

# RETAIL SPACE & PAD SITES

## COTTONWOOD POINTE RETAIL CENTER

### PHASE II RETAIL PRE-LEASING PAD SITES AVAILABLE

WISEMAN BLVD & COTTONWOOD WAY  
& WESTCREEK OAKS DR  
SAN ANTONIO, TX 78253

#### AVAILABLE SPACE:

PHASE I RETAIL : 2,355± SF TO 3,221± SF

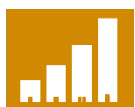
#### PRE-LEASING:

PHASE II RETAIL : FROM 1,500± SF TO 25,000 SF

#### PAD SITES AVAILABLE:

0.78± AC TO 0.96± AC PADS, W/ DRIVE-THRU CONCEPTS

- JOIN MCDONALD'S, ANYTIME FITNESS & MORE
- FULL ACCESS, SIGNALIZED INTERSECTIONS
- ONE MILE FROM 1604 & BAPTIST MEDICAL CAMPUS
- DIRECT PATH TO ALAMO RANCH
- SURROUNDED BY THOUSANDS OF NEW HOMES & APARTMENT UNITS
- 27,500 VPD WISEMAN @ COTTONWOOD WAY



**SULLIVAN**  
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

[sullivansa.com](http://sullivansa.com)

For additional information,  
contact:

**ZACH DAVIS**  
210 341 9292 x309  
[zdavis@sullivansa.com](mailto:zdavis@sullivansa.com)

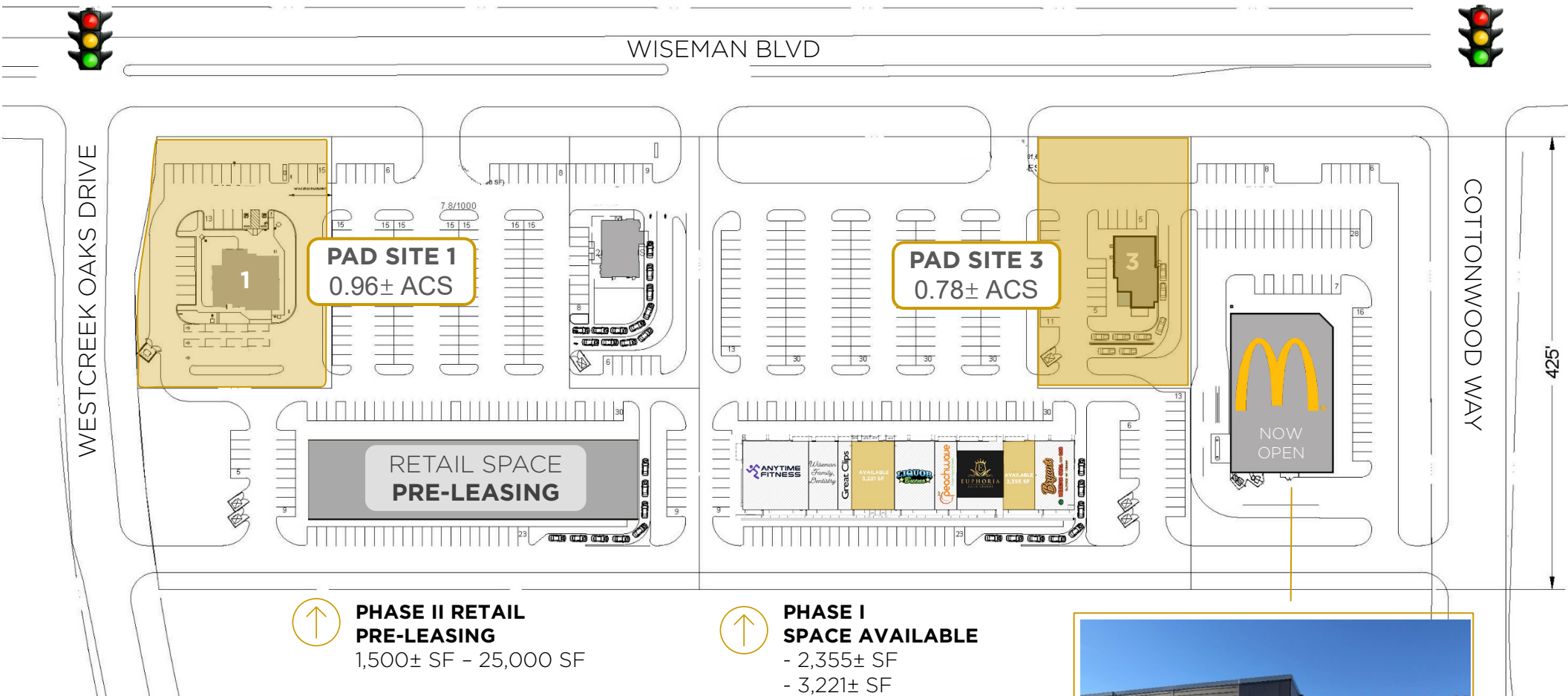
**CONNOR DZIUK**  
210 341 9292 x305  
[cdziuk@sullivansa.com](mailto:cdziuk@sullivansa.com)

