

First Floor Retail Available

9093 Huebner Rd | San Antonio, TX 78240



1,200 - 20,000 SF

Available

C-3

ZONING

Contact
Broker

PRICING

ABOUT THE PROPERTY

- First floor retail available for lease, delivering Q1 2025
- Second floor occupied by medical group with +/- 250 employees
- New construction with ample parking
- Situated along busy Huebner road, surrounded by apartments and medical developments
- Direct access to South Texas Medical Center, with easy access to IH-10

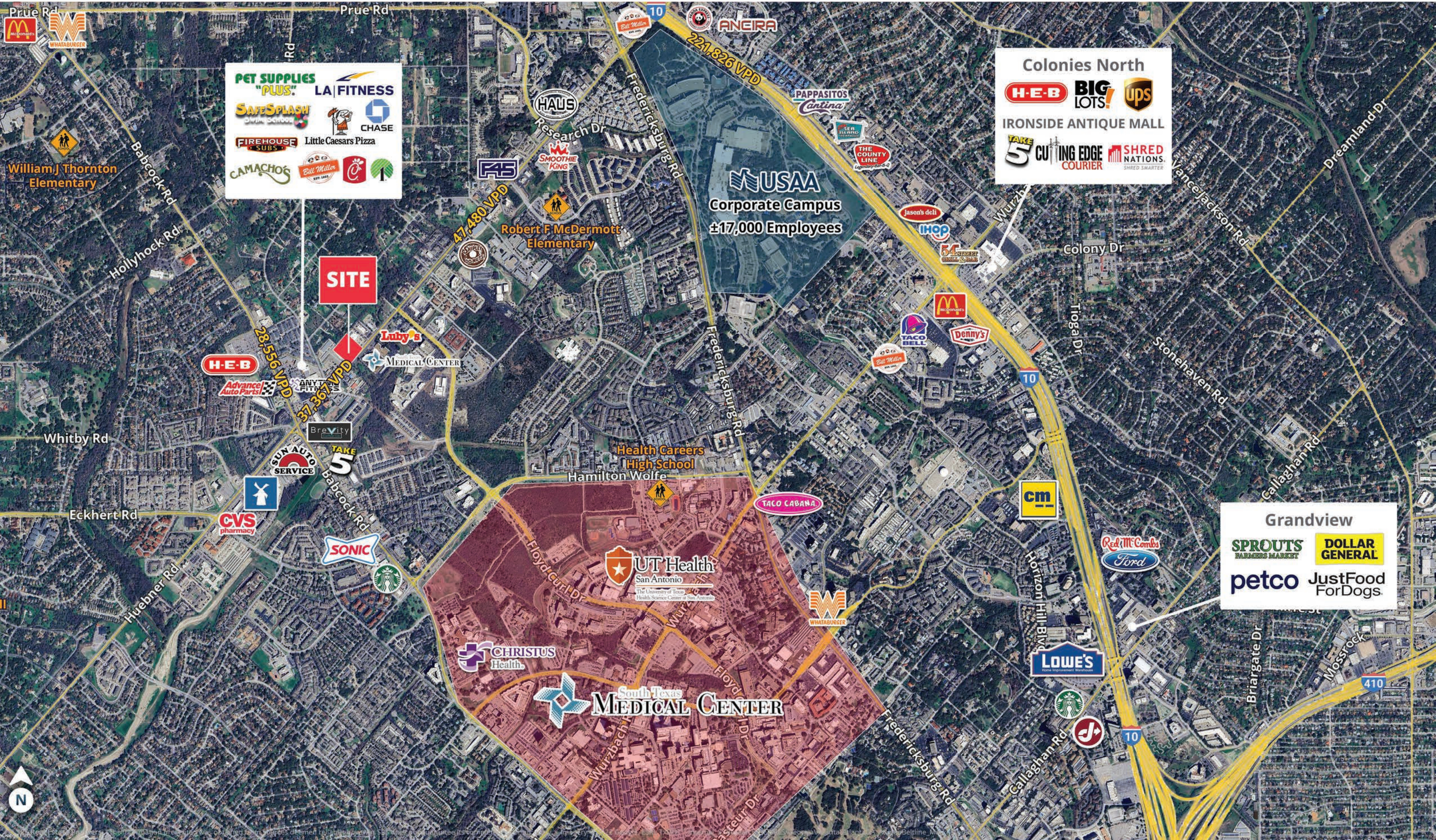
JOIN THESE RESTAURANTS & RETAILERS



TRAFFIC COUNTS

Huebner
IH 10
Babcock

37,367 VPD
47,480 VPD
28,556 VPD



PET SUPPLIES "PLUS." LA FITNESS
SAFESPLASH CHASE
FIREHOUSE SUBS Little Caesars Pizza
CAMACHO'S **Ball Miller** **Q**

Colonies North
H-E-B **BIG LOTS!** **ups**
IRONSIDE ANTIQUE MALL
TAKE 5 **CUTTING EDGE COURIER** **SHRED NATIONS**

Grandview
SPROUTS FARMERS MARKET **DOLLAR GENERAL**
petco **JustFood For Dogs**

SITE

USAA
Corporate Campus
±17,000 Employees

UT Health
San Antonio
The University of Texas
Health Science Center at San Antonio

