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PRIME CENTRAL INVESTMENT/OWNER-USER OPPORTUNITY

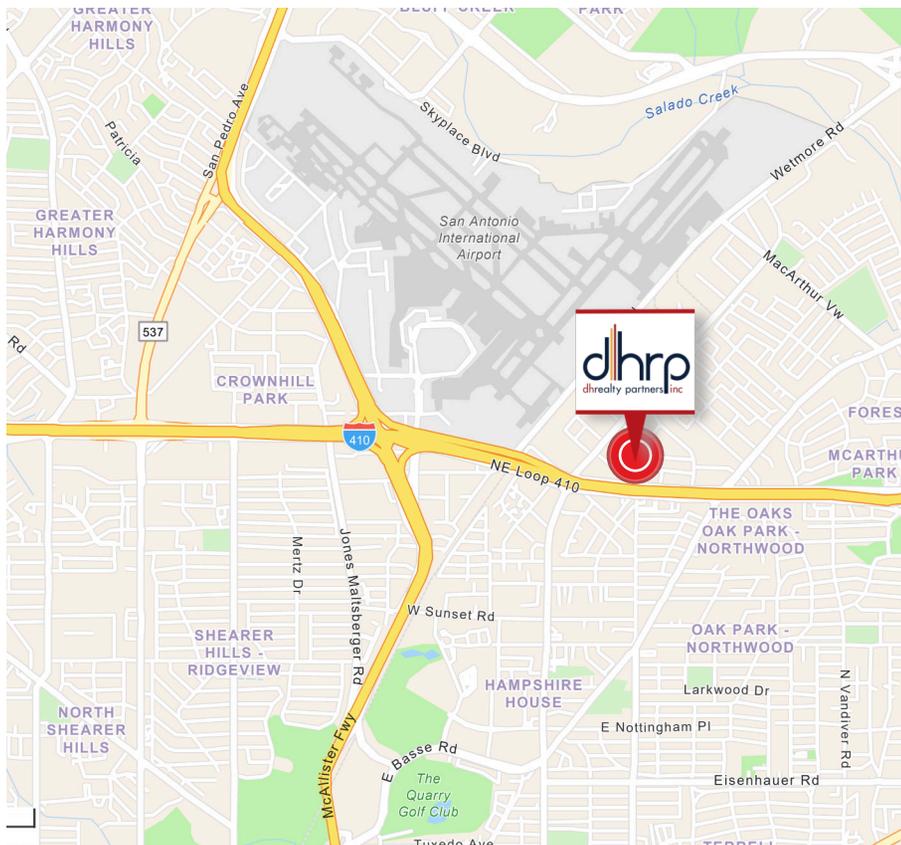
8603 N New Braunfels Ave | San Antonio, TX 78217



SALE/LEASE

PRIME CENTRAL INVESTMENT/OWNER-USER OPPORTUNITY

8603 N New Braunfels Ave | San Antonio, TX 78217



HIGHLIGHTS

- Outstanding visibility
- Opportunity for owner/user
- Parking lot freshly sealed and striped
- Excellent traffic counts (229,058 VPD)
- Conveniently surrounded by multiple retailers
- Situated in a business district
- Easy access to/from Loop 410 & Hwy 281

DESCRIPTION

PRIME LOCATION! 1-story office/retail building located on North New Braunfels Ave with easy access to Loop 410 and Hwy 281. Close proximity to the San Antonio International Airport. The building may also be available for an "Owner Occupant" in addition to investment; inquire with brokers for more details.

