

EXCLUSIVE

Hancock Plaza Suites – For Lease

18100 & 18200 FM 306, Canyon Lake, TX 78133



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



**High Visibility
Retail & Office
Suites**

**760 -1,718 SF
Various Configurations**



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This Brochure (the “Brochure”) has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with a potential lease transaction. The information contained herein is believed to be reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. Prospective tenants and lessors are encouraged to conduct their own independent investigation and due diligence and to consult with their legal, financial, and real estate advisors prior to entering into any lease agreement or related transaction.

This Brochure does not constitute an offer to lease, sublease, or otherwise convey any interest in the property, nor does it constitute a solicitation of an offer to lease. Any lease transaction will be subject to the execution of a mutually acceptable written lease agreement and satisfaction of applicable legal requirements.

The information contained herein is confidential and is intended solely for the use of the recipient in evaluating a potential lease transaction. It may not be reproduced, distributed, or disclosed, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group.

Prospective tenants and lessors shall rely solely on their own inspection, investigation, and evaluation of the property and the terms of any proposed lease. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, contained herein.



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PROJECT OVERVIEW

Entrust Commercial Advisors presents a retail leasing opportunity at Hancock Plaza, a well-positioned multi-tenant center located at 18100 and 18200 FM 306 in Canyon Lake, Texas. The property currently offers four available suites ranging from 760 to 1,718 square feet. Each suite provides a flexible configuration suited for neighborhood retail, service, professional office, or other commercial users.

Located along FM 306 near Canyon Park Road, Hancock Plaza offers strong visibility and convenient access within the growing Canyon Lake submarket of Comal County. The center is adjacent to Brookshire Brothers and is also convenient to Hill Country Resorts, Canyon Lake Marina, Canyon Lake Swim Beach, and several other popular lake-area destinations.

The available suites are offered in their existing condition under a triple-net lease structure. The base rental rate is \$19.00 per square foot per year.

PROJECT HIGHLIGHTS

- Various Suite Configurations
- Available Suites: 760 – 1,718 SF
- Located FM 306 Near Canyon Park Rd.
- Near Hill Country Resorts
- Near Canyon Lake Marina
- Seasonal lake-area traffic



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



	AVAILABLE BUILDING AREA
	LEASE RATE / SF
	LEASE STRUCTURE
	TENANCY
	PROPERTY TYPE
	DELIVERY
	SUBMARKET
	LEASE TERM

	760 – 1,718 SF
	\$19.00
	Triple-Net
	Multi-Tenant
	Retail / Office
	As-Is
	Comal County
	30-60 Months

AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



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AERIAL

EXCLUSIVE LEASING OPPORTUNITY



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AERIAL

EXCLUSIVE LEASING OPPORTUNITY

 Suite 200



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EXTERIOR

EXCLUSIVE LEASING OPPORTUNITY



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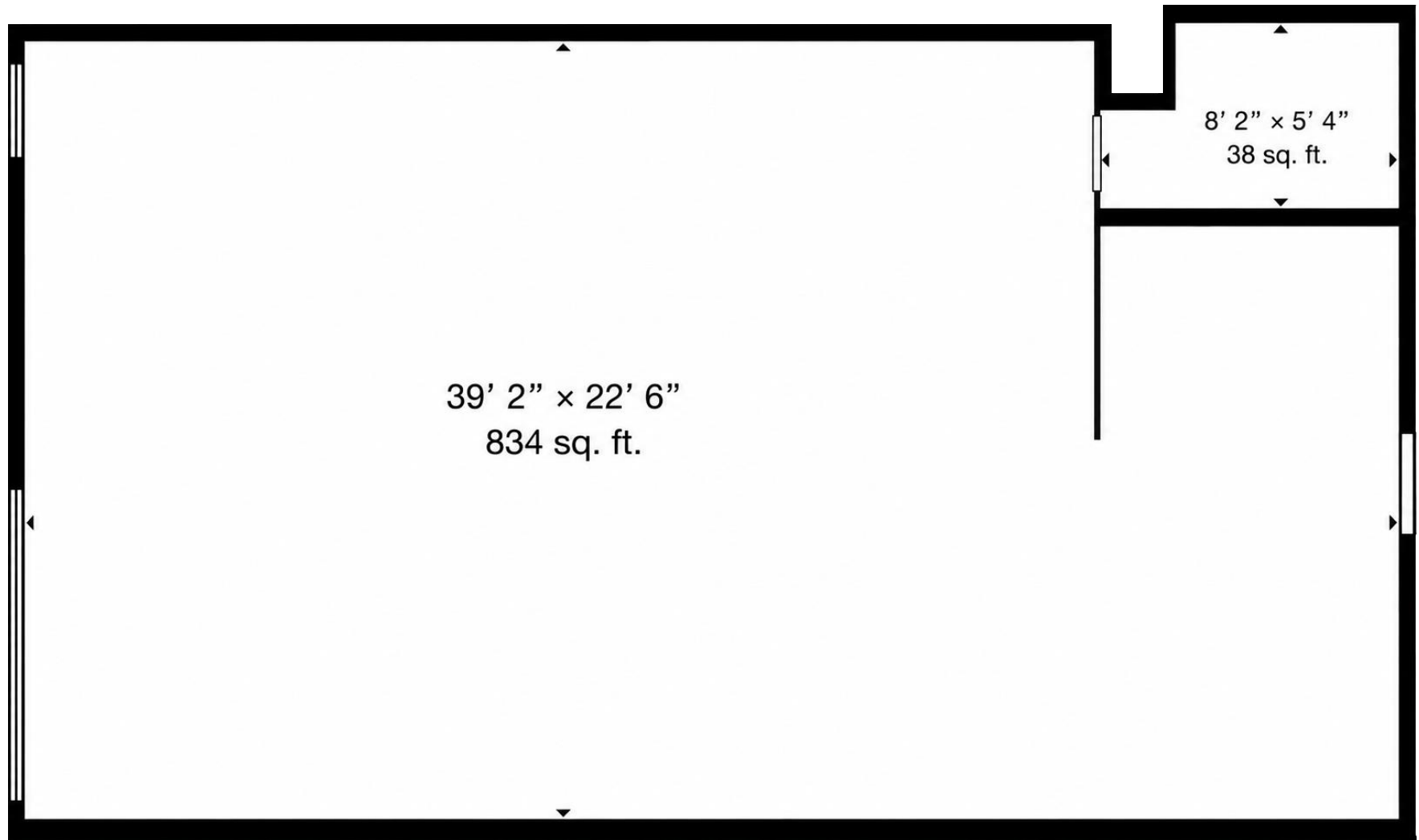
INTERIOR | Suite 100

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FLOORPLAN | Suite 100 | 923 sq. ft



[Virtual Tour | Suite 100](#)