# RETAIL SPACE & PAD SITES

## CONCEPTUAL SITE PLAN



Site Plan  
Exhibit



**PHASE II RETAIL  
PRE-LEASING**  
1,500± SF - 25,000 SF



**PHASE I  
SPACE AVAILABLE**  
- 2,355± SF  
- 3,221± SF

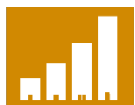
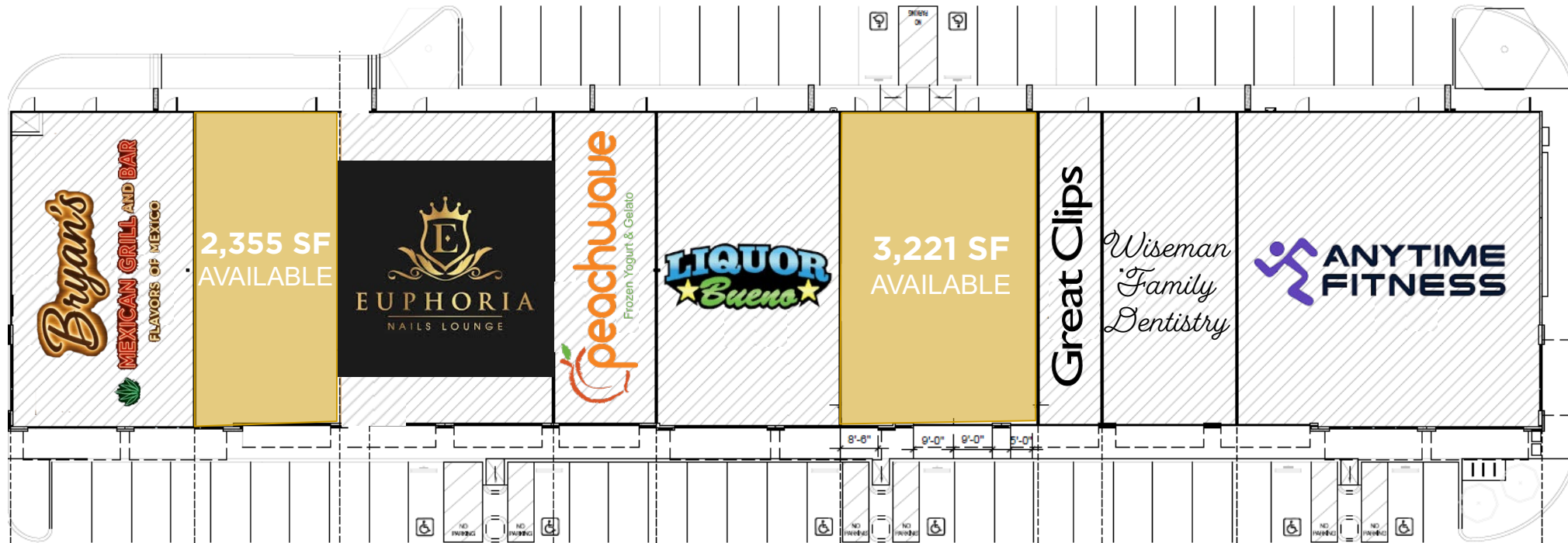
**LEASE TERMS**      \$37.00/SF/YR STARTING BASE RENT  
+ \$10/SF EST. NNN  
5 YEAR MINIMUM TERM  
\$35.00/SF T/I ALLOWANCE

