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PORTFOLIO OF THREE RETAIL CENTERS

San Antonio, TX

BOARDWALK SHOPPING CENTER

23535 I-10, San Antonio, TX 78257



THE POINT SHOPPING CENTER

6565 Babcock Rd, San Antonio, TX 78249



BABCOCK FLEX

6563 Babcock Rd, San Antonio, TX 78249



Link to Confidentiality Agreement:

<https://bit.ly/3E2QusU>

Sign to see rent rolls and full details

OFFERING MEMORANDUM



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OFFERING SUMMARY

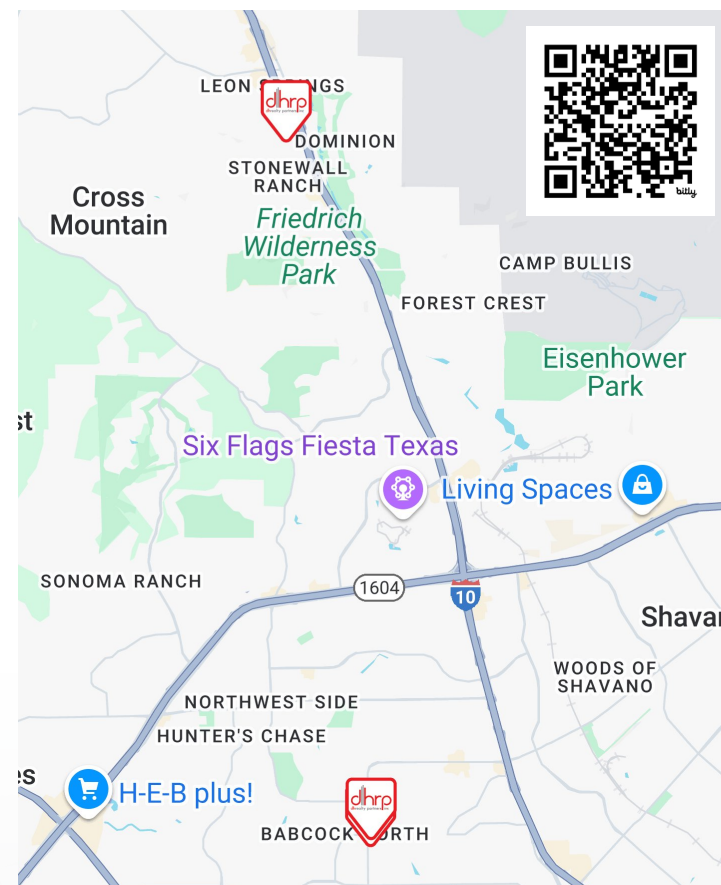
DH Realty Partners (DHRP) is pleased to present a prime investment portfolio featuring three multi-tenanted retail centers in high-growth areas of San Antonio, TX: The Boardwalk, Babcock Flex, and The Point. These properties offer strong demographics, excellent visibility, and a diverse tenant mix catering to retail, professional, and medical services.

The Boardwalk consists of three buildings developed in phases, with two 2-story buildings (built in 2004) connected by a boardwalk and a single-story addition (built in 2007). Strategically located along Interstate 10, it benefits from high traffic, easy access, and proximity to retail, corporate offices, and entertainment attractions.

Babcock Flex is an 18,780 SF center built in 2016, featuring a modern, flexible design with stone façade, retail storefronts, and rear roll-up doors. Located at the Babcock & De Zavala intersection, it is just minutes from UTSA, Interstate 10, and the 900-acre Medical Center, making it ideal for both retail and flex tenants.

The Point spans 29,930 SF at the same intersection, offering a high-visibility location within a dense, high-income area. Built in 1983, it attracts a strong tenant mix and benefits from proximity to UTSA, Interstate 10, and the Medical Center.

This three-property portfolio presents a rare opportunity for investors seeking stable, high-performing assets in a thriving San Antonio market.



