



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



Frank Stanley
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CHURCHILL PLACE

13453-13489 Blanco Rd | San Antonio, TX 78216



Blanco Rd



DRONE FOOTAGE

<https://youtu.be/9E9y9gziztk>

360° PANORAMIC VIEW

<https://kuula.co/post/5HGxK>

FOR LEASE



CHURCHILL PLACE

13453-13489 Blanco Rd | San Antonio, TX 78216



HIGHLIGHTS

- Five minutes from Highway 281, Loop 1604 and Wurzbach Parkway
- Prominent Blanco Rd signage
- Surrounded by affluent neighborhoods
- Ample parking

LOCATION

North central San Antonio between Blanco/Wurzbach Pkwy intersection and Blanco/Bitters intersection.

DESCRIPTION

Churchill Place is a strategically located retail center surrounded by affluent neighborhoods with close proximity to Castle Hills, Shavano Park, and Hill Country Village. It offers excellent visibility and high traffic flow, making it ideal for businesses seeking a prominent presence.

BUILDING SIZE

±17,753 SF

LAND SIZE

±1.82 AC

ZONING

C-2

LEASE TERMS

3+ Years, NNN

LEASE RATE

Contact Broker

AVAILABLE SPACE

Suite 13473: ±1,436 SF

Suite 13481: ±962 SF

Suite 13483: ±1,706 SF

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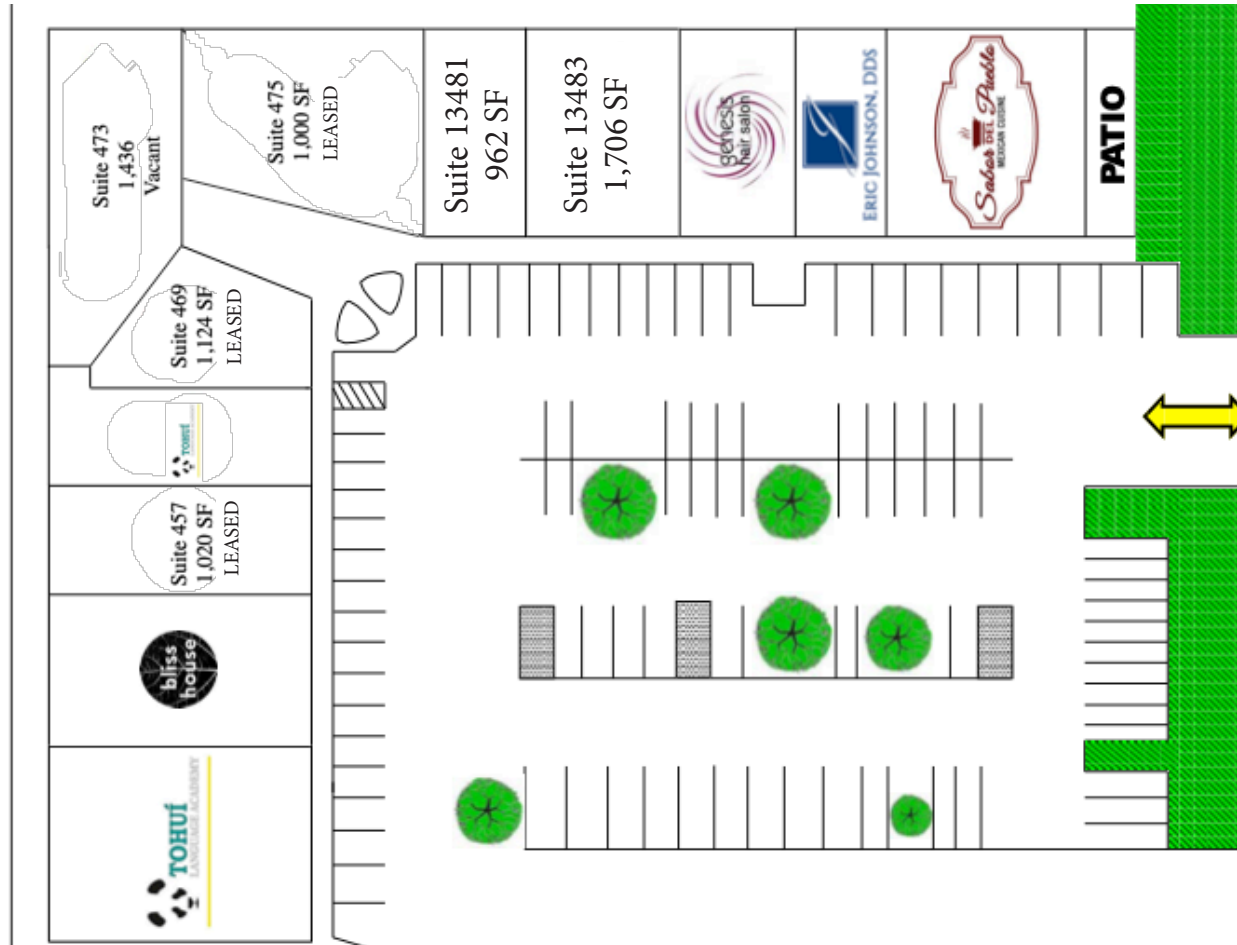
LEASE