**PARKING**              9±1,000 PARKING



# RETAIL SPACE

## PHASE I AVAILABILITY



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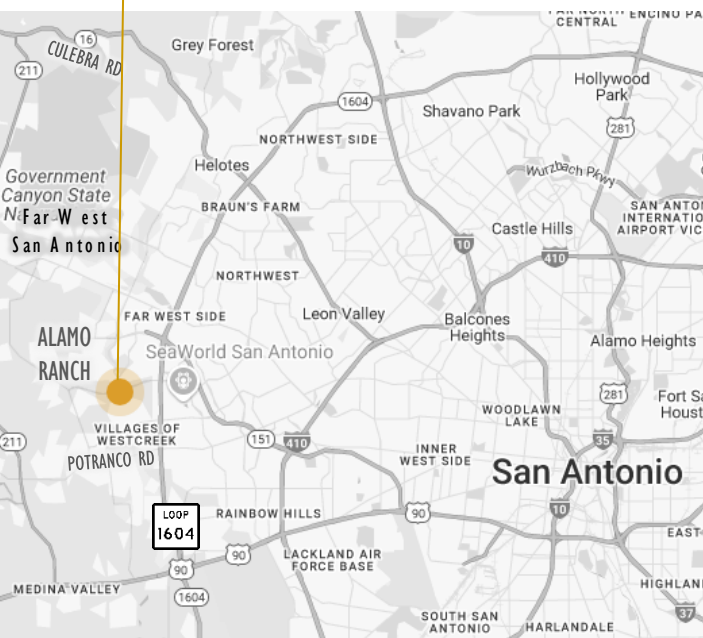
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zdavis@sullivansa.com

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**THE ONLY CURRENT  
RETAIL SPACE - PAD SITE  
AVAILABILITY  
ALONG THE WISEMAN CORRIDOR  
BETWEEN 1604 & TALLEY RD**