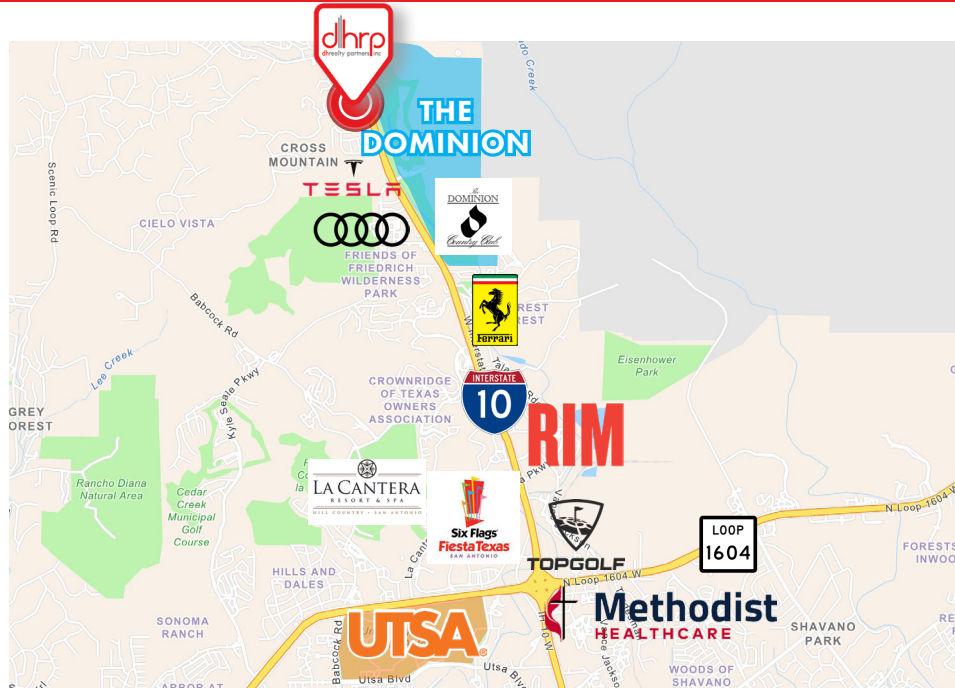
INTERACTIVE MAP: <https://bit.ly/4hvvdG3>

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PROPERTY 1: BOARDWALK SHOPPING CENTER

23535 I-10 | San Antonio, TX 78257



BUILDING SIZE

Building #1: 16,065 SF
(Constructed 2004)

Building #2: 16,226 SF
(Constructed 2004)

Building #3: 7,000 SF
(Constructed 2007)

Total Square Footage: 39,291 SF

LAND SIZE

4 AC

OCCUPANCY

98%

ZONING

C-2, O-2, City of San Antonio

PARKING RATIO

4.6 per 1,000 SF

FLOOD PLAIN

No part of this property is located in the FEMA 100-year flood area.