BUILDING SIZE

±7,198 SF

LAND SIZE

±0.75 AC

ZONING

C-3 NA

PARKING

35 Surface Parking Spaces

AVAILABLE SPACE

Suite 102: ±3,036.8 SF

SALE/LEASE PRICE

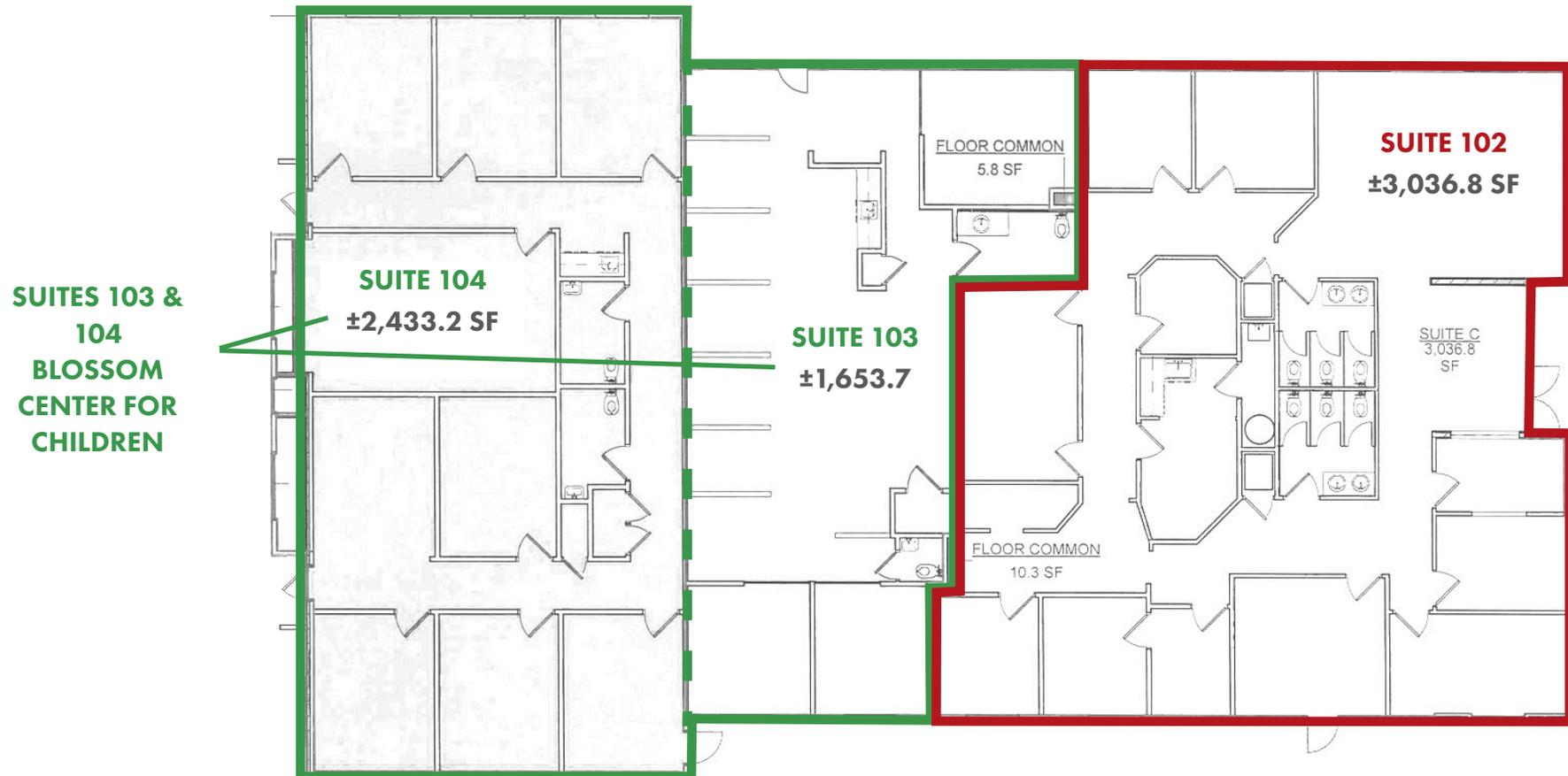
Contact Brokers

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

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FLOOR PLAN



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TENANT PROFILE



WEBSITE: www.blossomcenterforchildren.com

SQUARE FEET: ±4,086.9 SF