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SITE PLAN



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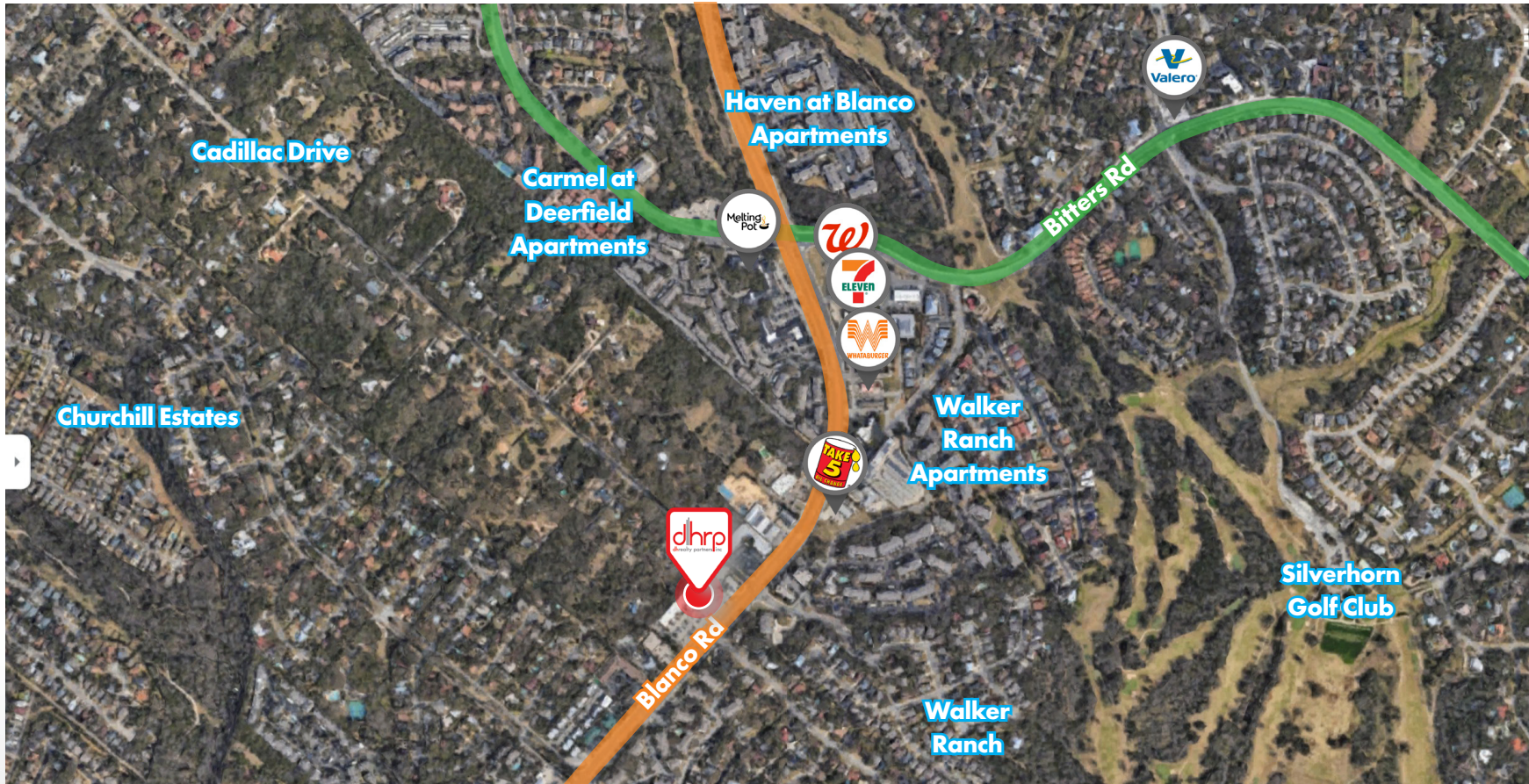
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AERIAL MAP



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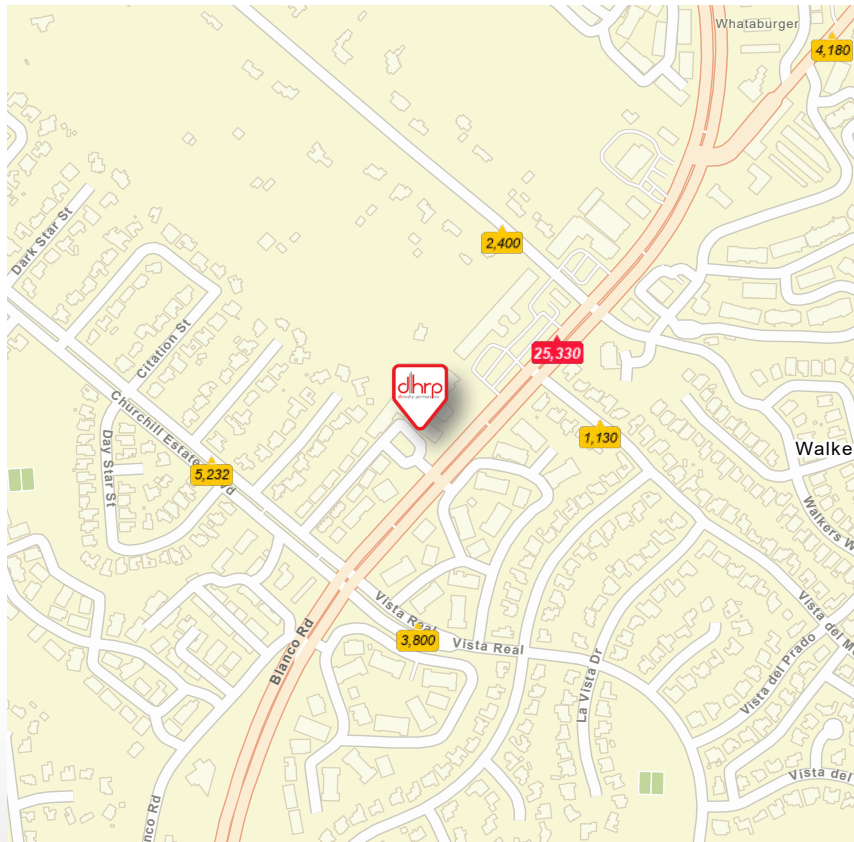


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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,066	85,637	23,698
Households	6,078	37,971	107,120
Avg Household Income	\$128,916	\$138,196	\$75,821
Median Household Income	\$96,468	\$87,682	\$114,911

Source: ESRI, 2023



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SAN ANTONIO MARKET OVERVIEW

San Antonio has been named “Military City, USA” for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio’s healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio’s second largest employer.

With a thriving local economy, a **central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience and healthcare, aerospace, IT and cybersecurity**.



2.3M
TOTAL
POPULATION

7TH
LARGEST CITY
IN THE U.S.

3RD
FASTEST
GROWING
ECONOMY

28%
PROJECTED
POPULATION
GROWTH

12
ACCREDITED
UNIVERSITIES &
COLLEGES

120
NEW RESIDENTS
PER DAY

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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