

## Hildebrand Avenue Retail Center

443 – 447 West Hildebrand Ave ▪ San Antonio ▪ TX ▪ 78212



### Property Highlights:

- Attractive Neighborhood Center at the Corner of Hildebrand Ave and Breeden Ave near San Pedro
- 15,000 Vehicles Per Day (TxDot) on Hildebrand Ave
- Minutes From Downtown San Antonio, San Antonio College, Pearl Brewery, Trinity University, San Pedro Springs Park, Alamo Heights, Olmos Park
- Excellent visibility from both directions of Hildebrand Ave w/ convenient access to 281 & I-10
- Large Parking Lot with Two (2) Curb Cuts
- Pylon & Storefront Signage Available
- Surrounded by dense residential neighborhoods and nearby H-E-B Grocery, dining, & entertainment
- Established commercial corridor in central SA
- **Available: 1,000 SF | C-1 Zoning**
- **Price: Contact Broker**



For More Information Contact:  
Joe M. Kbouti, Omri Russo  
Joe M. Kbouti Real Estate, Inc.  
7300 Blanco Road, Suite 706  
San Antonio, Texas 78216

TEL: (210) 344-1002  
FAX: (210) 342-3405  
www.kbouti.com  
jmkbouti@aol.com  
omri@kboudi.com

This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

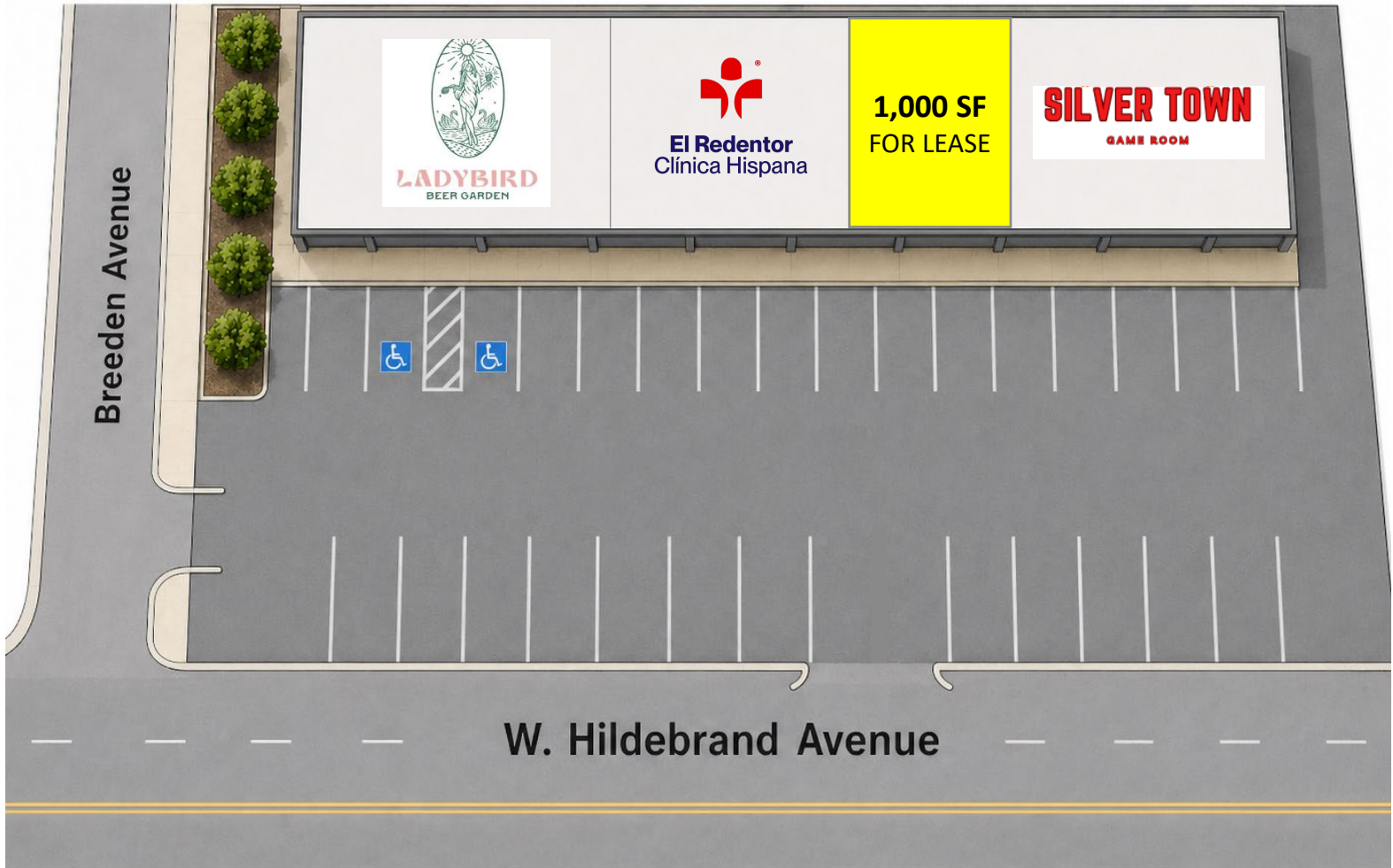
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JOE M. KBOUDI  
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## Site Plan