SALE PRICE

Contact Brokers

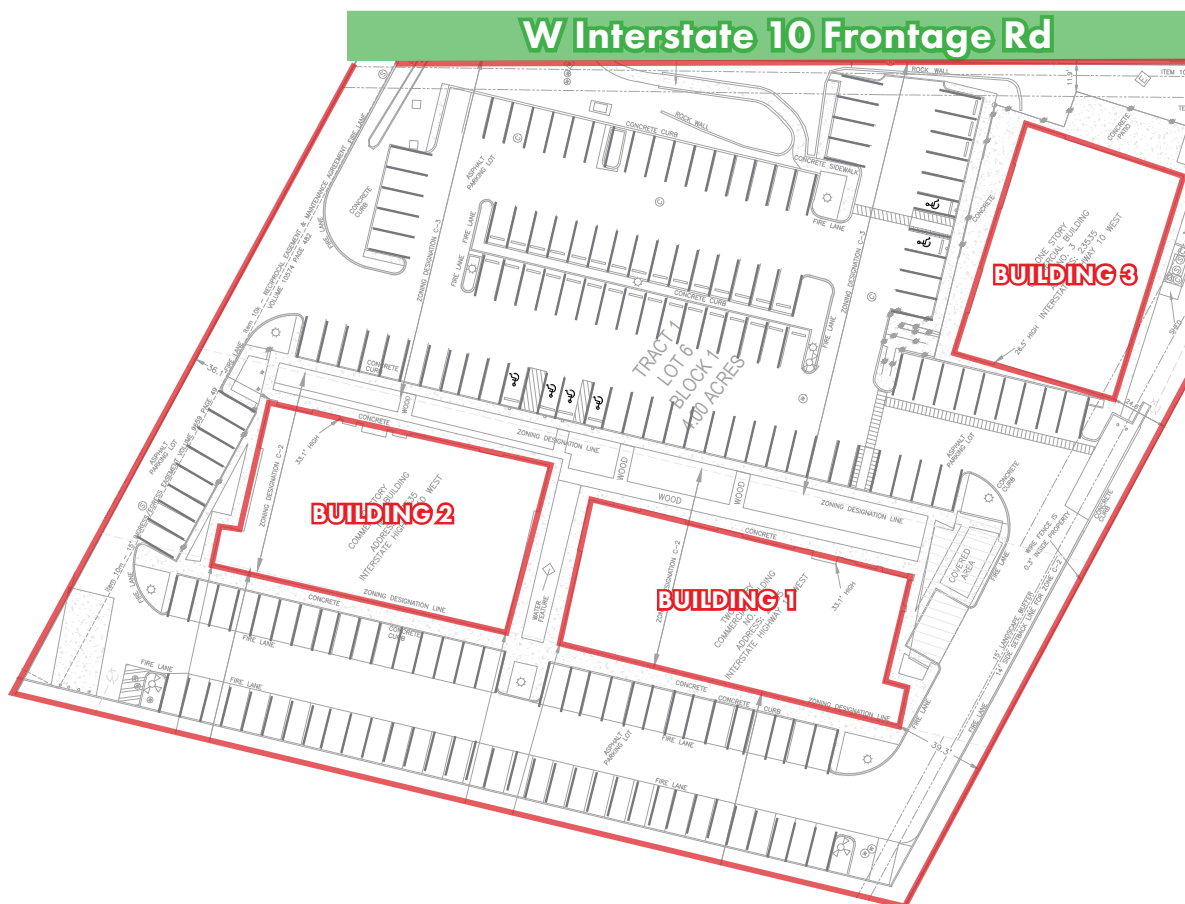


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BOARDWALK SHOPPING CENTER

23535 I-10 | San Antonio, TX 78257

SITE PLAN



BUILDING 1, FLOOR 1

- 1101: The Angry Elephant (2,667 SF)
- 1102: Rough Country Vape & Smoke (1,647 SF)
- 1103: Thai Lao Orchid (1,836 SF)
- 1106: Double Dave's Pizzaworks (2,584 SF)

BUILDING 1, FLOOR 2

- 1201: Pilates Plus (1,481 SF)
- 1203: Over The Top Barbershop (1,777 SF)
- 1205: Brazilian Top Team (2,474 SF)
- 1206: BK Custom Home Builders (781 SF)
- 1208: Tax Y Mas (530 SF)

BUILDING 2, FLOOR 1

- 2101: TD Nails and Spa (1,700 SF)
- 2102: Parlor Doughnuts (1,655 SF)
- 2104/2106: Massage Heights - Boardwalk (5,093 SF)

BUILDING 2, FLOOR 2

- 2201: Fun With Lashes (1,260 SF)
- 2202: Dental Oral Care (2,680 SF)
- 2203: Flair 55: (1,200 SF)
- 2204: Groov Wellness (917 SF)
- 2205: VACANT (640 SF)

