

Retail Leasing Opportunity

Dominion Advisory Group, Inc. is pleased to present the highest impact retail space anywhere in the South Texas Medical Center, Huebner Med Center Plaza. Now under construction, the 12,716 sf retail project will be delivered to tenants by the fall of 2018. The South Texas Medical Center brings a daytime population of over 35,000 employees as customers to the new development. With over 500,000 SF of new hospital space being delivered soon, these numbers will soon rise! Contact us for more details on the wonderful leasing opportunities!



Huebner Med Center Plaza

9390 Huebner Road, San Antonio, TX 78240



SQUARE FEET: **12,716** | TYPE: **Retail, Strip Center**



DOMINION
ADVISORY GROUP, INC.



RASHID KHALIFE
LEASING

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Huebner Med Center Plaza

9390 Huebner Road, San Antonio, TX 78240

LISTING HIGHLIGHTS

Please join our other tenants in this high-demand, 12,716 sf project -- absolutely the most dynamic and visible of any Medical Center retail space.

Situated on the hard corner of Huebner Road at Valley Green Drive, and at the entry into the South Texas Medical Center, this project combines the 50,000+ vpd traffic counts with the enormous 35,000+ daytime population of the Medical Center, and is housed in a stunning high-end building project that is intended to bring thousands of customers to the site.

The project's "billboard visibility" is second-to-none. It will be completely impossible to drive anywhere on Huebner Road and into the Medical Center without missing the dynamic line-up of tenants housed in this project. In short, the massive economic activity drawn to this new development will yield the highest revenue returns of any retail development in San Antonio, Texas.

ADDRESS: 9390 Huebner Road, San Antonio, Texas 78240

TOTAL AREA: 12,716 SF | **RENTS:** Contact Broker | **LEASE TYPE:** NNN

1 x 1,963 SF (RETAIL SUITES) | 1 x 2,463 SF (END CAP W/ DRIVE-THRU)

Limited Remainder Space Available. Please contact Broker ASAP!



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Commercial Real Estate Brokerage & Development
150 N. Loop 1604 East, Suite 202, San Antonio, TX 78232
Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Huebner Med Center Plaza

Retail Space Available
1x 1,963 SF

2,463 SF
END CAP



The building is made up by nine retail spaces totaling 12,716 SF with direct parking lot access and facing Huebner Road. Visibility from the main thoroughfare and multiple vehicle ingress/egress points highlight the site's superb accessibility.

There are seven retail suites available at varying sizes. They are flanked by two restaurant end cap spaces, each with drive-thru opportunities. One drive-thru is currently available with 2,500 SF.

Please contact broker for lease rates.



