

FOR LEASE

THE YARD SHOPPING CENTER

5221 - 5335 MCCULLOUGH AVENUE
SAN ANTONIO, TEXAS 78212

Oldham
Goodwin OG



AVAILABILITY
500-1,760 SF



TRAFFIC
16,256 VPD



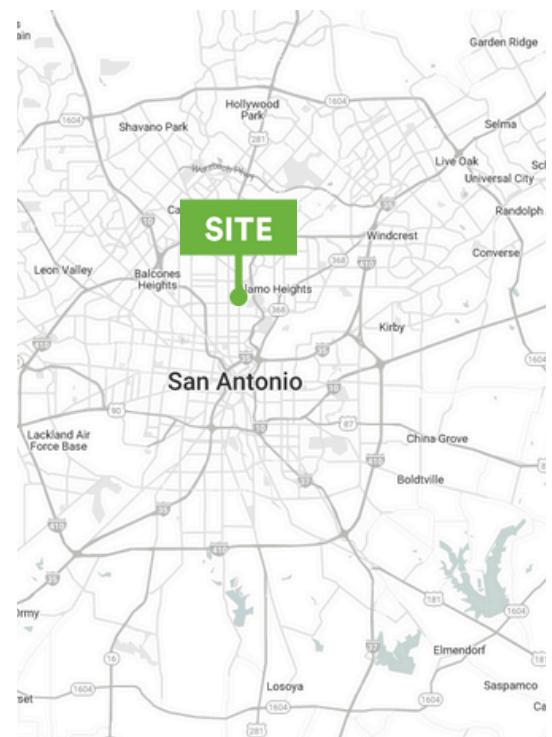
SITE
2.88 AC



RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

- Prime Olmos Park Location – Excellent visibility along McCullough Ave with strong neighborhood traffic.
- Lifestyle Destination – Part of The Yard, a popular hub for dining, retail, and entertainment.
- High Foot Traffic – Draws both locals and visitors seeking shopping, dining, and experiences.
- Flexible Space – Suitable for restaurant, boutique retail, wellness, or creative office users.
- Strong Demographics – Affluent Olmos Park community with high household incomes.
- Outdoor Opportunity – Potential for patio or deck activation.
- Convenient Parking – Ample shared parking for tenants and guests.
- Easy Access – Quick connection to Hwy 281, Hildebrand Ave, and downtown San Antonio.



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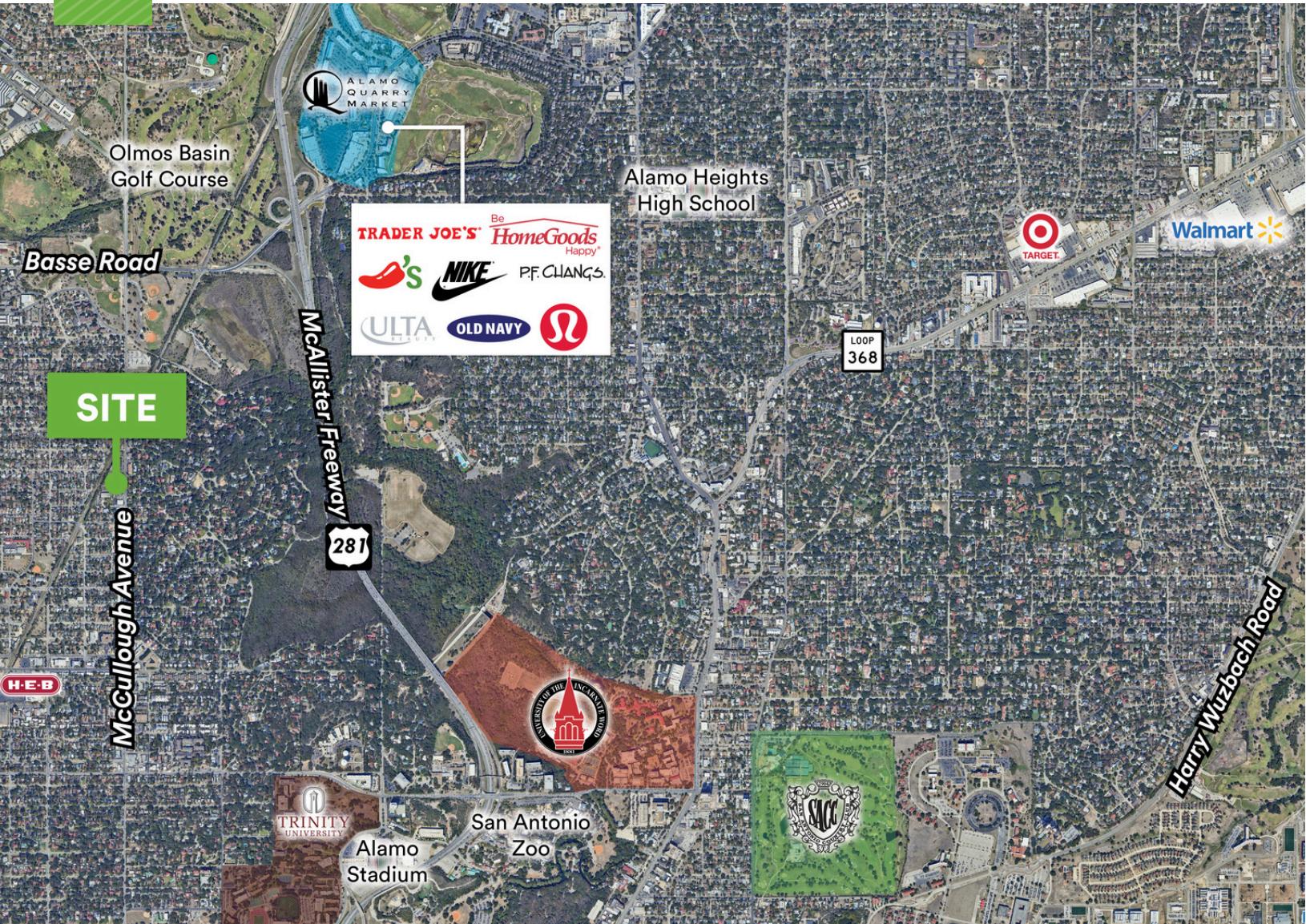


