



NORTHWOODS | SHOPPING CENTER

US HWY 281 NORTH & LOOP 1604 | SAN ANTONIO, TX



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NORTHWOODS | SHOPPING CENTER

Northwoods Shopping Center is a Class A Retail center at the southeast corner of US Hwy 281 North and Loop 1604 in San Antonio. With high visibility, excellent foot traffic and a diversified tenant mix, Northwoods has become a retail destination for the booming North Central San Antonio trade area.



439,569 Total SF

6.7M Annual Visitors (per Placer.ai data)

Strong Performing Retailers

Diverse Affluent Customer Base

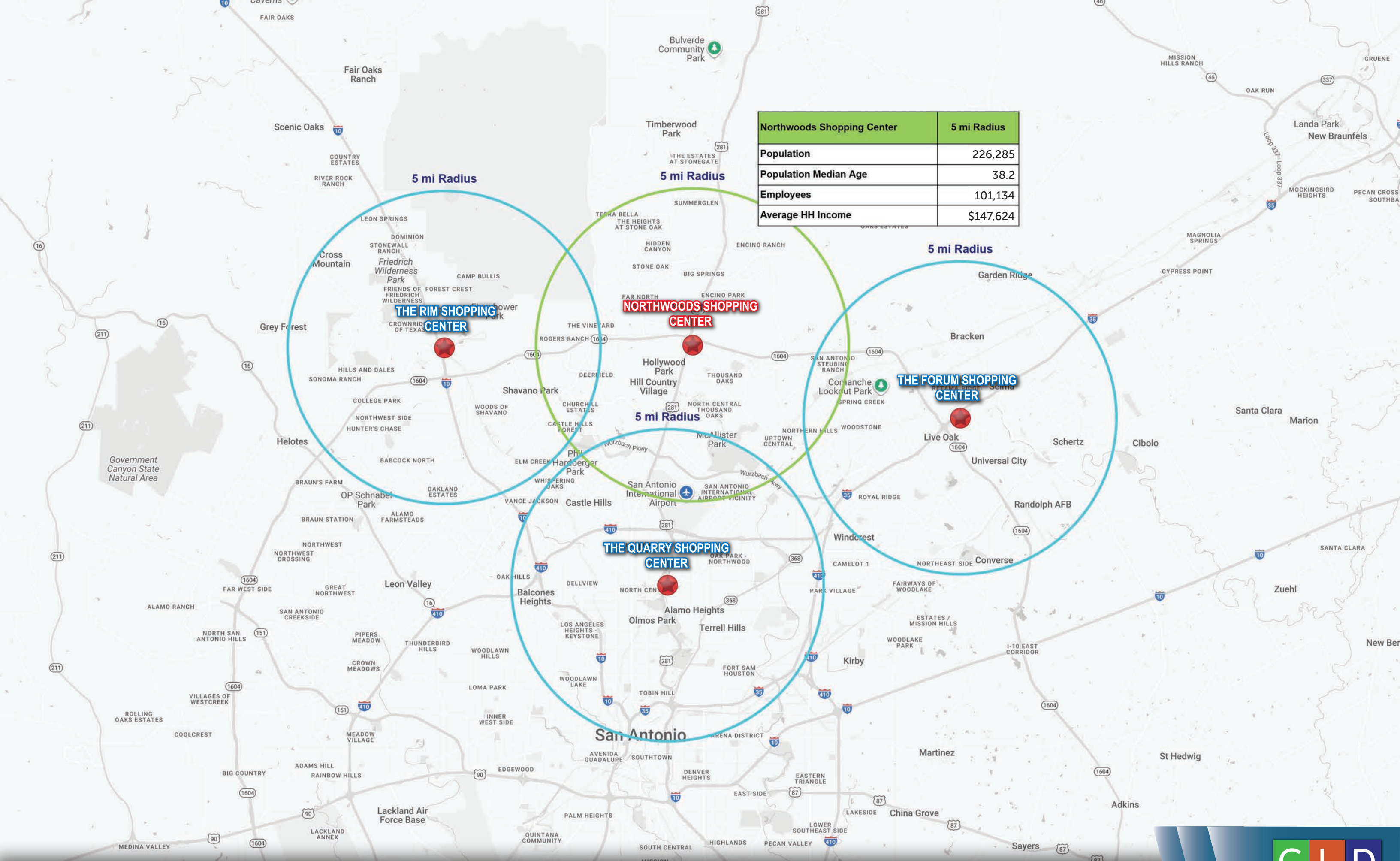
226,285 Population (5mi)

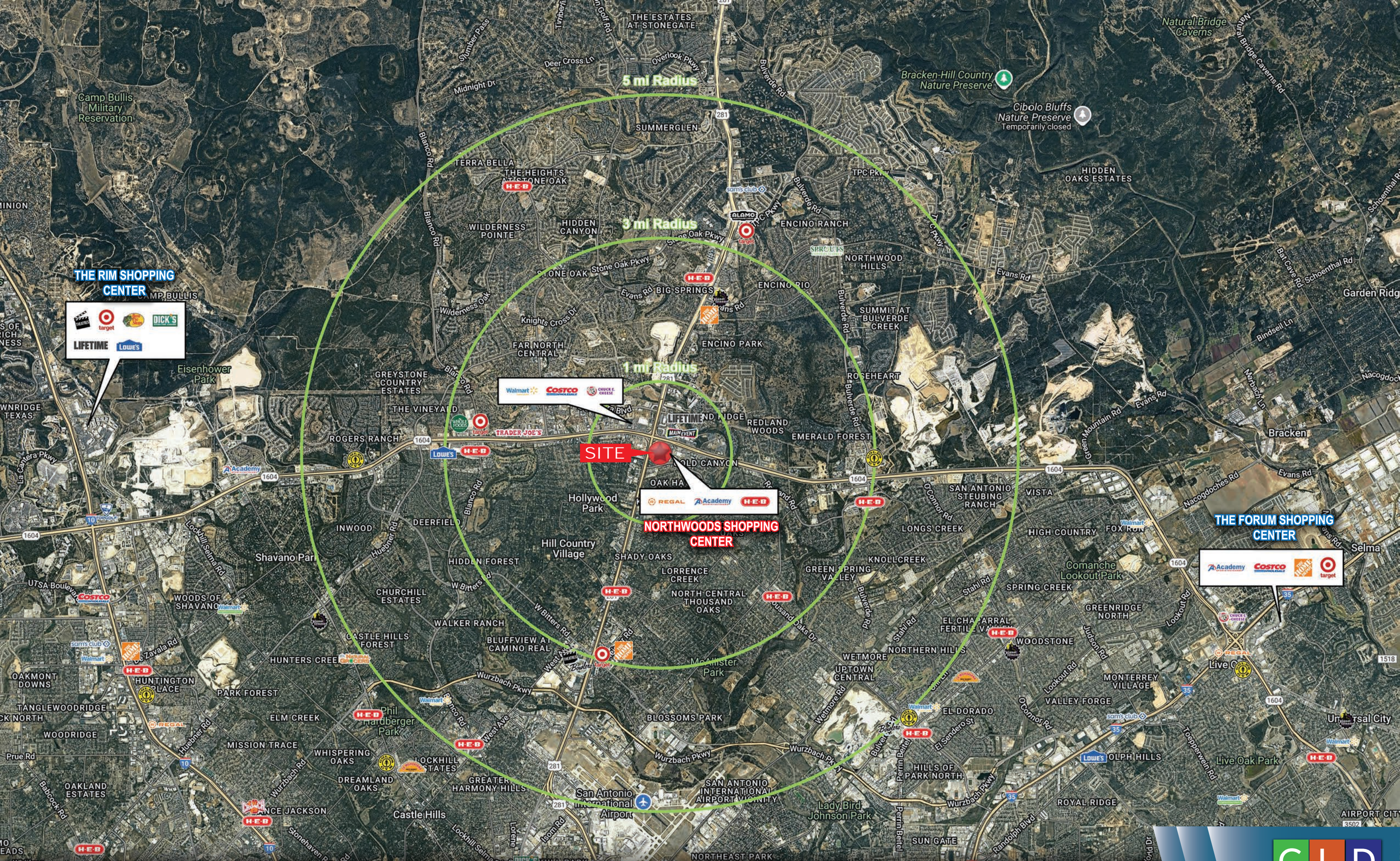
\$147,624 Avg. HH Income (5mi)

NORTHWOODS | SHOPPING CENTER



Northwoods Shopping Center	5 mi Radius
Population	226,285
Population Median Age	38.2
Employees	101,134
Average HH Income	\$147,624





THE RIM SHOPPING CENTER

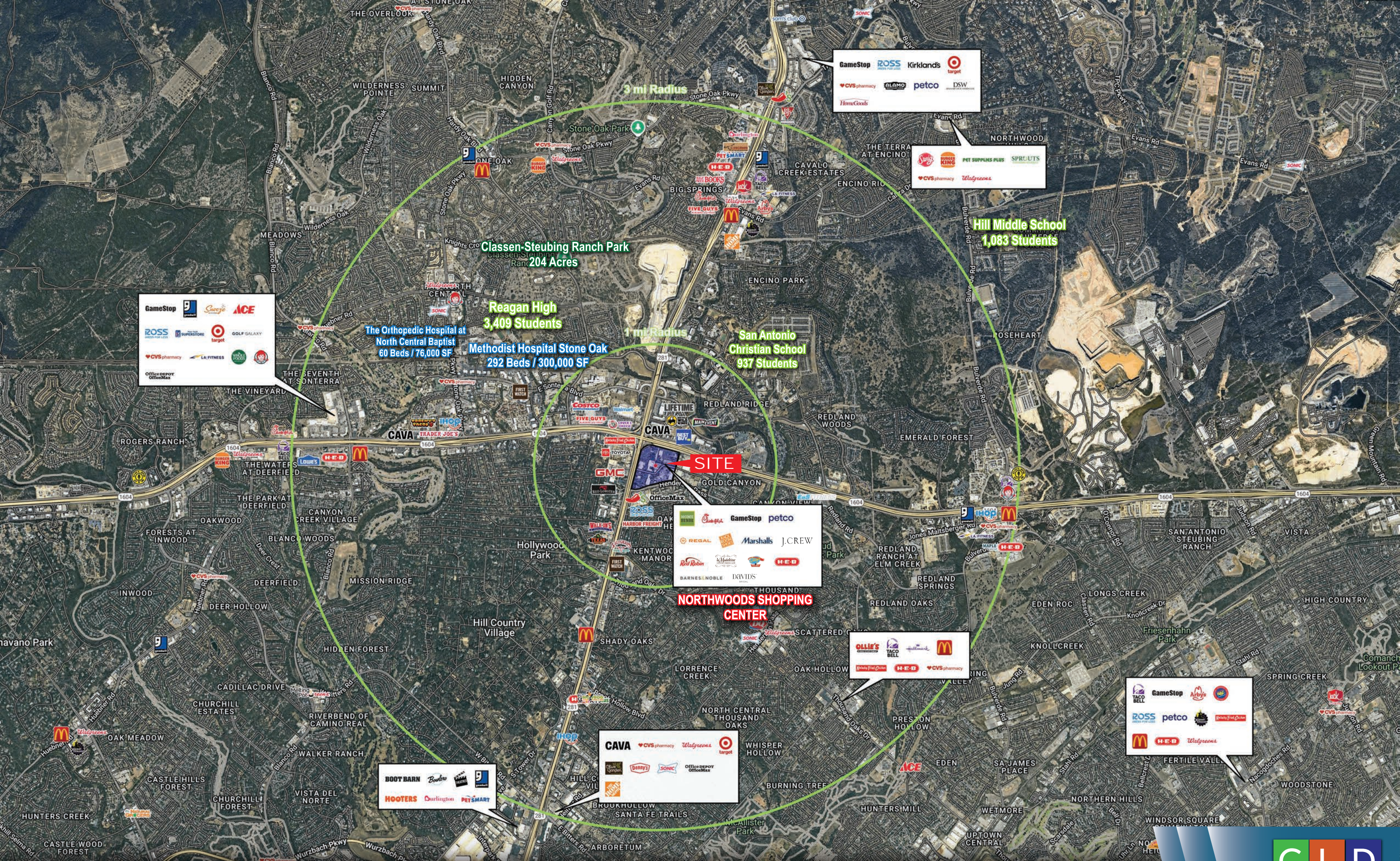


SITE

NORTHWOODS SHOPPING CENTER

THE FORUM SHOPPING CENTER





GameStop
ROSS
CVS pharmacy
Office Depot
OfficeMax
Sears
ACE
Target
GOLF GALAXY
LA FITNESS
WALMART