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Huebner Med Center Plaza

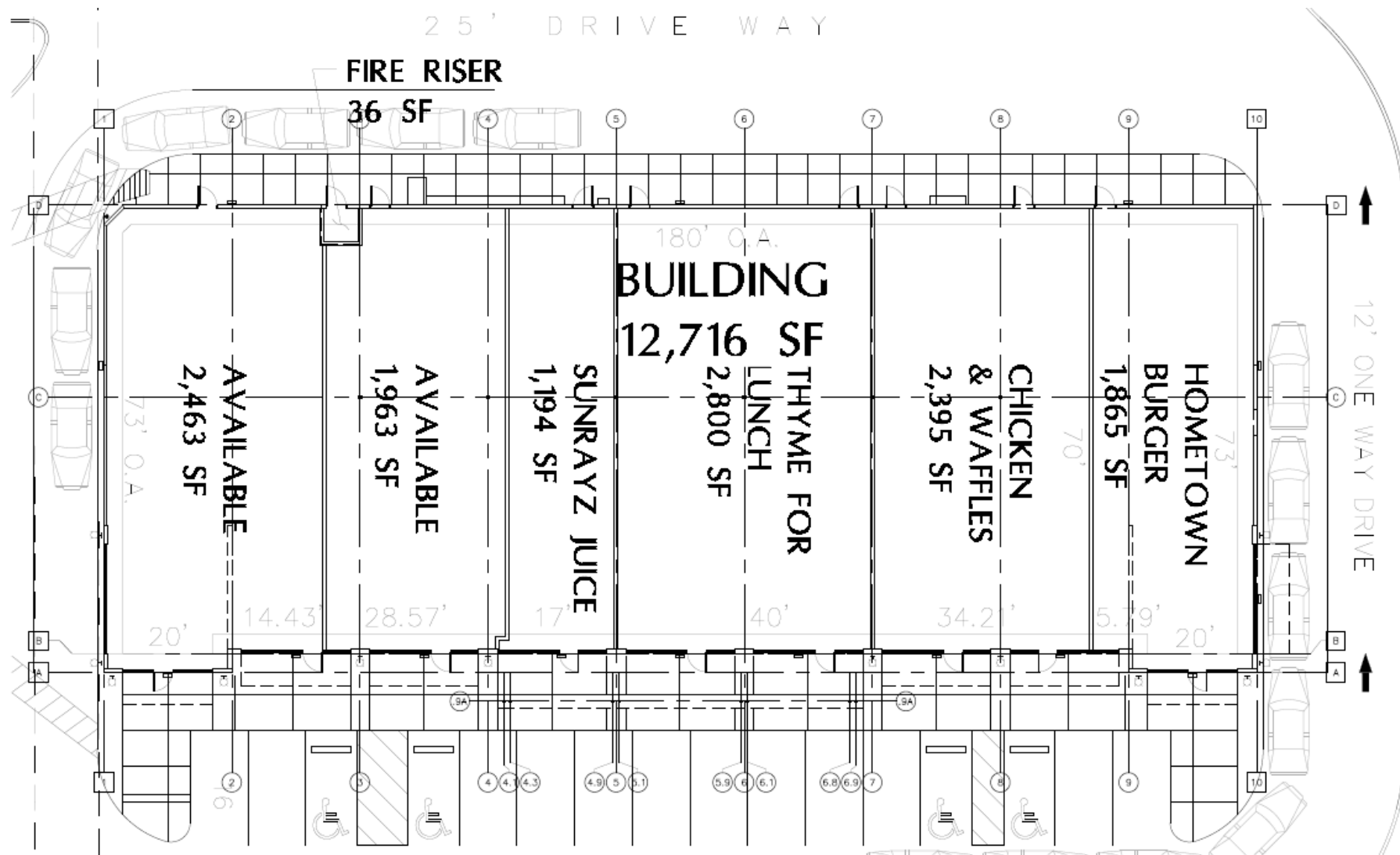


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HUEBNER RD. - LEASE PLAN

SCALE: 1/16"=1'-0"



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Huebner Med Center Plaza

1 Mile Radius

KEY FACTS

13,721

Population



2.0

Average
Household Size

32.0

Median Age

\$40,775

Median Household
Income

EDUCATION

8%

No High
School
Diploma



15%

High School
Graduate



33%

Some College



43%

Bachelor's/Grad/Prof
Degree

BUSINESS



528

Total Businesses



6,761

Total Employees

EMPLOYMENT



White Collar

75%



Blue Collar

11%



Services

14%

5.1%

Unemployment
Rate

INCOME



\$40,775

Median Household
Income



\$27,307

Per Capita Income



\$11,852

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.4%)

The smallest group: \$200,000+ (1.7%)

Indicator	Value	Difference	
<\$15,000	17.3%	+5.9%	
\$15,000 - \$24,999	12.0%	+1.8%	
\$25,000 - \$34,999	13.4%	+3.1%	
\$35,000 - \$49,999	15.8%	+2.0%	
\$50,000 - \$74,999	20.4%	+1.3%	
\$75,000 - \$99,999	9.7%	-2.4%	
\$100,000 - \$149,999	7.8%	-5.3%	
\$150,000 - \$199,999	1.9%	-3.0%	
\$200,000+	1.7%	-3.4%	

Bars show deviation from
Bexar County

Source: Esri, Esri and Infogroup



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Huebner Med Center Plaza

3 Mile Radius

KEY FACTS

139,700

Population



2.2

Average
Household Size

33.3

Median Age

\$50,678

Median Household
Income

EDUCATION

8%

No High
School
Diploma



18%

High School
Graduate



34%

Some College



40%

Bachelor's/Grad/Prof
Degree

BUSINESS



5,086

Total Businesses



98,581

Total Employees

EMPLOYMENT



White Collar

73%



Blue Collar

12%



Services

15%

4.5%

Unemployment
Rate

INCOME



\$50,678

Median Household
Income



\$30,537

Per Capita Income



\$17,427

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.5%)

The smallest group: \$200,000+ (3.2%)

Indicator	Value	Difference	
<\$15,000	12.5%	+1.1%	
\$15,000 - \$24,999	10.4%	+0.2%	
\$25,000 - \$34,999	11.7%	+1.4%	
\$35,000 - \$49,999	14.6%	+0.8%	
\$50,000 - \$74,999	19.5%	+0.4%	
\$75,000 - \$99,999	12.3%	+0.2%	
\$100,000 - \$149,999	12.2%	-0.9%	
\$150,000 - \$199,999	3.6%	-1.3%	
\$200,000+	3.2%	-1.9%	

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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.

Dominion Advisory Group, Inc.	434365	lbaumgardner@askdag.com	210-308-6288
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Larry R. Baumgardner	316863	lbaumgardner@askdag.com	210-308-6288
Designated Broker of Firm	License Number	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License Number	Email	Phone
Sales Agent / Associate's Name	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		