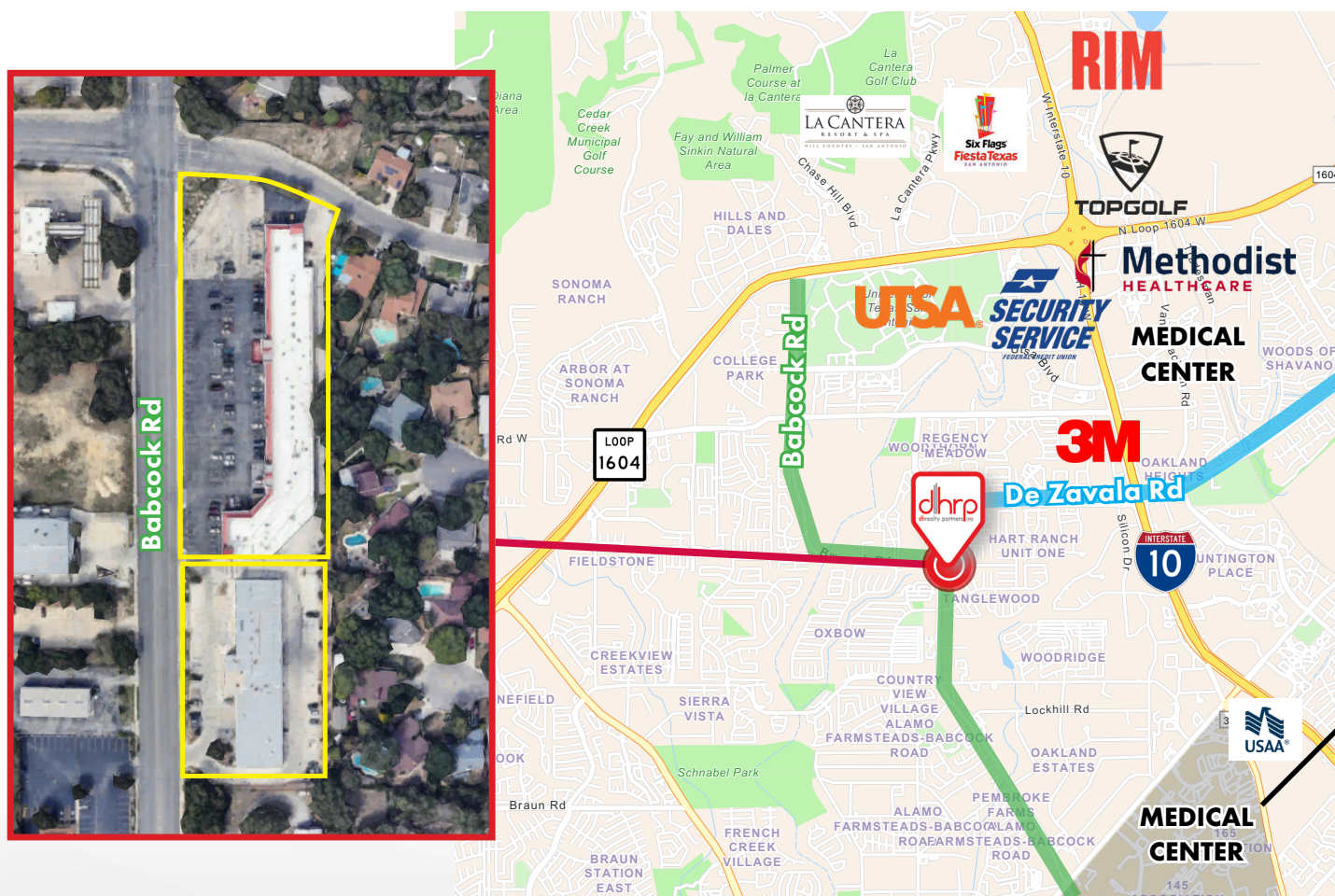
BUILDING 3

- 3001: La Laguna (3,080 SF)
- 3002: Jordan Spears and Joshua Keams (2,030 SF)
- 3003: Jovem (2,000 SF)

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PROPERTIES 2 & 3

6563 & 6565 Babcock Rd | San Antonio, TX 78249



A 900-acre campus, South Texas Medical Center (STMC) is home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health. The STMC attracts over 5 million outpatient visitors and 100,000 inpatient visitors annually supported by a workforce of 650 physicians and 3,000 employees.

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**DRONE FOOTAGE**<https://youtu.be/KyVPrIMUhc>**360° PANORAMIC VIEW**<https://kuula.co/post/hkd8D>

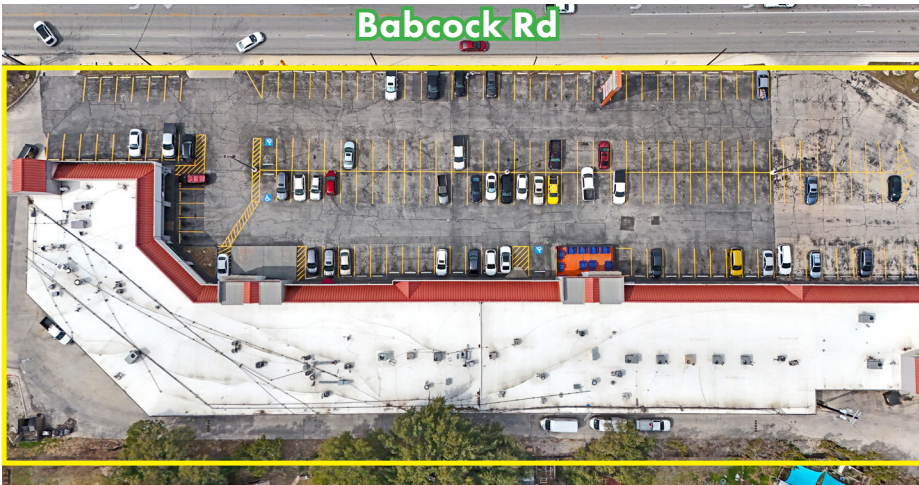
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OFFERING MEMORANDUM

PROPERTY 2: THE POINT SHOPPING CENTER

6565 Babcock Rd | San Antonio, TX 78249

**BUILDING SIZE**

29,930 SF

LAND SIZE

2.72 AC

ZONING

C-2, City of San Antonio

YEAR BUILT

1983

PARKING RATIO

5.65 per 1,000 SF

FLOOD PLAIN

No part of this property is located in the FEMA 100-year flood area.

SALE PRICE

Contact Brokers

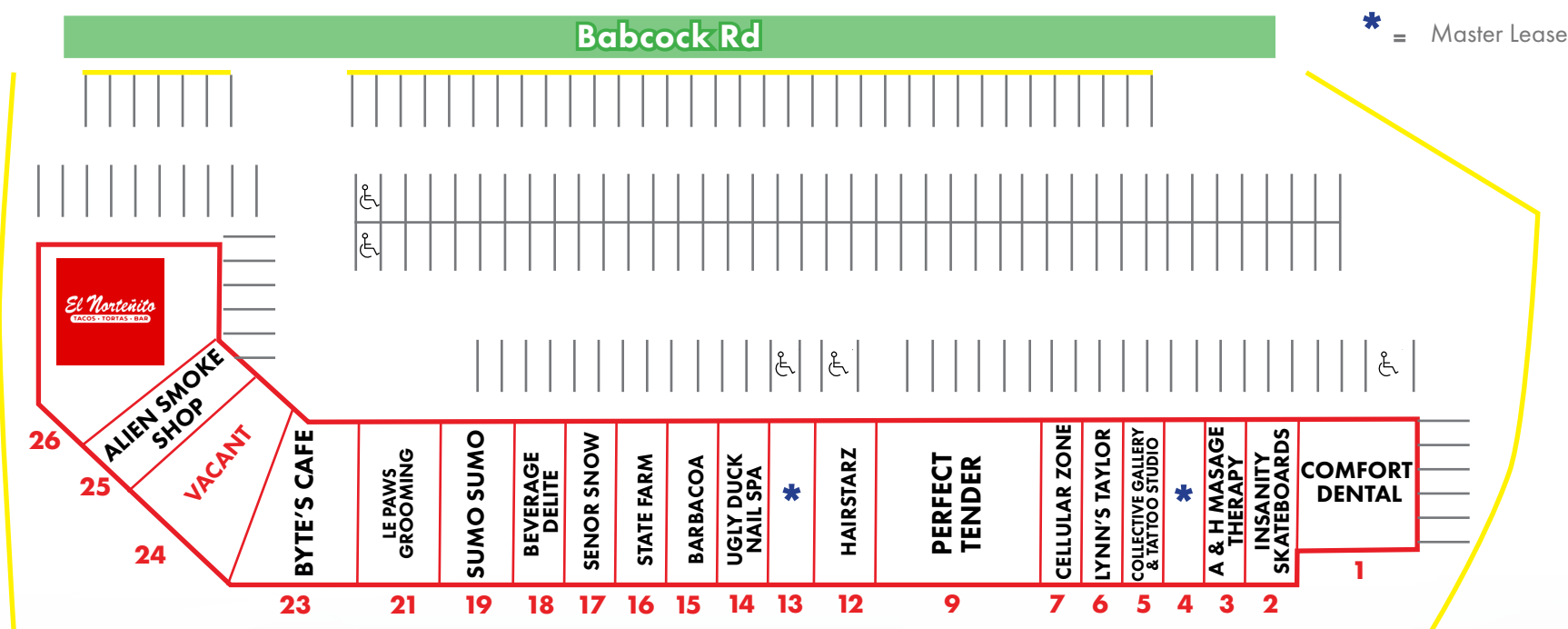


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THE POINT SHOPPING CENTER

6565 Babcock Rd | San Antonio, TX 78249

SITE PLAN



SUITE 1 2,500 SF	SUITE 5 900 SF	SUITE 12 1,176 SF	SUITE 16 900 SF	SUITE 21 1,530 SF
SUITE 2 900 SF	SUITE 6 900 SF	* SUITE 13 600 SF	SUITE 17 600 SF	SUITE 23 2,370 SF
SUITE 3 900 SF	SUITE 7 900 SF	SUITE 14 900 SF	SUITE 18 900 SF	SUITE 24 2,000 SF
* SUITE 4 900 SF	SUITE 9 3,774 SF	SUITE 15 900 SF	SUITE 19 1,380 SF	SUITE 25 1,200 SF
				SUITE 26 3,500 SF

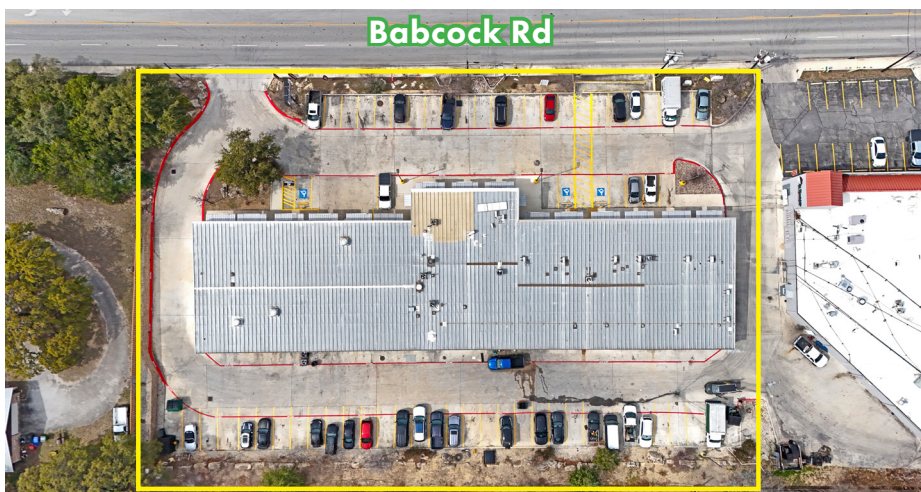
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OFFERING MEMORANDUM

PROPERTY 3: 93% OCCUPIED BABCOCK FLEX/RETAIL

6563 Babcock Rd | San Antonio, TX 78249



BUILDING SIZE
18,780 SF

LAND SIZE
1.57 AC

ZONING
C2-CD (Conditional Use Auto/Lt Truck Repair facility), City of San Antonio

YEAR BUILT
2016

PARKING RATIO
3.41 per 1,000 SF

FLOOD PLAIN
No part of this property is located in the FEMA 100-year flood area.

SALE PRICE
Contact Brokers

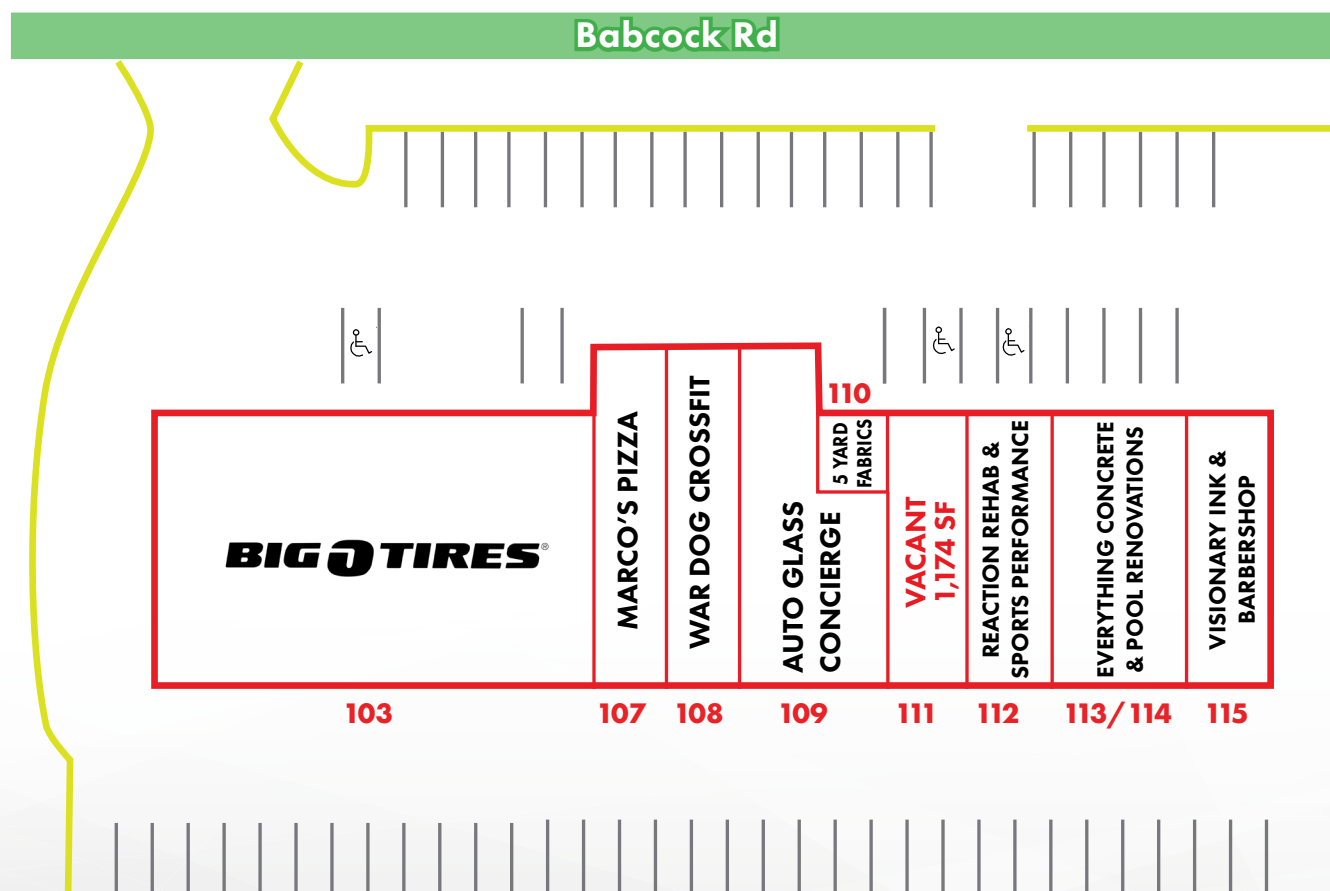


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PROPERTY 3: 93% OCCUPIED BABCOCK FLEX/RETAIL

6563 Babcock Rd | San Antonio, TX 78249

SITE PLAN



BIG TIRES®

SUITE 103
7,020 SF



SUITE 107
1,454 SF



SUITE 108
1,454 SF



SUITE 109
2,154 SF

**5 YARD
FABRICS**

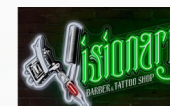
SUITE 110
504 SF



SUITE 112
1,174 SF



SUITE 113 & 114
2,348 SF



SUITE 115
1,174 SF

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San Antonio, TX

SAN ANTONIO MARKET OVERVIEW

San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city’s healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to **hundreds of medical facilities** and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in **healthcare** and **bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.

2.7M

TOTAL
POPULATION

7TH

LARGEST CITY
IN THE U.S.

9.8%

JOB GROWTH
2018-2023

15-20%

PROJECTED
POPULATION
GROWTH

14

ACCREDITED
UNIVERSITIES &
COLLEGES

60

NEW RESIDENTS
PER DAY



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Baylor	510347	mbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan Baylor, CCIM	771911	lbaylor@dhrp.us	(210)222-2424
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