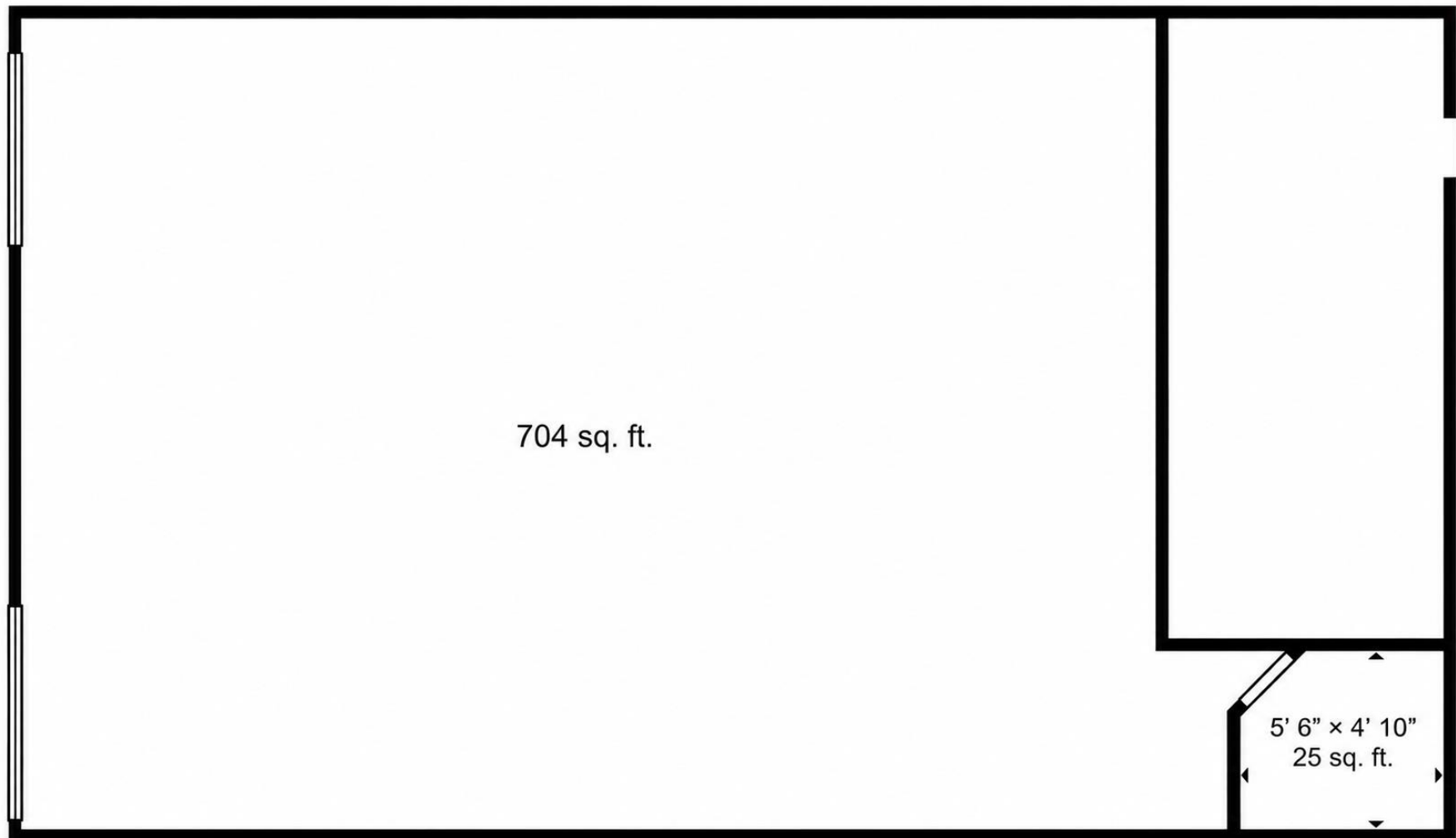
INTERIOR | Suite 120

EXCLUSIVE LEASING OPPORTUNITY



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FLOORPLAN | Suite 120 | 781 sq. ft



[Virtual Tour | Suite 120](#)

