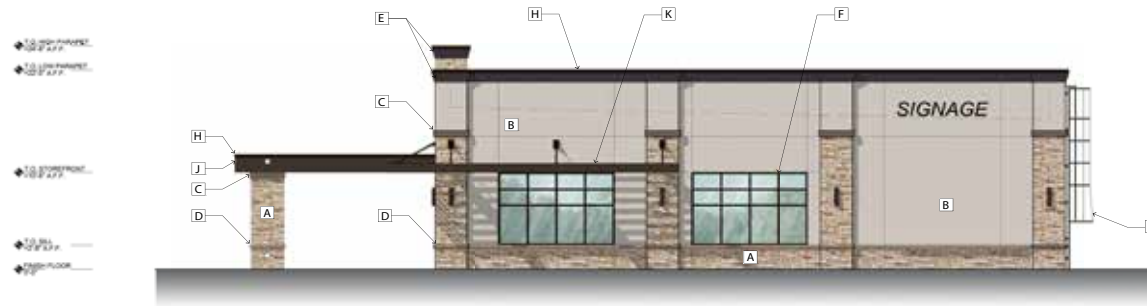
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****NOTE:** THESE PLANS ARE PRELIMINARY USE ONLY AND SHALL NOT BE USED FOR FINAL PRICING, PERMITTING, CONSTRUCTION OR AS AN EXHIBIT IN ANY OFFICIAL AGREEMENTS. NOTE STRUCTURAL COLUMN LOCATION IS TO BE DETERMINED. WINDOW AND DOOR LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE.

2105 SIDNEY BAKER ST KERRVILLE, TEXAS

ELEVATIONS

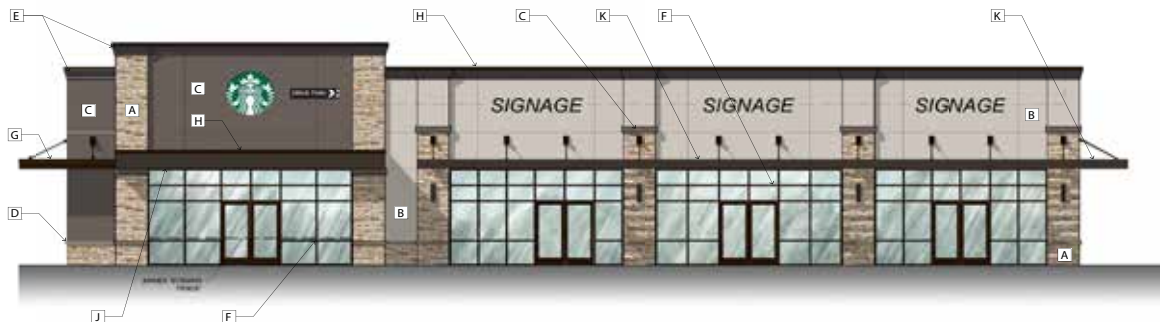
| | | | | | | | | |
|---|---|--|--|---|---|--|--|--|
| <p>A. MANUFACTURER: BORAL - CULTURED STONE PRODUCT: COUNTRY LEDGESTONE COLOR: MOJAVE</p>  | <p>B. MANUFACTURER: DRYVIT PRODUCT: E.I.F.S. COLOR: SHERWIN WILLIAMS SW 7570 "EGRET WHITE"</p>  | <p>C. MANUFACTURER: DRYVIT PRODUCT: E.I.F.S. COLOR: SHERWIN WILLIAMS SW 9169 "CHATURA GRAY"</p>  | <p>D. MANUFACTURER: READING ROCK MATERIAL: CAST STONE COLOR: STARBUCK</p>  | <p>E. MANUFACTURER: DRYVIT MATERIAL: E.I.F.S. COLOR: SHERWIN WILLIAMS SW 9175 "DEEP FOREST BROWN"</p>  | <p>F. MANUFACTURER: KAWNEER MATERIAL: ALUMINUM STOREFRONT - LUMBOCK COLOR: DARK BRONZE</p>  | <p>G. MANUFACTURER: MAPES MATERIAL: PREFAB ALUMINUM CANOPY COLOR: DARK BRONZE</p>  | <p>H. MANUFACTURER: FIRESTONE MATERIAL: METAL COPING/SCUPPER/DOWNSPOUT COLOR: DARK BRONZE</p>  | <p>I. MANUFACTURER: SHERWIN WILLIAMS MATERIAL: WOOD FENCE - UTILITY SCREEN COLOR: SHERWIN WILLIAMS SW 3532 "HILL COUNTRY"</p>  |
|---|---|--|--|---|---|--|--|--|



| | |
|---|---|
| <p>J. MANUFACTURER: FIRESTONE MATERIAL: BREAK METAL COLOR: DARK BRONZE</p>  | <p>K. MANUFACTURER: MAPES MATERIAL: PREFAB ALUMINUM CANOPY - SUPERSHADE COLOR: DARK BRONZE</p>  |
|---|---|

| |
|--|
| <p>L. MANUFACTURER: SHERWIN WILLIAMS MATERIAL: MISCELLANEOUS METALS COLOR: SHERWIN WILLIAMS SW 7048 "URBANE BRONZE"</p>  |
|--|