South Texas MEDICAL CENTER

CHRISTUS Health

Robert F McDermott Elementary

William J Thornton Elementary

Health Careers High School
Hamilton Wolfe

SONIC

CVS pharmacy

H-E-B

TAKE 5

SUN AUTO SERVICE

Brevity

Luby's

FAS

HAUS

SMOOTHIE KING

ANEIRA

PAPPASITOS Cantina

THE COUNTRY LINE

Jason's deli

ihop

54 STREET

McDonald's

TACO BELL

Ball Miller

Denny's

cm

TACO CABANA

WHATABURGER

Red Bull Combs

Ford

LOWE'S

Starbucks

DJ

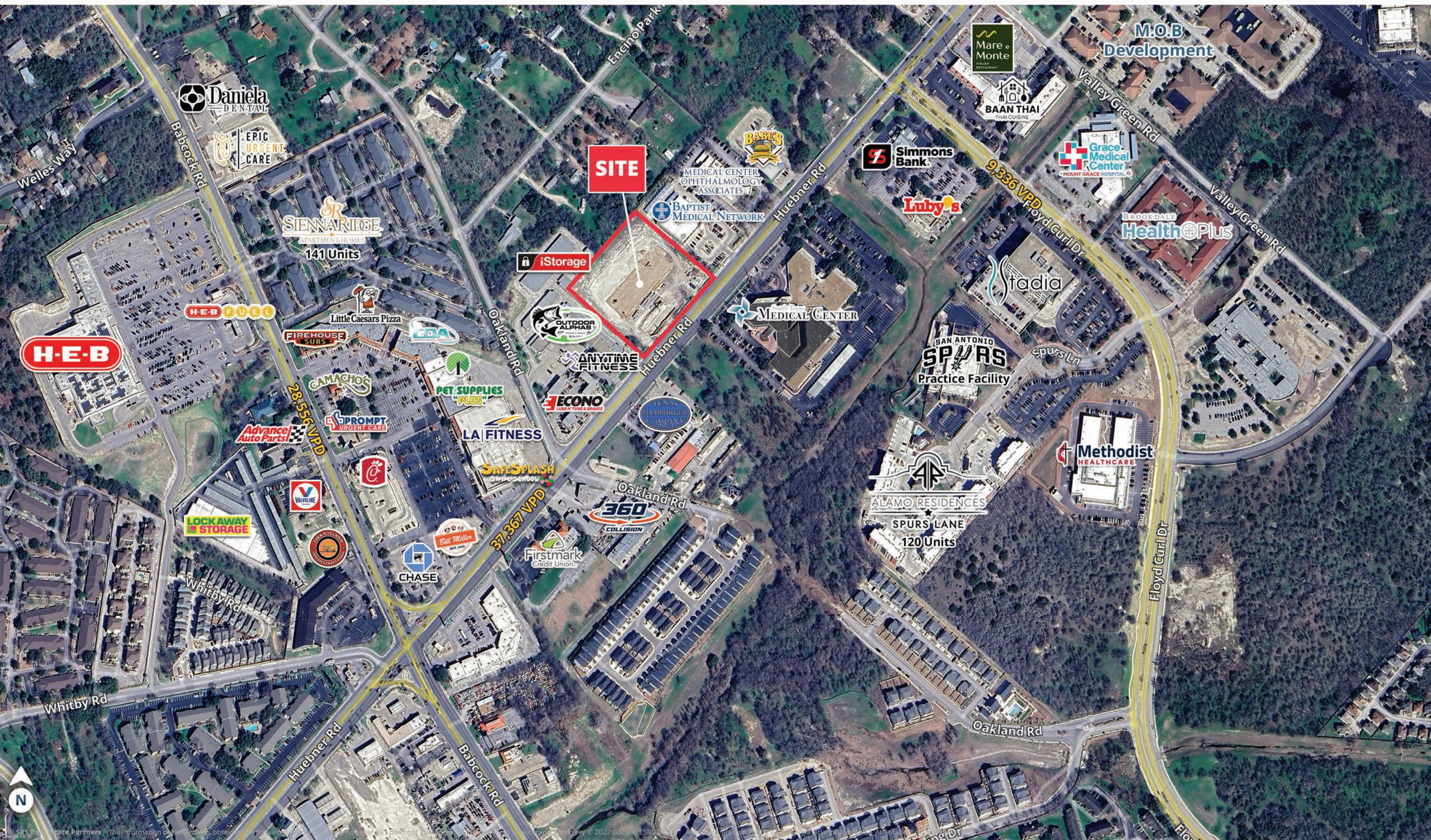
410

10



Site Aerial

9093 Huebner Rd | San Antonio, TX 78240





3D VIEW 1

SCALE:



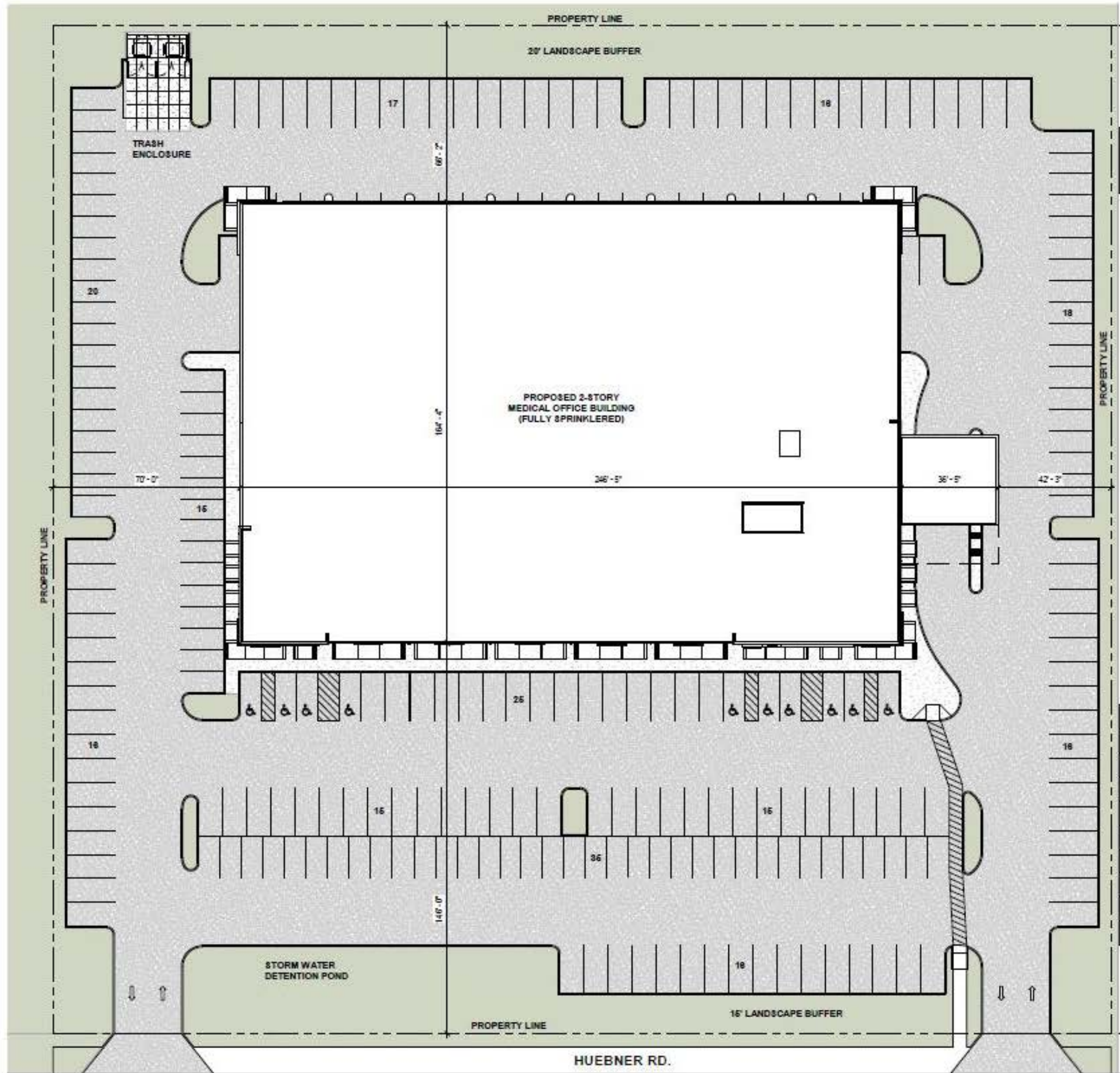
3D VIEW 2

SCALE:

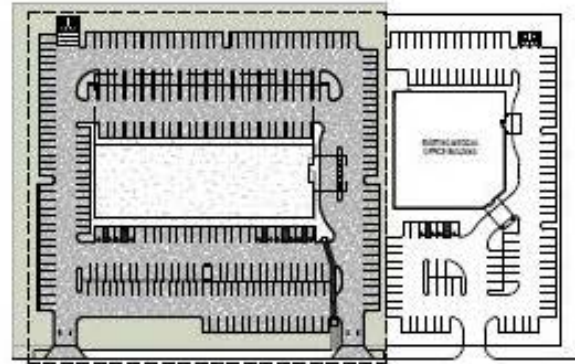


3D VIEW 3

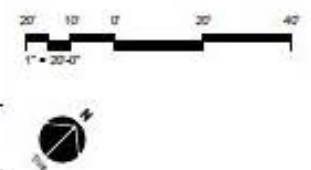
SCALE:



PARKING COUNT	
UNCOVERED STALLS:	72
COVERED STALLS:	218
ACCESSIBLE STALLS:	10
TOTAL:	300

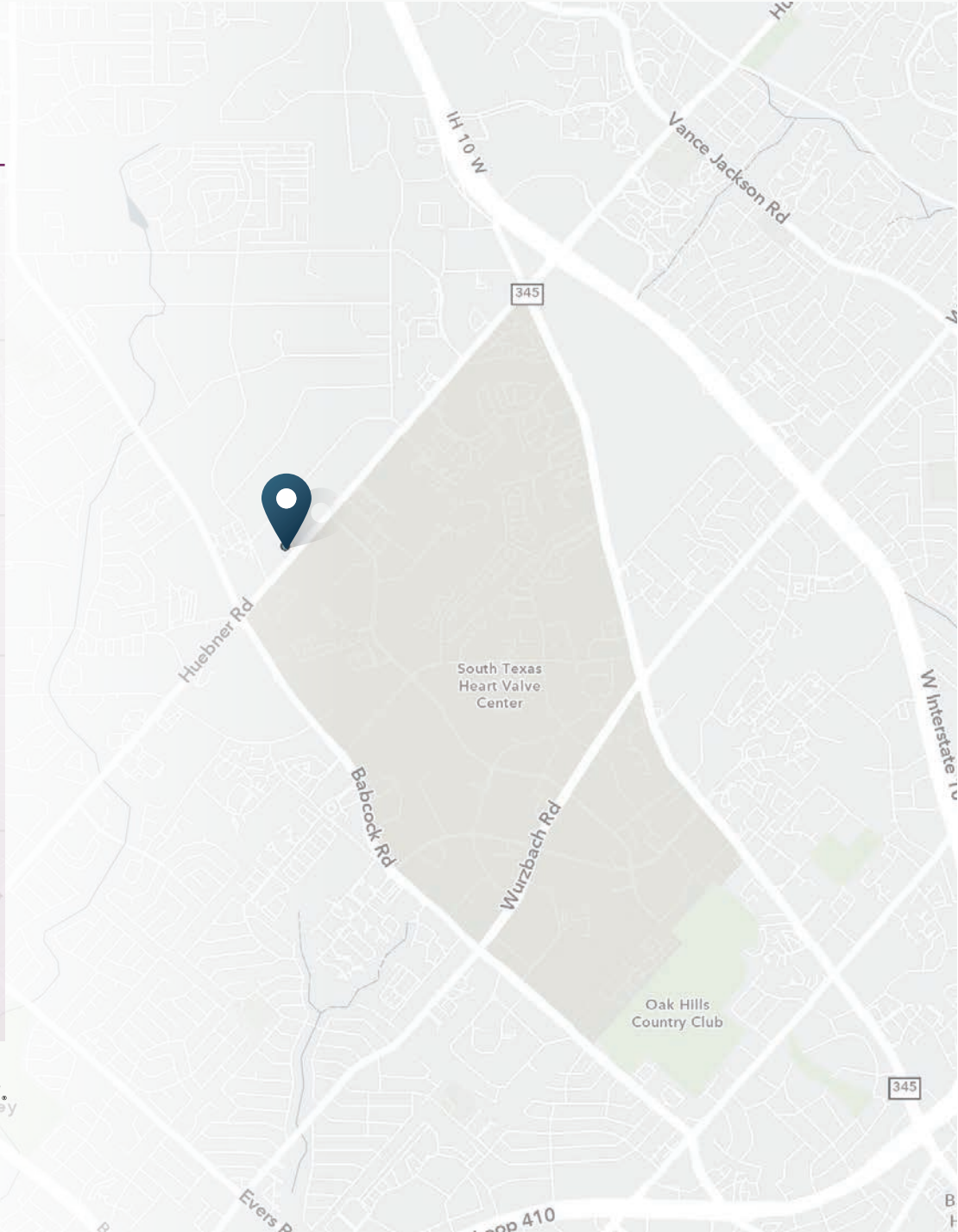


SITE MAP



DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	14,093	137,582	339,315
2029 Projected Population	14,714	137,002	337,104
Proj. Annual Growth 2024 to 2029	0.87%	-0.08%	-0.13%
Daytime Population			
2024 Daytime Population	13,856	194,823	404,405
Workers	7,853	134,360	247,709
Residents	6,003	60,463	156,696
Income			
2024 Est. Average Household Income	\$71,179	\$80,512	\$88,842
2024 Est. Median Household Income	\$55,098	\$58,799	\$64,723
Households & Growth			
2024 Estimated Households	6,866	62,427	141,679
2029 Estimated Households	7,269	63,020	143,221
Proj. Annual Growth 2024 to 2029	1.15%	0.19%	0.22%
Race & Ethnicity			
2024 Est. White	40%	42%	44%
2024 Est. Black or African American	9%	8%	7%
2024 Est. Asian or Pacific Islander	16%	10%	7%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	34%	39%	42%
2024 Est. Hispanic (Any Race)	46%	53%	58%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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.

Drew Allen	656732	drew.allen@srsre.com	210.504.1242
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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