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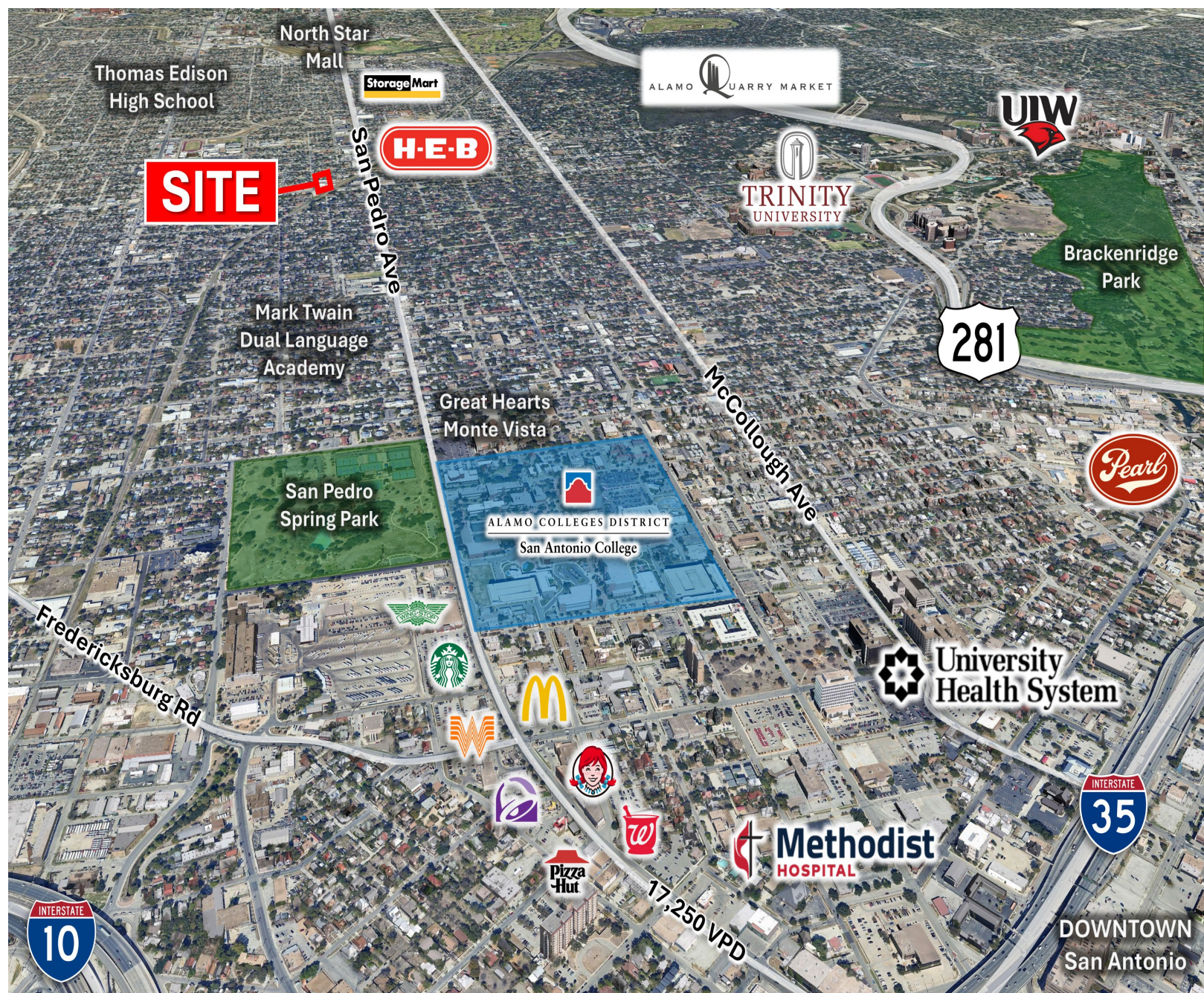
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## Submarket Aerial



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**1,000 SF FOR LEASE**



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## Demographics

Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	33,735	191,683	453,067
Median Household Income	\$60,959	\$56,247	\$53,705

Population			
Median Age	37.8	36.9	36.2
2024 Population	33,735	191,683	453,067
Under Age 45	6,793	117,405	282,313
Over Age 45	6,250	69,085	159,022

Housing & Occupancy			
Total Households	10,463	63,263	148,525
Renters	5,709	41,748	93,578
Homeowners	6,953	33,103	81,466

Income & Employment			
2024 Median Household Income	\$60,959	\$56,247	\$53,705
Household Incomes <\$100,000	8,383	54,102	131,976
Household Incomes >\$100,000	2,140	20,749	43,068
2024 Total Employees	28,513	158,605	364,645

### Housing Occupancy Ratio



### Renter to Homeowner Ratio



**\$61k**

Median Income

**\$79.6k**

2029 Estimate

**↑ 31%**

Growth Rate

**38**

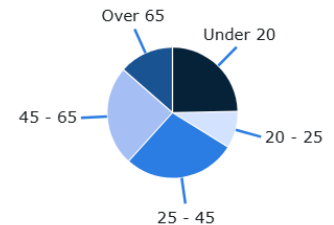
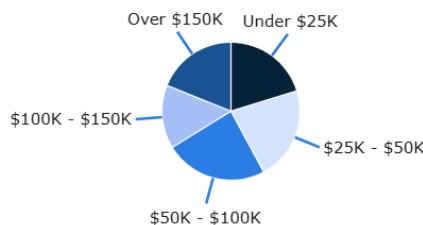
Median Age

**42**

2029 Estimate

**↑ 11%**

Growth Rate



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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.

11-2-2015



### 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.

Joe M. Kboudi Real Estate, Inc.	446375	joe@kboudi.com	(210) 344-1002
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe M. Kboudi	276333	joe@kboudi.com	(210) 344-1002
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Omri S. Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date