WEST ELEVATION
Scale: 3/16"=1'-0"



SOUTH ELEVATION
Scale: 3/16"=1'-0"



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**KERRVILLE
STARBUCKS**
KERRVILLE, NC

PROJECT NUMBER: 2021
ISSUE DATE:
FOR PRELIMINARY REVIEW: 06.28.21

DRAWING DATA
DRAWN BY: CASB
CHECKED BY: JT

SHEET TITLE:
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-3.0

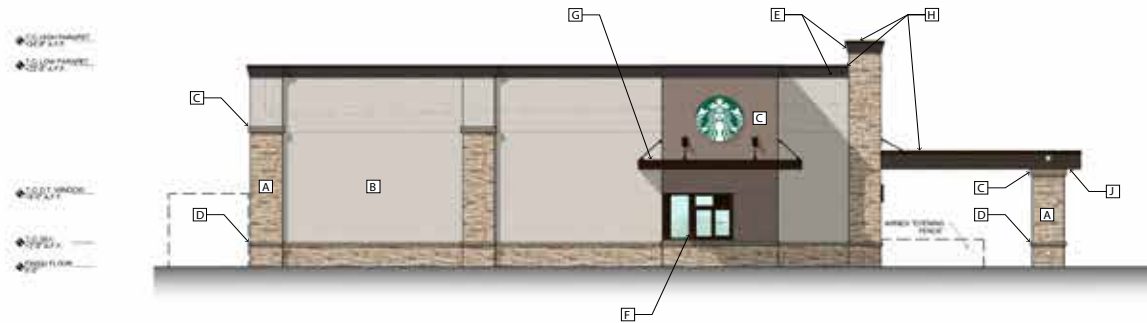
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ELEVATIONS

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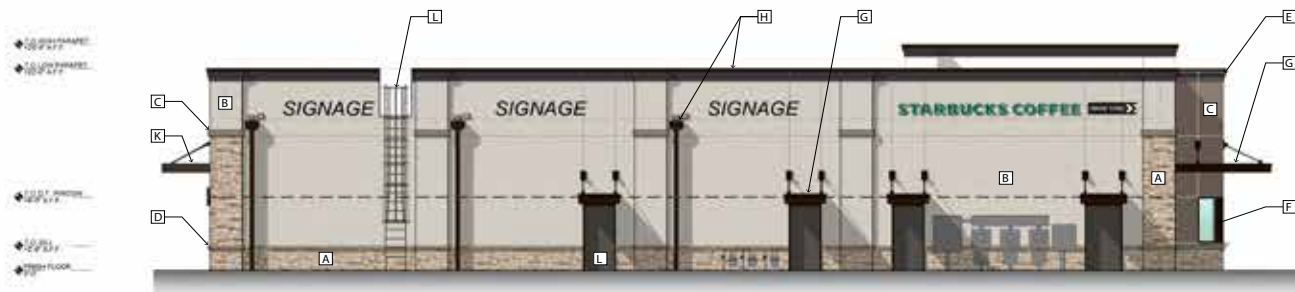
- A.** MANUFACTURER: BORAL - CULTURED STONE
PRODUCT: COUNTRY LEDGESTONE
COLOR: MOJAVE
- B.** MANUFACTURER: DRYVIT
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MATERIAL: CAST STONE
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- I.** MANUFACTURER: SHERWIN WILLIAMS
MATERIAL: WOOD FENCE - UTILITY SCREEN
COLOR: SHERWIN WILLIAMS SW 3532 "HILL COUNTRY"



EAST ELEVATION
Scale: 3/16"=1'-0"

- J.** MANUFACTURER: FIRESTONE
MATERIAL: BREAK METAL
COLOR: DARK BRONZE
- K.** MANUFACTURER: MAPES
MATERIAL: PREFAB ALUMINUM CANOPY - SUPERSHADE
COLOR: DARK BRONZE

- L.** MANUFACTURER: SHERWIN WILLIAMS
MATERIAL: MISCELLANEOUS METALS
COLOR: SHERWIN WILLIAMS SW 7048 "URBANE BRONZE"



NORTH ELEVATION
Scale: 3/16"=1'-0"



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**KERRVILLE
STARBUCKS**
Kerrville, TX

Project Number: 15877
ISSUE DATE: 01.2018
FOR PRELIMINARY REVIEW: 01.2018

DRAWING DATA
Drawn by: JH/MS
Title:

SHEET TITLE
**EXTERIOR
ELEVATIONS**

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SHEET NUMBER

A-3.1

FOR LEASE

2105 SIDNEY BAKER ST
KERRVILLE, TEXAS

Collett
RETAIL



10-10-11

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.

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 , 512-936-3000 (<http://www.trec.texas.gov>)