% OF PROJECT: 57.37%

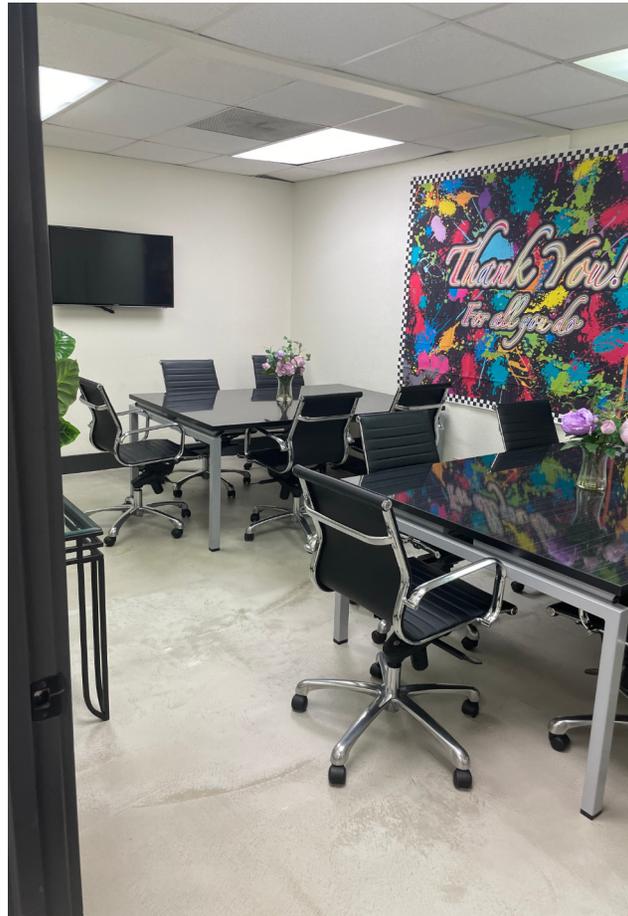
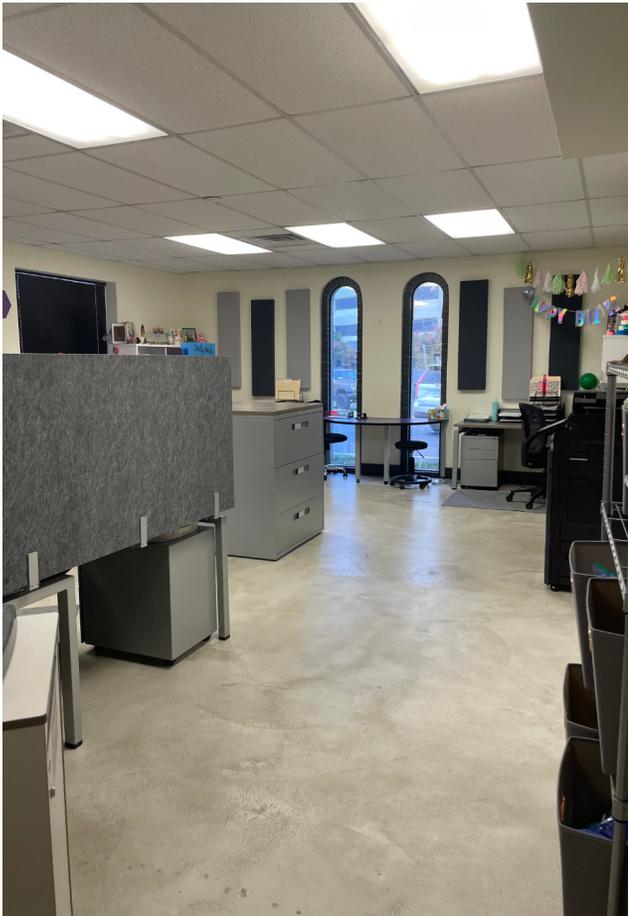
Blossom Center for Children offers ABA therapy for children with autism. For 12 years, they've provided comprehensive, play-based treatment to help children reach their full potential. Their services include in-clinic therapy and telehealth caregiver sessions. Blossom's mission is to deliver accelerated, effective results through engaging and medically necessary care.