SUITE	AVAILABILITY	RSF
5209	AVAILABLE - Warehouse Space	1,500 SF
5253	AVAILABLE - (Train Box)	495 SF
5255	AVAILABLE - (Train Box)	495 SF
5313	AVAILABLE - Retail/Restaurant	1,760 SF
5317	AVAILABLE - Retail/Restaurant	1,100 SF
5323	AVAILABLE - Retail Space	1,200 SF
5331	AVAILABLE - Retail Space	1,100 SF

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DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

2024 Total Population	10,168	130,009	329,580
2029 Total Population	10,769	138,617	352,025
2024 Households	4,270	53,015	131,921
2029 Households	4,530	56,721	141,409
Median Home Value	\$224,942	\$255,955	\$217,885



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TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



**POPULATION
28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



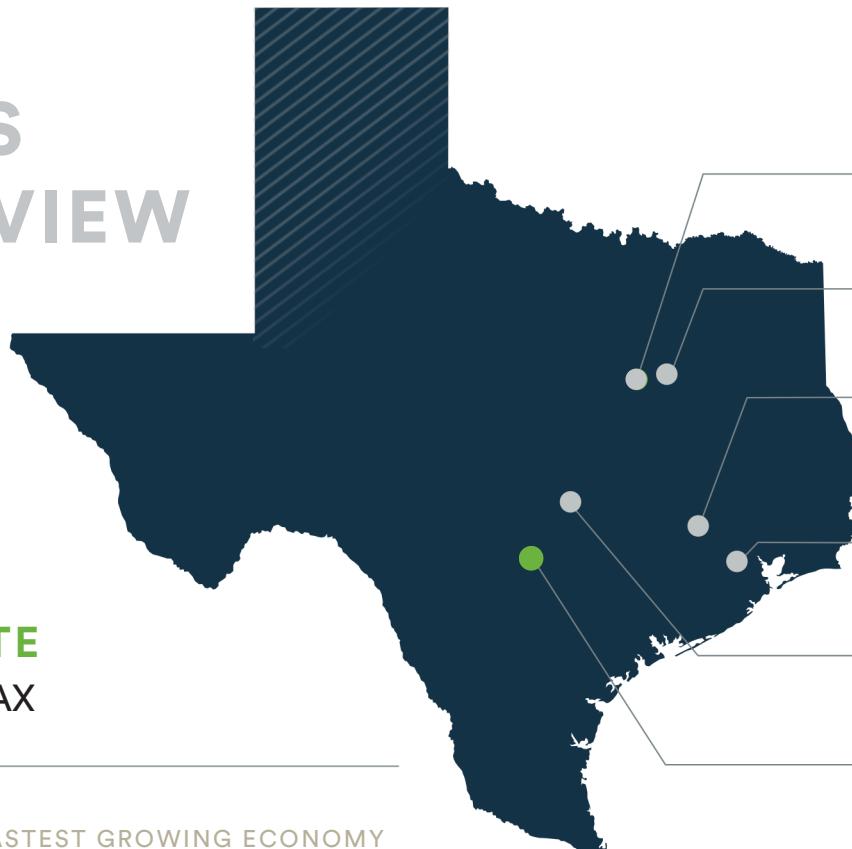
**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN
THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION

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SAN ANTONIO, TEXAS



METRO AREA POPULATION
2,500,000

3 FORTUNE 500
COMPANIES BASED
IN HOUSTON

#1 MOST VISITED
CITY IN TEXAS



HOME OF THE ALAMO
THE MOST VISITED ATTRACTION
IN THE STATE OF TEXAS



UNIVERSITY OF TEXAS AT SAN ANTONIO
TOTAL NUMBER OF ACADEMIC DEGREES:
OVER 165 UNDERGRAD AND GRADUATE DEGREES

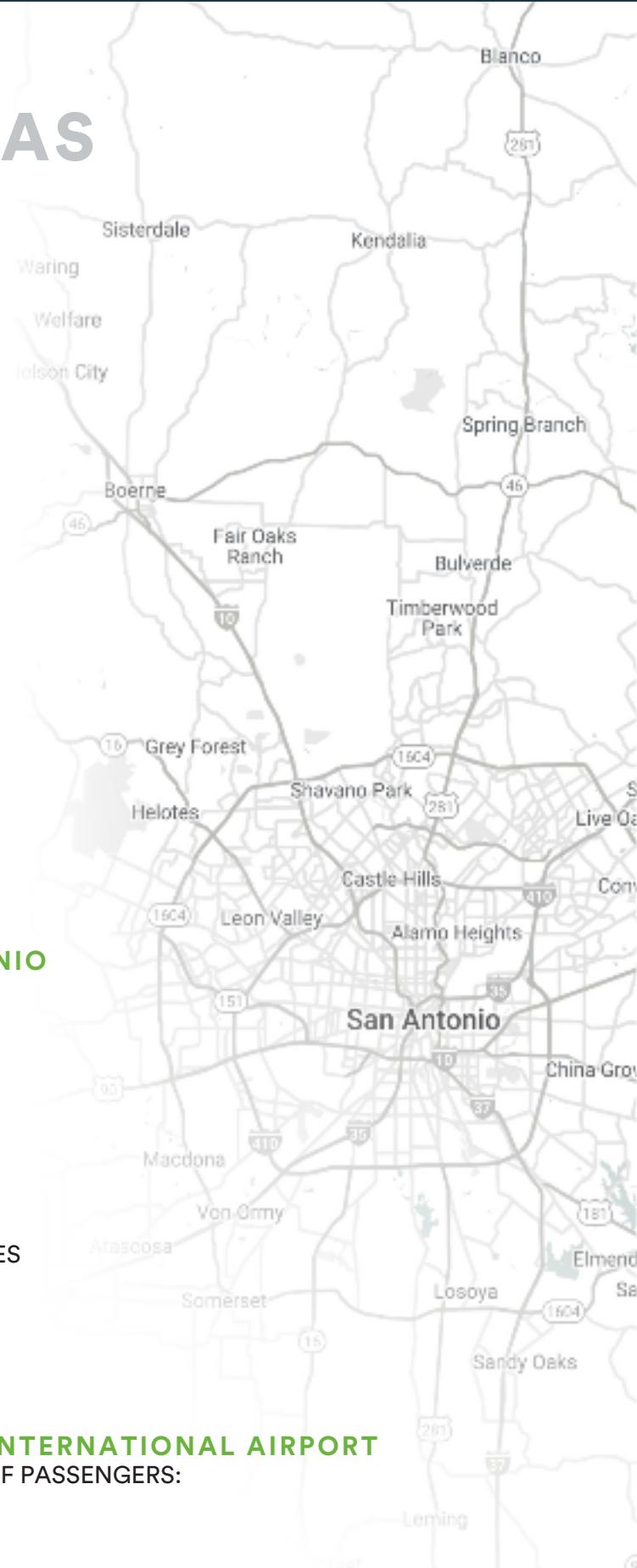


RIVERWALK & TOURISM
LARGEST URBAN ECOSYSTEM IN THE NATION
UNITED NATIONS NAMED WORLD HERITAGE SITES
MORE THAN 11.5 MILLION VISITORS ANNUALLY

7TH
LARGEST CITY
IN THE UNITED STATES



SAN ANTONIO INTERNATIONAL AIRPORT
AVERAGE NUMBER OF PASSENGERS:
MORE THAN 10,363,000



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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. **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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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HOUSTON | BRYAN | WACO/TEMPLE | FORT WORTH



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