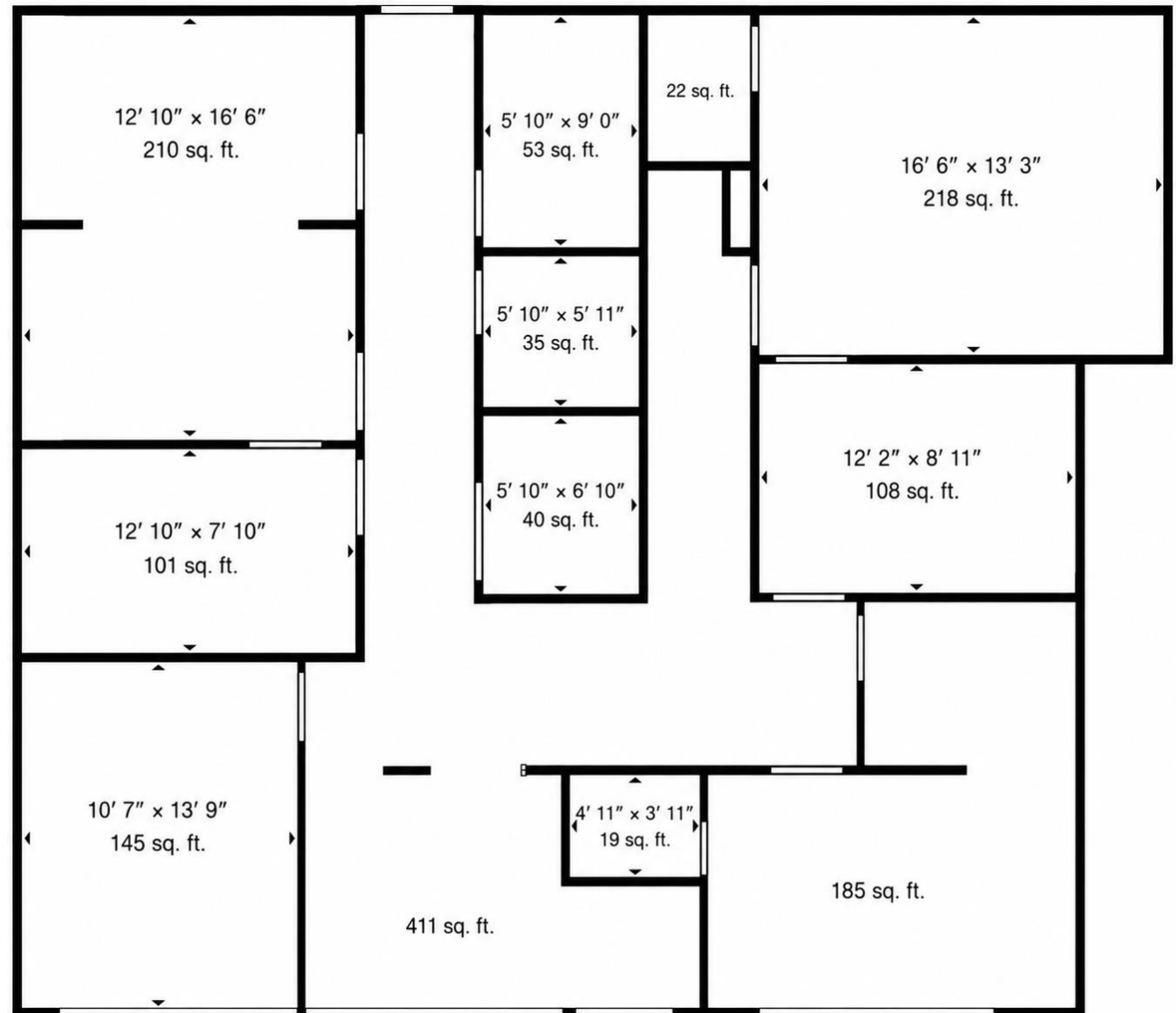
INTERIOR | Suite 140

EXCLUSIVE LEASING OPPORTUNITY



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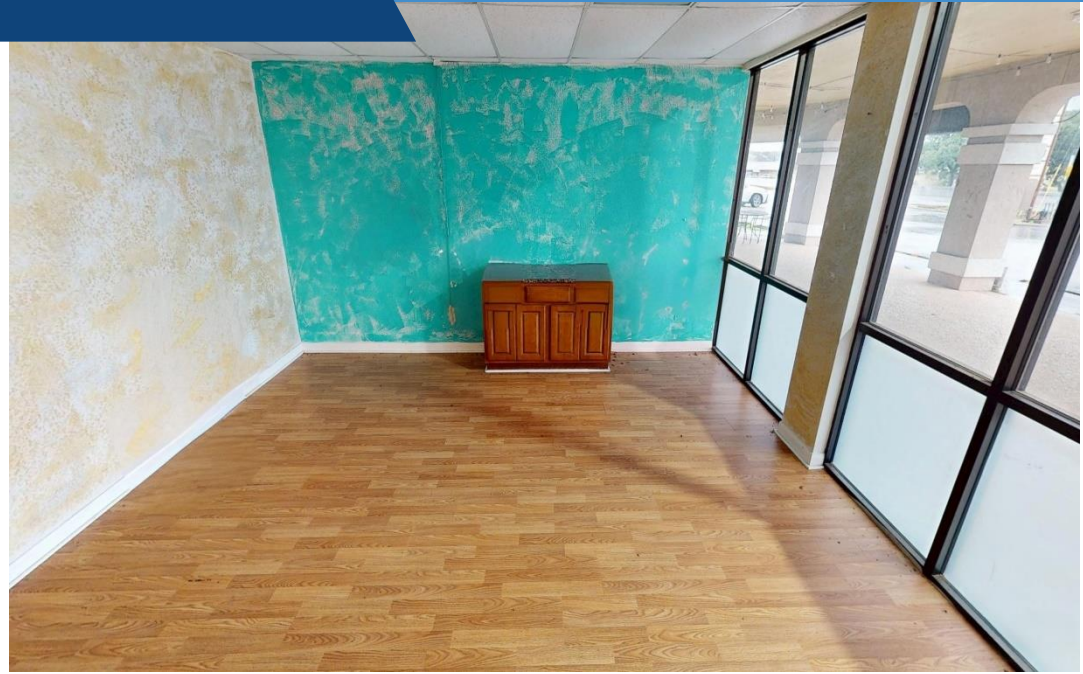
FLOORPLAN | Suite 140 | 1,718 sq. ft