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SUITE 102 PHOTOS

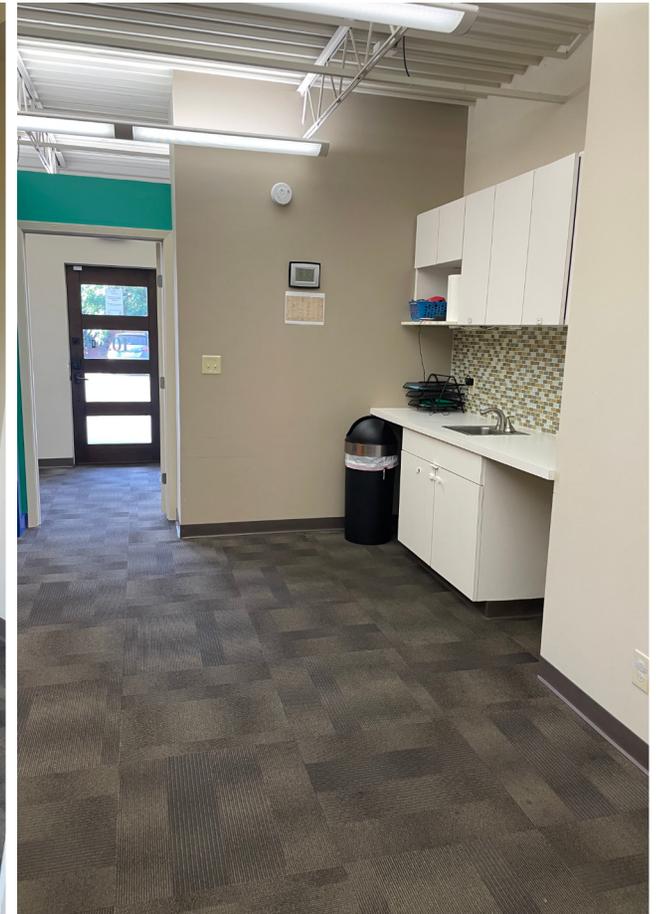


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SUITE 103 PHOTOS



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SUITE 104 PHOTOS



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SALE / LEASE

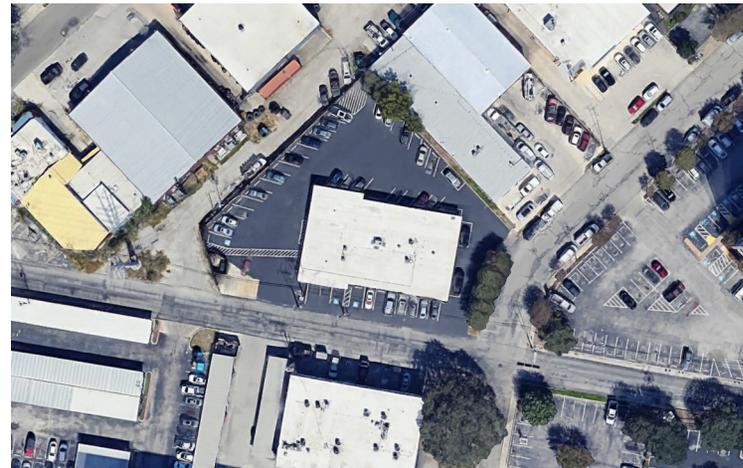
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EXTERIOR PHOTOS



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AERIAL MAP



POINTS OF INTEREST

- Chase Bank
- Chili's
- Courtyard By Marriott
- Credit Human
- Crown Plaza
- Growler Exchange
- Gunn Nissan
- Hilton Garden Inn
- Jim's
- Little Caesars
- Luby's
- Magic Time Machine
- McDonald's
- RBFCU
- Shell
- Taco Palenque
- Valero
- Wells Fargo
- Whataburger

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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 BROWER'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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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. License No. **147342** Email **www.dhrp.us** Phone **(210)222-2424**

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424

Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424

Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew Baylor	510347	mbaylor@dhrp.us	(210)222-2424

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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Buyer/Tenant/Seller/Landlord Initials _____

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