## RETAIL SPACE & PAD SITES

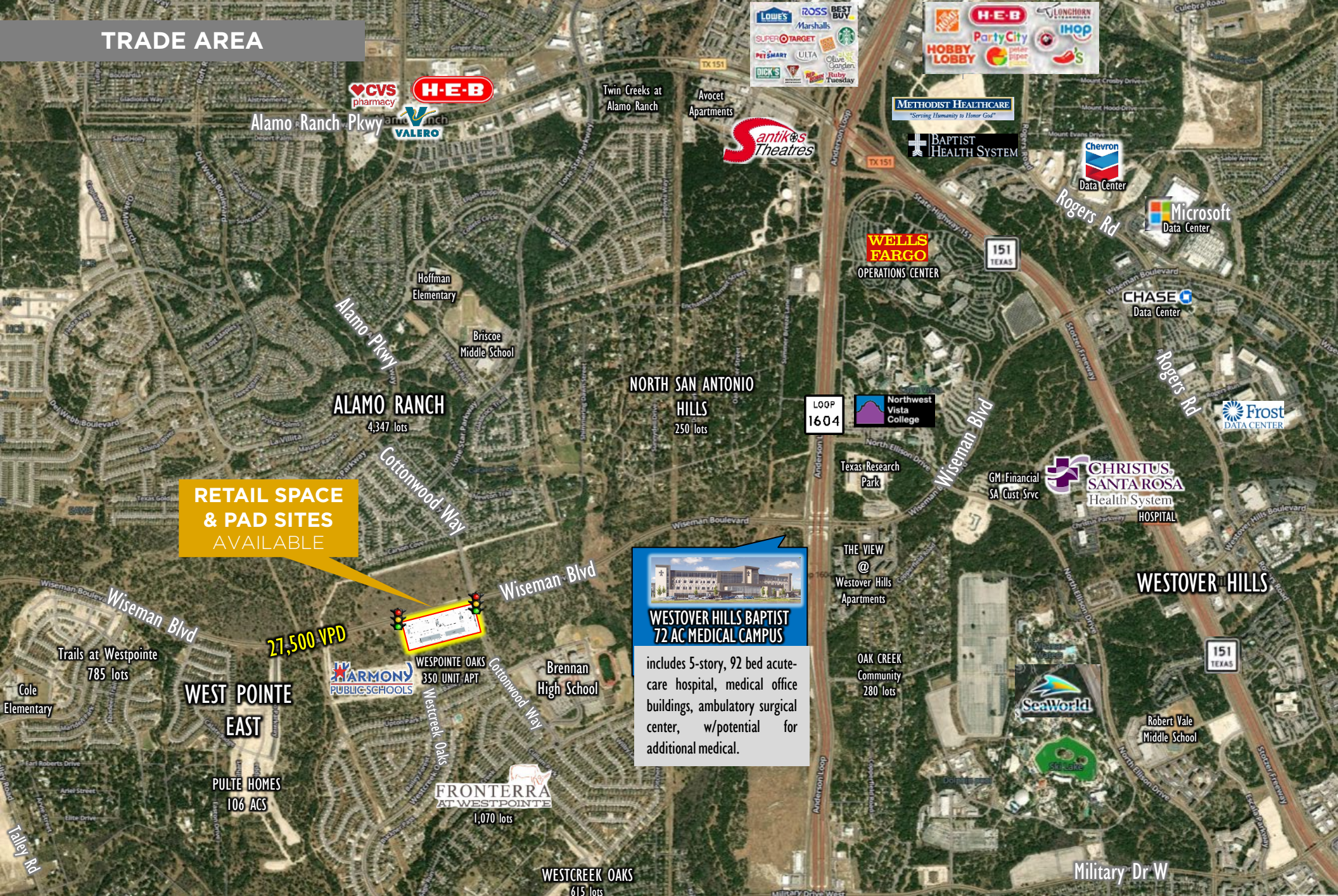
### COTTONWOOD POINTE RETAIL CENTER

- Situated at the most prominent intersection within West Pointe East
- West Creek Oaks Dr - entrance to Fronterra, a 314 acre (1,070 lot master-planned community) & Harmony Charter School.
- Cottonwood Way - entrance to Brennan High School (6A with over 3,100 students); and north is a direct path to Alamo Ranch, a 4,347 lot development.
- Surrounded by thousands of new homes and apartment units; 16 acres directly behind this site is the newly completed Westpointe Oaks, 350-unit multifamily complex, currently in lease-up.
- One mile from Loop 1604 & the recently opened 72-acre Westover Hills Baptist Medical Campus including a 92 bed, full-service acute hospital.

| 2025 DEMOGRAPHICS | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 8,660     | 83,829    | 288,818   |
| # OF HOUSEHOLDS   | 2,906     | 29,234    | 97,875    |
| AVG HH INCOME     | \$164,101 | \$127,926 | \$116,402 |



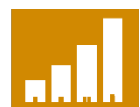
## TRADE AREA



**RETAIL SPACE  
& PAD SITES  
AVAILABLE**

### WESTOVER HILLS BAPTIST 72 AC MEDICAL CAMPUS

includes 5-story, 92 bed acute-care hospital, medical office buildings, ambulatory surgical center, w/potential for additional medical.



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## AREA DEVELOPMENT



### Westover Hills Baptist Hospital NOW OPEN to serve patients, community

Jul 31, 2024



(San Antonio, TX) – Westover Hills Baptist Hospital officially opened its doors July 30 to care for the community. Westover Hills Baptist Hospital is the 7th and newest acute care hospital of the Baptist Health System. The hospital is located at the corner of Wiseman Boulevard and Highway 1604 (3011 W. Loop 1604 N. San Antonio, Texas 78251), in the heart of the Westover Hills community.

With more than 500,000 residents and the largest school district (Northside ISD) in San Antonio, Westover Hills experiences a growth rate six times the national average. With investments of more than \$300 million, Baptist Health System saw and answered the community's need for hospital care and programs specifically tailored to the Westover Hills community.

#### Westover Hills Baptist Hospital Facts

- **A greater than \$300 million dollar investment in the west side community.** The hospital created 700 jobs during construction and more than 500 permanent jobs at opening.
- **Spacious Emergency Department:** Separate entrances for walk ins and ambulances. Convenient access at the corner of 1604 and Wiseman
- **Modern Procedure Suites and Surgical Technology:** 6 Large Operating Rooms, 2 Cardiac Cath Labs, 2 C-Section Suites, Fully Private Pre and Post Surgical rooms. Advanced minimally invasive robotic surgery equipment to support general surgery, urology, gynecology, and orthopedics.
- **Dedicated Women Services Floor:** More than 50,000 square feet of dedicated floor space to women's and infants' healthcare needs.
- **Preserved Greenspace:** Hospital grounds designed with natural spaces in mind; hospital and medical office space connect with walking trails and a pond for visitors to enjoy.



*Staff of Westover Hills Baptist Hospital are ready to care for the far west side community and beyond.*

Source: [National Institutes of Health publications](#)

# Westover Hills Baptist Hospital NOW OPEN to serve patients, community

**(CONTINUED)**

At more than 350,000 square feet and sitting on 72 acres, the five-story hospital offers emergency and cardiac care, maternity and a surgical services, imaging, lab, and vital inpatient services. The hospital opens today with 92 beds and additional floors set for rapid expansion if needed to serve the growing community. A 90,000 square foot medical office building adjacent to the hospital, brings physician offices and a variety of healthcare services for Westover Hills and surrounding areas.



Matt Stone, group CEO for Baptist Health System, is a native San Antonian who is passionate about ensuring the health and well-being of all residents throughout the city.

“Baptist Health System has been caring for San Antonio for 121 years. We are thrilled that the Westover Hills community now has access to the same, high quality, compassionate care our system delivers at all of our hospitals across San Antonio and the surrounding area,” Stone said.

The hospital courtyard is designed to connect visitors, patients and the community to a walking trail and a peaceful pond. Hospital leaders ensured native trees on the property were preserved and incorporated into the design and landscape of the multi-acre public space between the hospital and the medical office building.

“Paths from inside the hospital lead visitors, patients and staff into a tranquil courtyard,” Phillips said. “This will be our ‘Central Park’ where employees can also benefit from enjoying the greenery and trees from the time they arrive at work and park in the parking lot, to the time they enter the building, and throughout their entire day. It’s a beautiful place where they can take breaks between their busy shifts,” he added.

Hospital leadership thoughtfully worked to preserve and enhance existing native trees and green spaces around the facility. Research studies have shown that exposure to hospital green spaces has been associated with a range of positive health outcomes, including improved mental health, reduced anxiety, improved blood pressure, and faster recovery from illness or surgery. (Source: National Institutes of Health).

The hospital is proud to continue contributing to the well-being of San Antonio by bringing compassionate healthcare, professional careers, community service partnerships and many new vital resources for the far west side community it will serve.

Westover Hills Baptist Hospital adds to the Baptist Health System hospitals across the city including: Baptist Medical Center downtown, Mission Trail Baptist on the south side, North Central Baptist Hospital in Stone Oak, Northeast Baptist Hospital on the city’s northeast side, St. Luke’s Baptist Hospital in the Medical Center, and Resolute Baptist Hospital in New Braunfels.

Source: [National Institutes of Health publications](#)



# 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.*

2-10-2025



## 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.

|   |             |  |              |
|---|-------------|--|--------------|
| SULLIVAN COMMERCIAL REALTY  | 491694      |  | 210-341-9292 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email  | Phone        |
| James E. Sullivan, Jr., Broker  | 347973      | <a href="mailto:jsullivan@sullivansa.com">jsullivan@sullivansa.com</a> | 210-910-4234 |
| Designated Broker of Firm   | License No. | Email  | Phone        |
| Pete Tassos, Broker   | 488379      | <a href="mailto:ptassos@sullivansa.com">ptassos@sullivansa.com</a>     | 210-910-4233 |
| Zach Davis, Broker  | 555684      | <a href="mailto:zdavis@sullivansa.com">zdavis@sullivansa.com</a>       | 210-910-4239 |
| Connor Dziuk, Sales Agent   | 779545      | <a href="mailto:cdziuk@sullivansa.com">cdziuk@sullivansa.com</a>       | 210-910-4235 |
| Sales Agent/Associate's Name  | License No. | Email  | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date