[Virtual Tour | Suite 140](#)

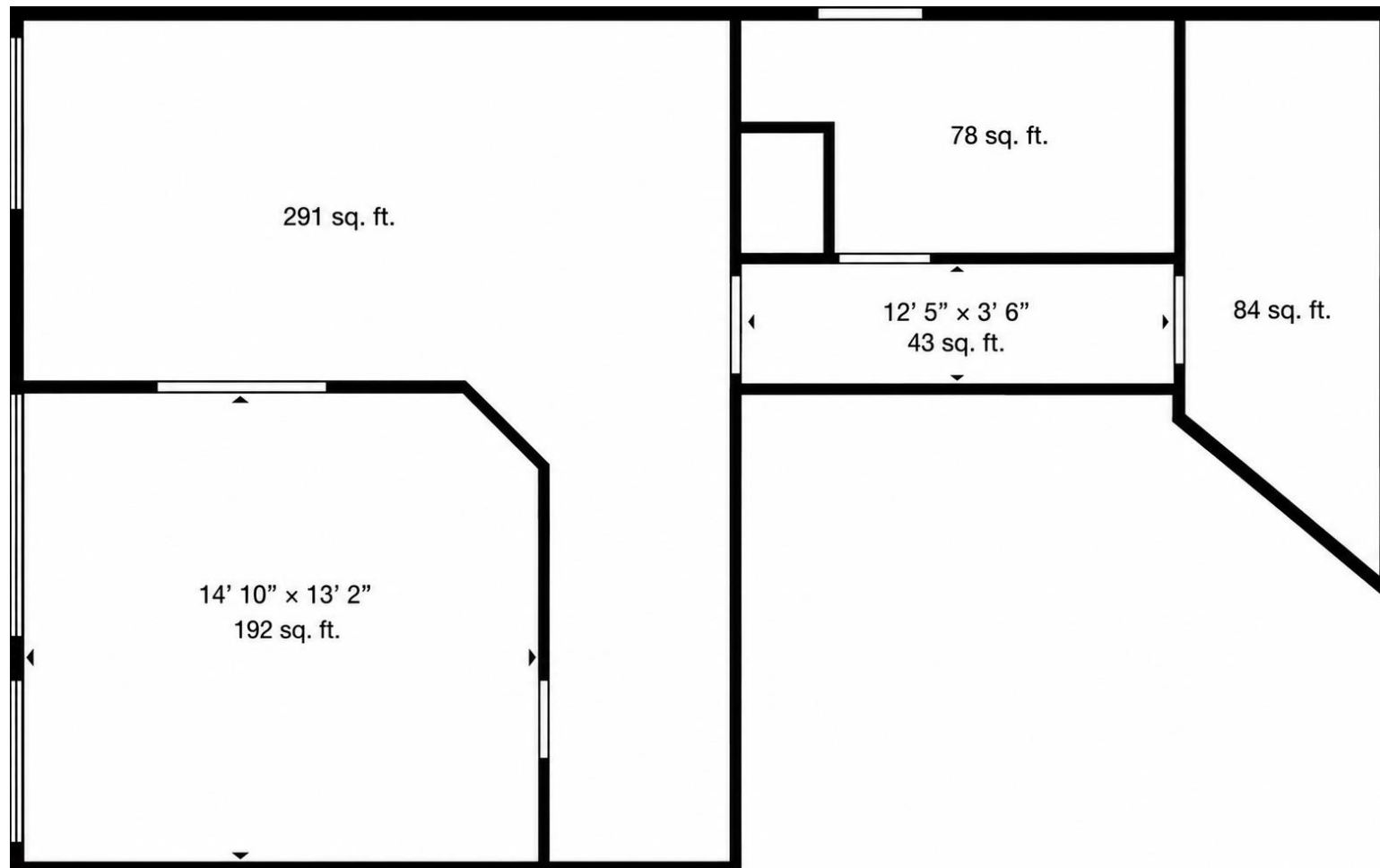
INTERIOR | Suite 200

EXCLUSIVE LEASING OPPORTUNITY



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FLOORPLAN | Suite 200 | 760 sq. ft

