

# McCreless Market Center



## Retail & Pad Sites For Lease

4130 S New Braunfels Ave / San Antonio, TX 78223

### AVAILABLE SPACE

Bldg R - Suite 103: 1,100 sf

Bldg R - Suite 105: 2,600 sf

Pad Sites for Ground Lease or BTS

### SOME OF THE MAJOR TENANTS INCLUDE

H.E.B Plus, Marshall's, Burlington, Cinemark Theatres, Shoe Carnival, The Children's Place, Rainbow, Wingstop, Chick-Fil-A and many more.



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Available Space



6.28.24

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9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
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## Site Plan

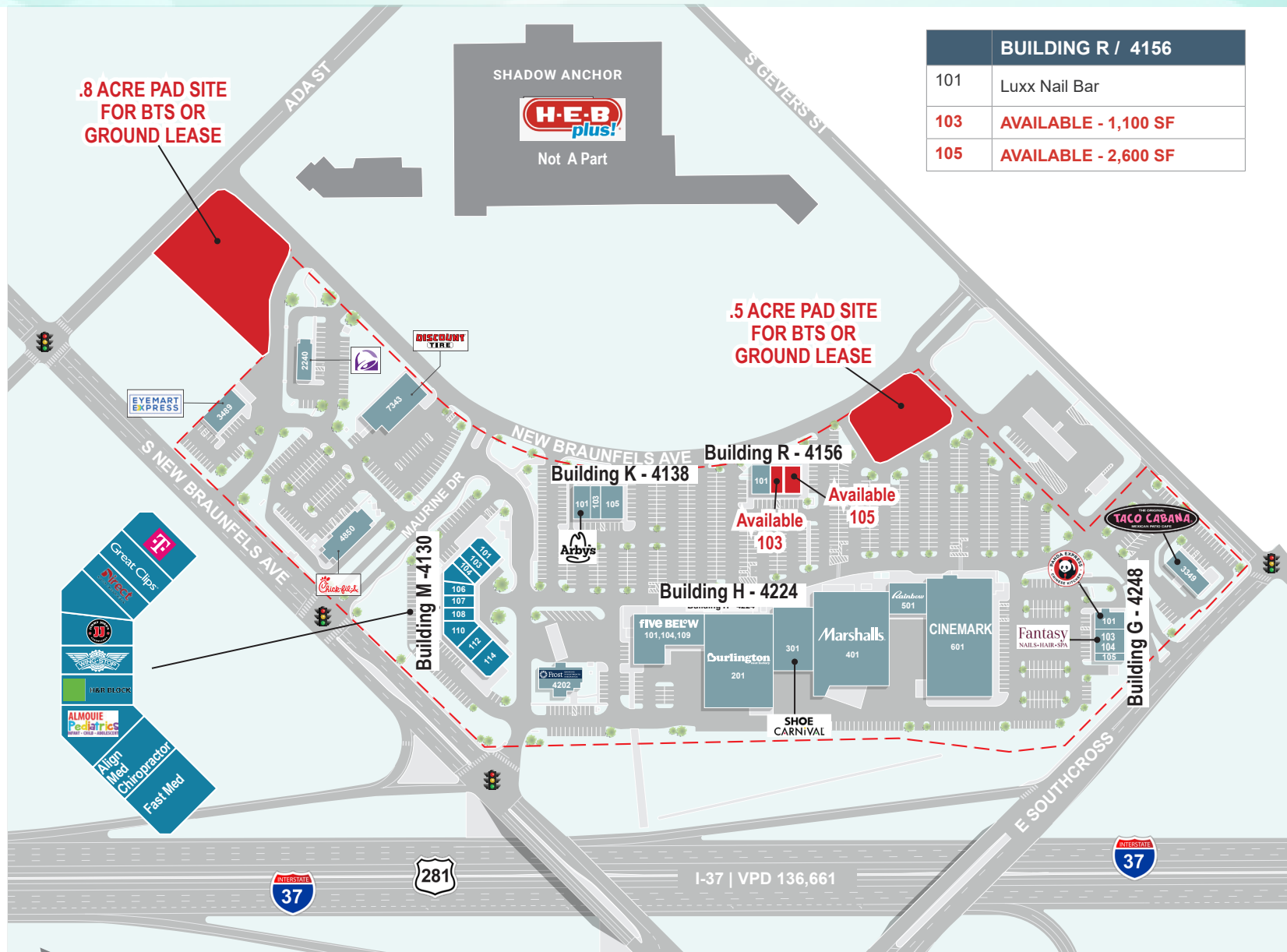
BUILDING G / 4248	
101	Panda Express
103	Fantasy Nails - Hair - Spa
104	"
105	VIP Staffing

BUILDING H / 4224	
101	Five Below
104	"
109	"
201	Burlington
301	Shoe Carnival
401	Marshall's
501	Rainbow

BUILDING K / 4138	
101	Arby's
103	Boba Tea
105	La Siberia De Monterrey

BUILDING M / 4130	
101	T-Mobile
103	Great Clips
104	Direct General
106	Jimmy Johns
107	Wingstop
108	H&R Block
110	Almouie Pediatrics
112	Align Med Chiropractor
114	FastMed

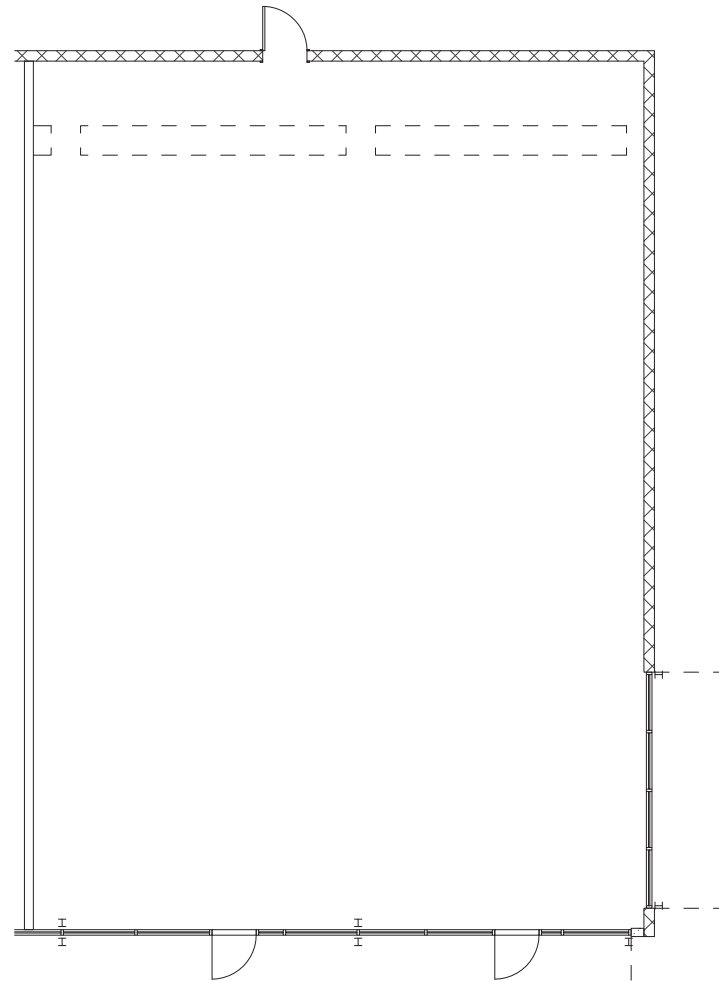
BUILDING R / 4156	
101	Luxx Nail Bar
103	AVAILABLE - 1,100 SF
105	AVAILABLE - 2,600 SF



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## Floor Plan



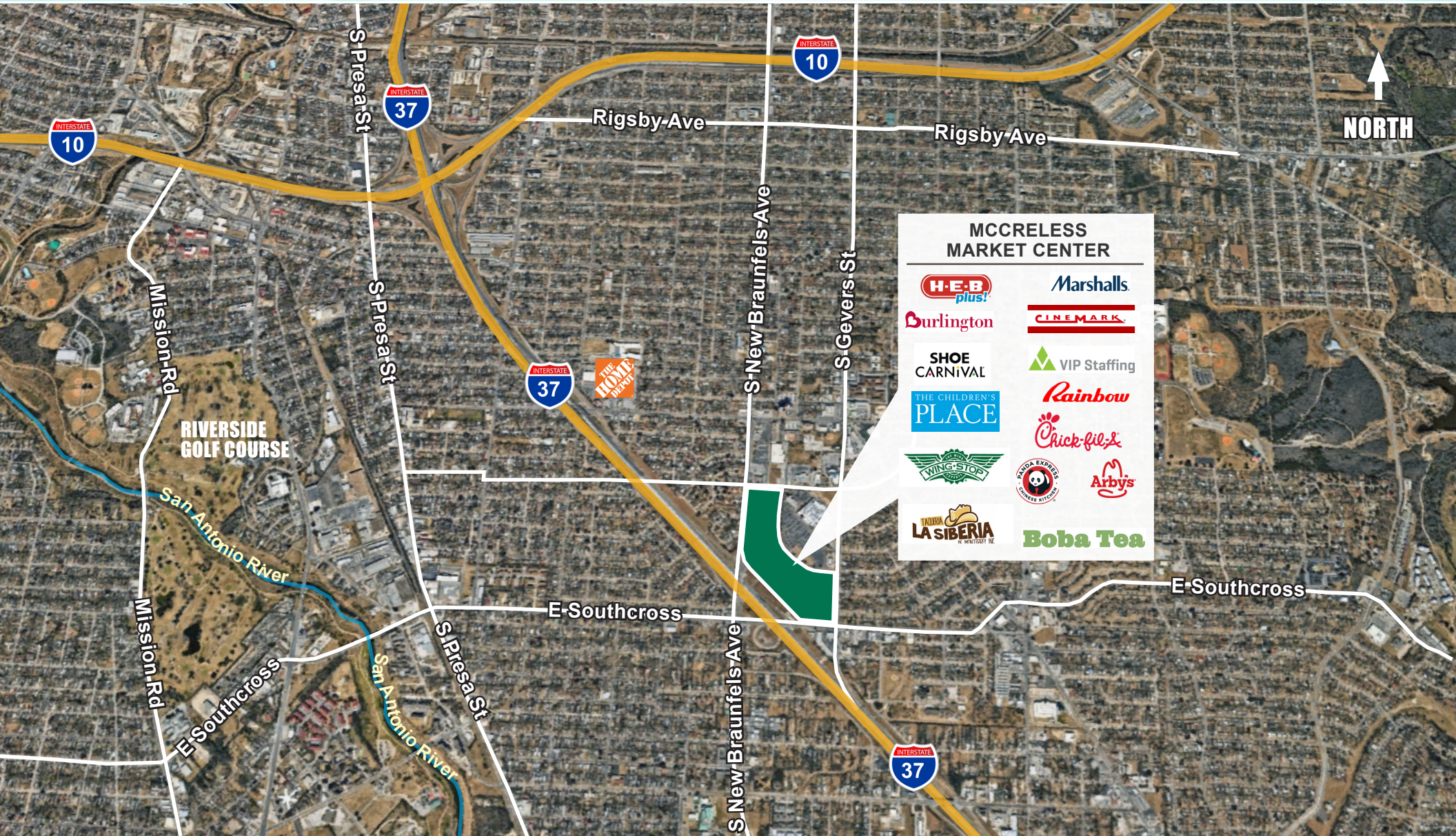
**Bldg R (4156)**  
**Suite 105**  
**2,600 sf**

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Aerial View



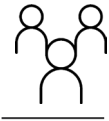
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## Demographics



**1 MILE**

ESTIMATED POPULATION  
17,822

ESTIMATED HOUSEHOLDS  
6,383

ESTIMATED MEDIAN HOUSEHOLD INCOME  
\$37,749

ESTIMATED MEDIAN HOME VALUE & YEAR BUILT  
\$82,586  
1956

**3 MILE**

ESTIMATED POPULATION  
120,731

ESTIMATED HOUSEHOLDS  
41,507

ESTIMATED AVG. HOUSEHOLD INCOME  
\$37,904

ESTIMATED MEDIAN HOME VALUE & YEAR BUILT  
\$93,189  
1960

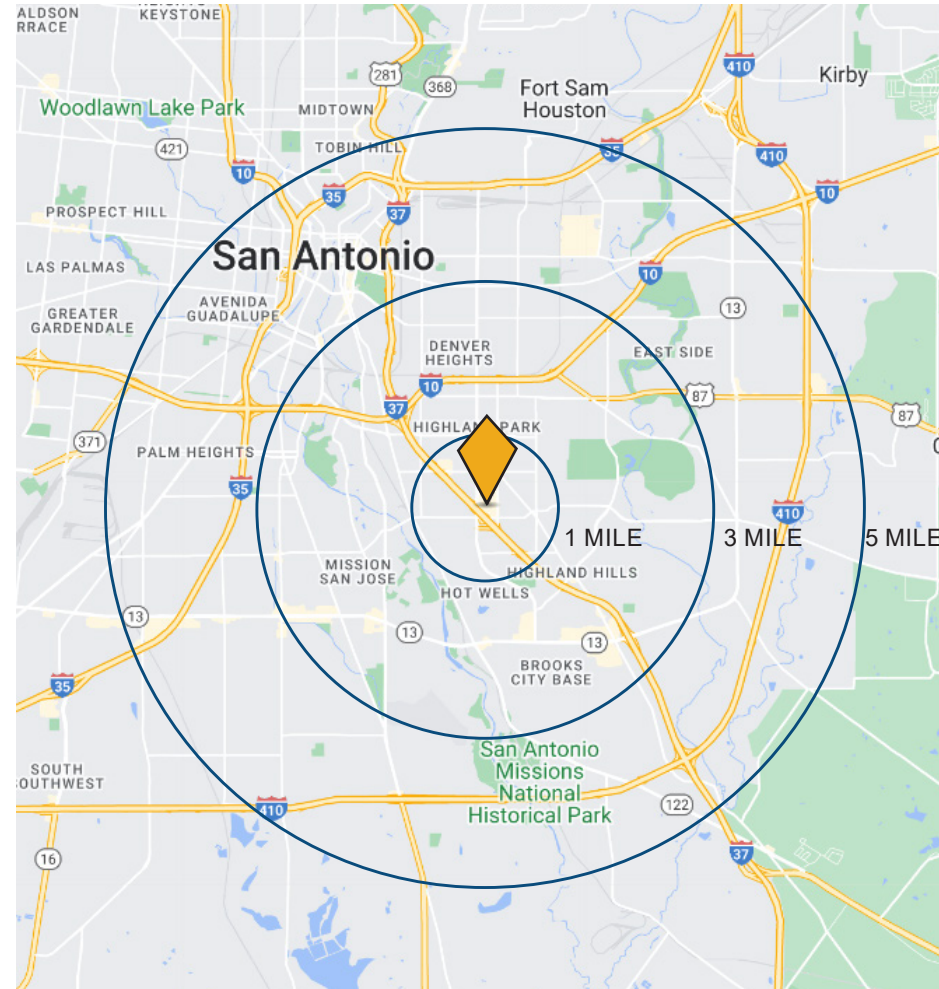
**5 MILE**

ESTIMATED POPULATION  
293,767

ESTIMATED HOUSEHOLDS  
98,362

ESTIMATED AVG. HOUSEHOLD INCOME  
\$38,987

ESTIMATED MEDIAN HOME VALUE & YEAR BUILT  
\$93,597  
1964



Source: Costar - 2023

### TRAFFIC COUNT

HWY 281 @ I-37: 93,883 VPD

E SOUTHCROSS BLVD @ E SOUTHCROSS: 17,149

S NEW BRAUNFELS @ SALLY GAY DR: 13,873 VPD

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# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_