GameStop
ROSS
CVS pharmacy
HomeGoods
Kirklands
ALAMO
petco
DSW
Target

CVS pharmacy
Walgreens
PET SUPPLIES PLUS
SPROUTS
SONIC

Classen-Steubing Ranch Park
204 Acres

Reagan High
3,409 Students

The Orthopedic Hospital at
North Central Baptist
60 Beds / 76,000 SF

Methodist Hospital Stone Oak
292 Beds / 300,000 SF

San Antonio
Christian School
937 Students

Hill Middle School
1,083 Students

GameStop
petco
Regal
Marshall's
J.CREW
Red Robin
DAVID'S
BARNES & NOBLE

NORTHWOODS SHOPPING
CENTER

OLLIE'S
TACO BELL
Hill Country
McDonald's
CVS pharmacy
HEB

BOOT BARN
Hooters
Dunkin'
PET SMART

CAVA
CVS pharmacy
Walgreens
Target
Office Depot
OfficeMax
SONIC

GameStop
Arby's
ROSS
petco
McDonald's
HEB
Walgreens



Reagan High
3,409 Students

The Orthopedic Hospital at North Central Baptist
60 Beds / 76,000 SF

San Antonio Christian School
937 Students

Methodist Hospital Stone Oak
292 Beds / 300,000 SF

1-mi Radius

Hwy 281 - 113,622 VPD

Loop 1604 - 93,744 VPD

Loop 1604 - 96,358 VPD

Hwy 281 - 109,679 VPD

SITE

- | | | | | |
|-----------|-----------------|--------------|-------------------|------------|
| H-E-B | Chick-fil-A | La Madeleine | Rack | HOME SENSE |
| GameStop | COLD STONE | GNC | carter's | |
| petco | orange leaf | REGAL | Bath & Body Works | |
| SUPERCUTS | PACK ROOM SHOPS | ULTA | Marshalls | J.CREW |
| Red Robin | DAVID'S | OLD NAVY | BARNES & NOBLE | Chili's |

NORTHWOODS SHOPPING CENTER



Villages On Sonterra II

360 Units

360 Units

Hwy 281 - 113,622 VPD

U.S. 281

Dwell at Legacy
289 Units



Dwell at Legacy
324 Units

Loop 1604 - 93,744 VPD

SITE

Loop 1604 E

Loop 1604 - 96,358 VPD

Robin

FIREHOUSE SUBS

Hwy 281 - 109,679 VPD

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|--|---|
| <ol style="list-style-type: none"> 1. Solymar Med Spa - 1,380 SF 2. Northwoods Dental Spa - 2,760 SF 3. 1,380 SF AVAILABLE – Suite 106 4. 1,380 SF AVAILABLE – Suite 108 5. 2,025 SF AVAILABLE – Suite 110 6. AAA - 5,975 SF 7. PT Solutions - 2,205 SF 8. GNC - 1,295 SF 9. HEB - 84,692 SF 10. Leslie's Pool Supplies - 3,481 SF 11. Petco - 4,019 SF 12. Nordstrom Rack - 34,966 SF 13. Veneto Nails - 1,633 SF 14. 2,567 SF AVAILABLE – Suite 112 15. 2,100 SF AVAILABLE – Suite 110 16. 1,592 SF AVAILABLE – Suite 108 17. Zales Jewelers - 2,608 SF 18. Fish City Grill - 2,800 SF 19. Learning Foundations Cognitive Training Center - 1,954 SF 20. 1,563 SF AVAILABLE – Suite 100 21. Honey Pig Korean BBQ - 4,667 SF 22. Chick-Fil-A - 5,316 SF 23. PNC Bank - 2,750 SF 24. La Madeleine - 4,200 SF 25. Orange Leaf Yogurt - 1,581 SF 26. Visionworks - 7,658 SF 27. Chuy's Tex-Mex - 7,658 SF 28. PAD SITE AVAILABLE 29. Barnes & Noble - 26,500 SF 30. Old Navy - 15,000 SF 31. Rack Room Shoes - 6,218 SF - AVAILABLE 10/1/26 32. Bath & Body Works - 3,803 SF 33. 1,113 SF AVAILABLE - Suite 108 34. Carter's - 3,815 SF 35. J. Crew Factory - 6,500 SF 36. PAD SITE AVAILABLE 37. Regal Northwoods - 66,960 SF 38. 3,960 SF 2nd Gen Restaurant AVAILABLE SOON – Suite 123 39. 3,115 SF AVAILABLE SOON – Suite 121 40. Joint Chiropractic - 1,225 SF 41. 1,373 SF AVAILABLE - Suite 119 42. Alamo Eye Care - 4,507 SF 43. Marshalls - 30,004 SF 44. ULTA Beauty - 10,000 SF 45. 5,000 SF AVAILABLE – Suite 101 46. David's Bridal - 9,600 SF 47. Lane Bryant - 5,033 SF 48. 1,367 SF AVAILABLE – Suite 114 49. Homesense - 30,256 SF 50. Northwoods Nails & Spa - 2,447 SF 51. Supercuts - 1,193 SF 52. O'Shaughnessy Custom Framing - 1,215 SF 53. Red Robin - 6,332 SF 54. Cold Stone Creamery - 1,947 SF | <div style="margin-bottom: 20px;">PHASE I</div> <div style="margin-bottom: 20px;">PHASE II</div> <div>PHASE III</div> |
|--|---|

AVAILABLE
 AVAILABLE W/ 30 DAY NOTICE



Information About Brokerage Services

Texas law requires all real estate licensees 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 actives, 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 on 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 par es 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 listening 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 par es 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 par es to the transaction impartially and fairly;
- May, with the par es’ 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.

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