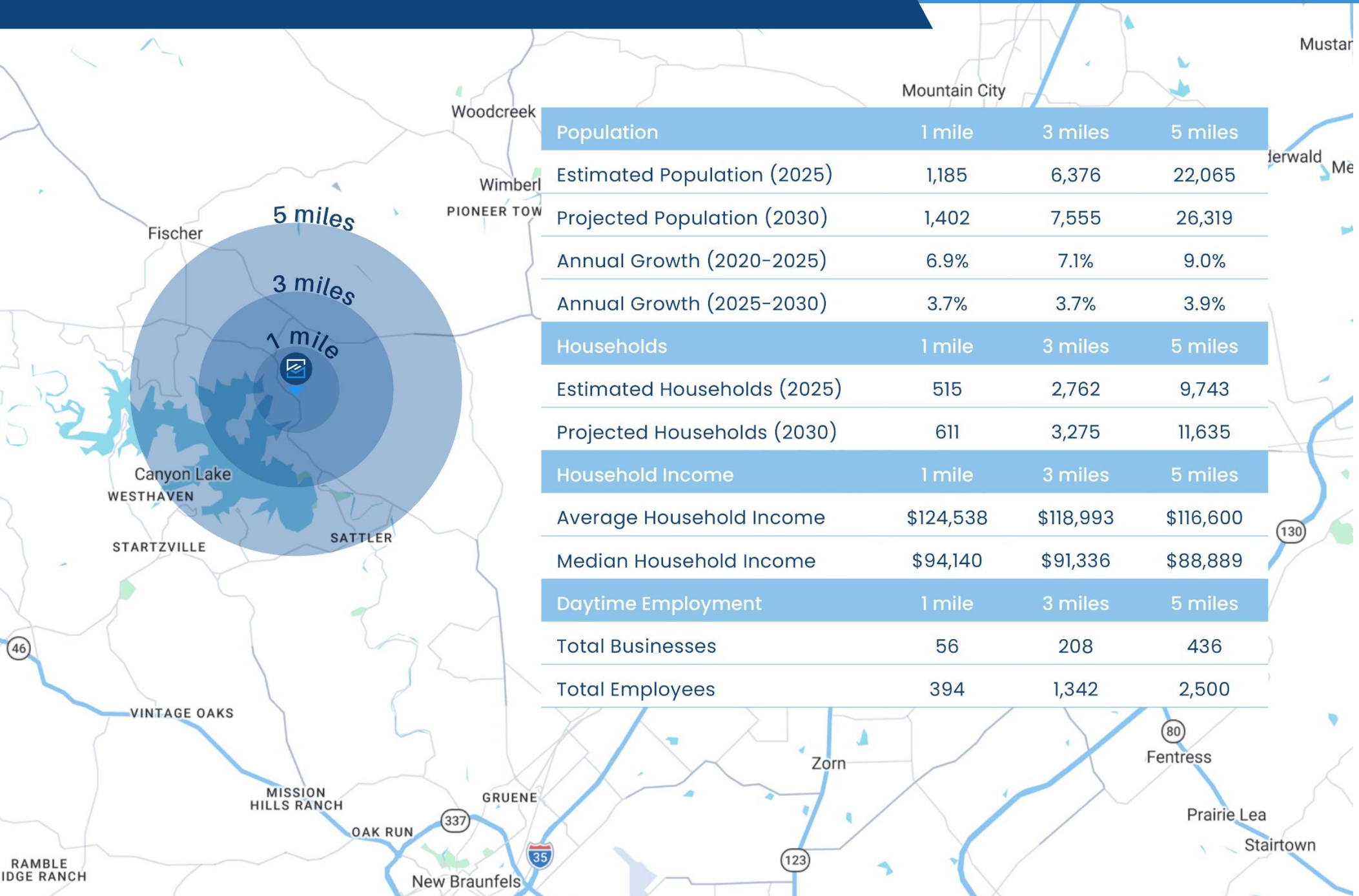


[Virtual Tour | Suite 200](#)

Suite	Square Feet	Base Rent Per Mo.	NNN Est. per Mo.	Gross Rent Per Mo.
100	923	\$1,461	\$385	\$1,846
120	781	\$1,237	\$325	\$1,562
140	1,718	\$2,720	\$716	\$3,436
200	760	\$1,203	\$317	\$1,520

DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY





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;
 - 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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Gustavo Torres	681940	gus@entrust-ca.com	726.230.6105
Sales Agent/ Associate's Name	License No.	E-Mail	Phone
Sales Agent/ Associate's Name	Licensed No.	E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov