

NORTHWOODS | SHOPPING CENTER

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



Ryder Jeanes - TJ Powell - Connor Silva | 512-441-8888

rjeanes@cldrealty.com

tpowell@cldrealty.com

csilva@cldrealty.com



NORTHWOODS | SHOPPING CENTER

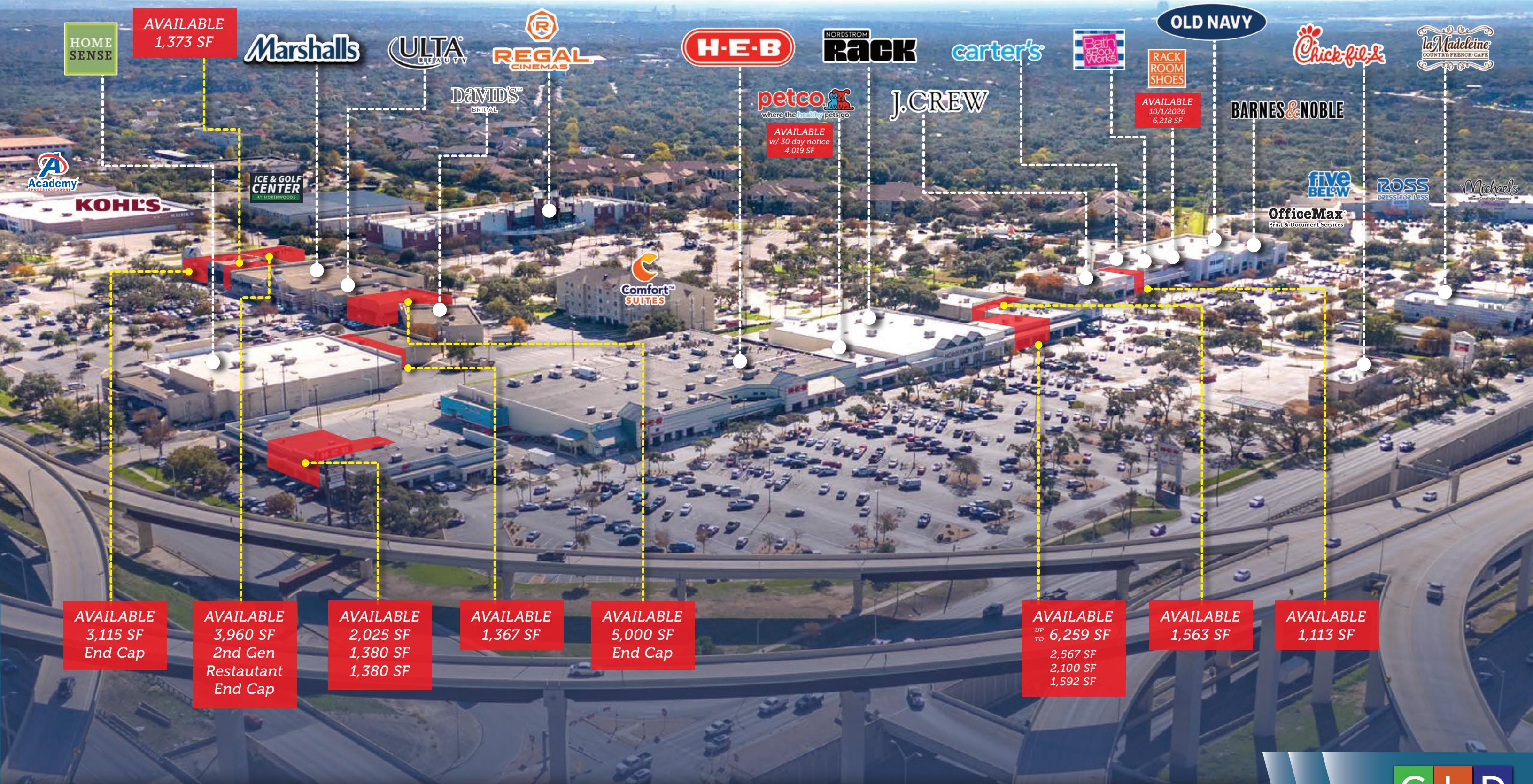
Northwoods Shopping Center is a Class A Retail center at the southeast corner of US Hwy 281 North and Loop 1604 in San Antonio. With high visibility, excellent foot traffic and a diversified tenant mix, Northwoods has become a retail destination for the booming North Central San Antonio trade area.

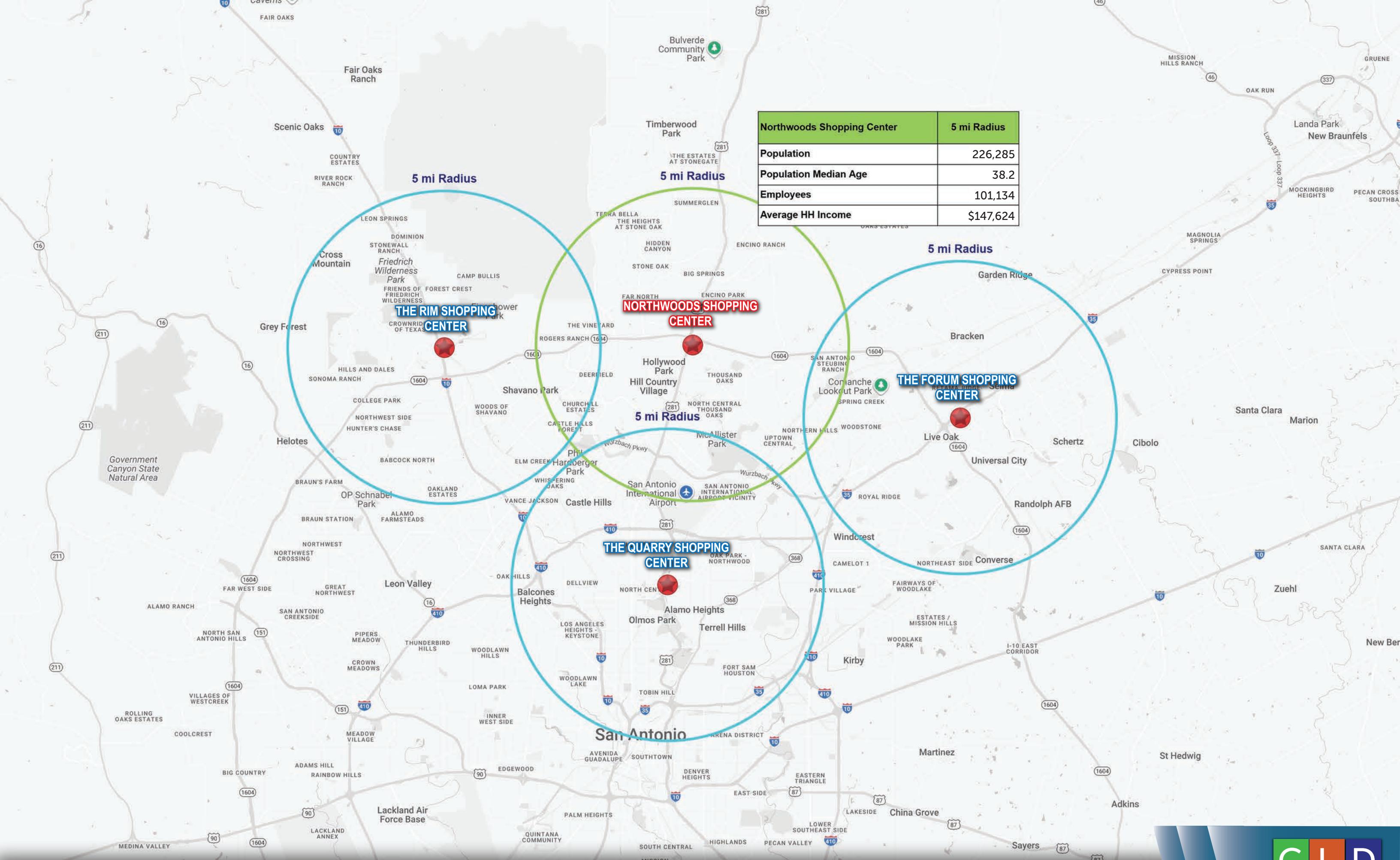


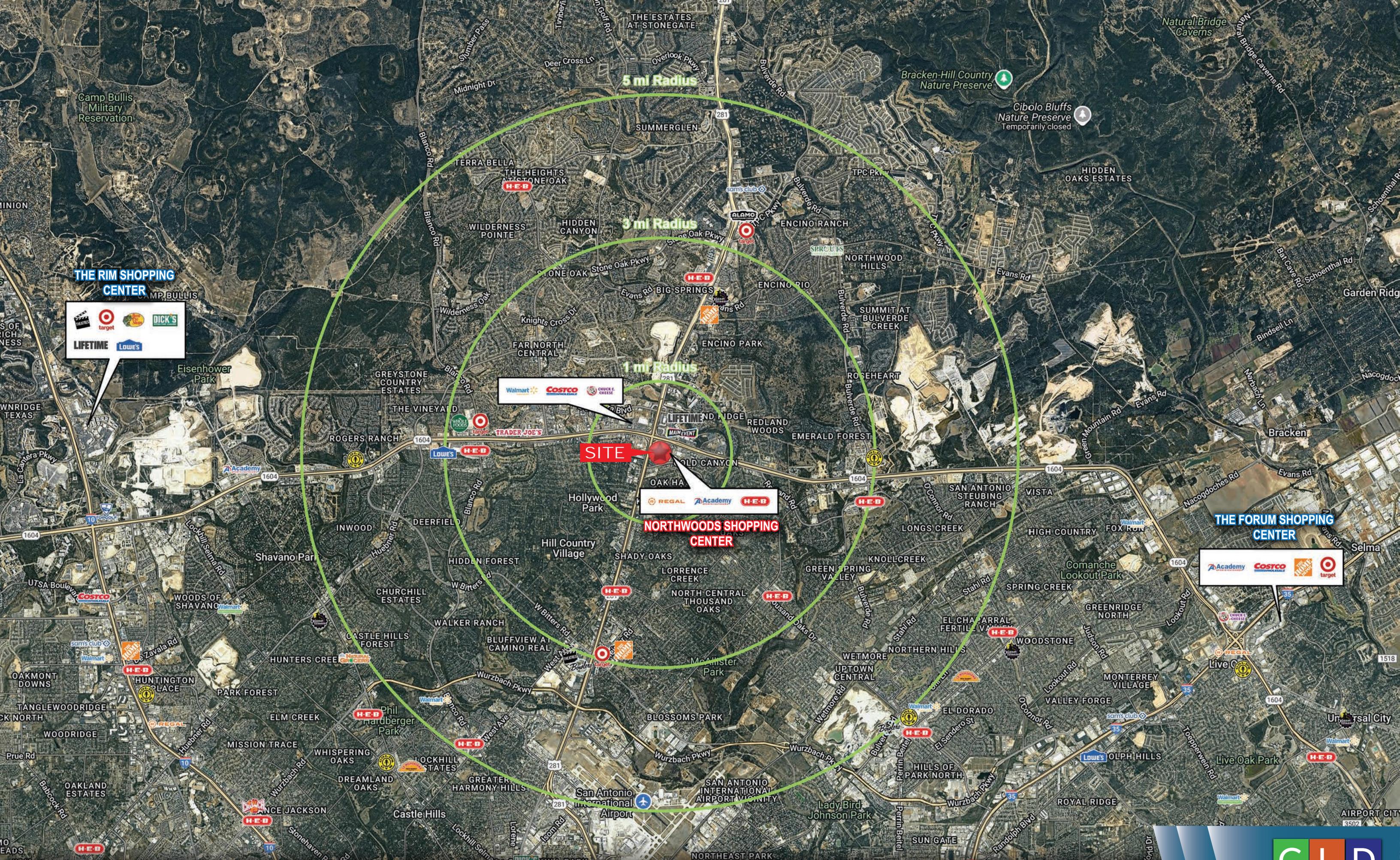
{ 439,569 Total SF
6.7M Annual Visitors (per Placer.ai data)
Strong Performing Retailers

{ Diverse Affluent Customer Base
226,285 Population (5mi)
\$147,624 Avg. HH Income (5mi)

NORTHWOODS | SHOPPING CENTER

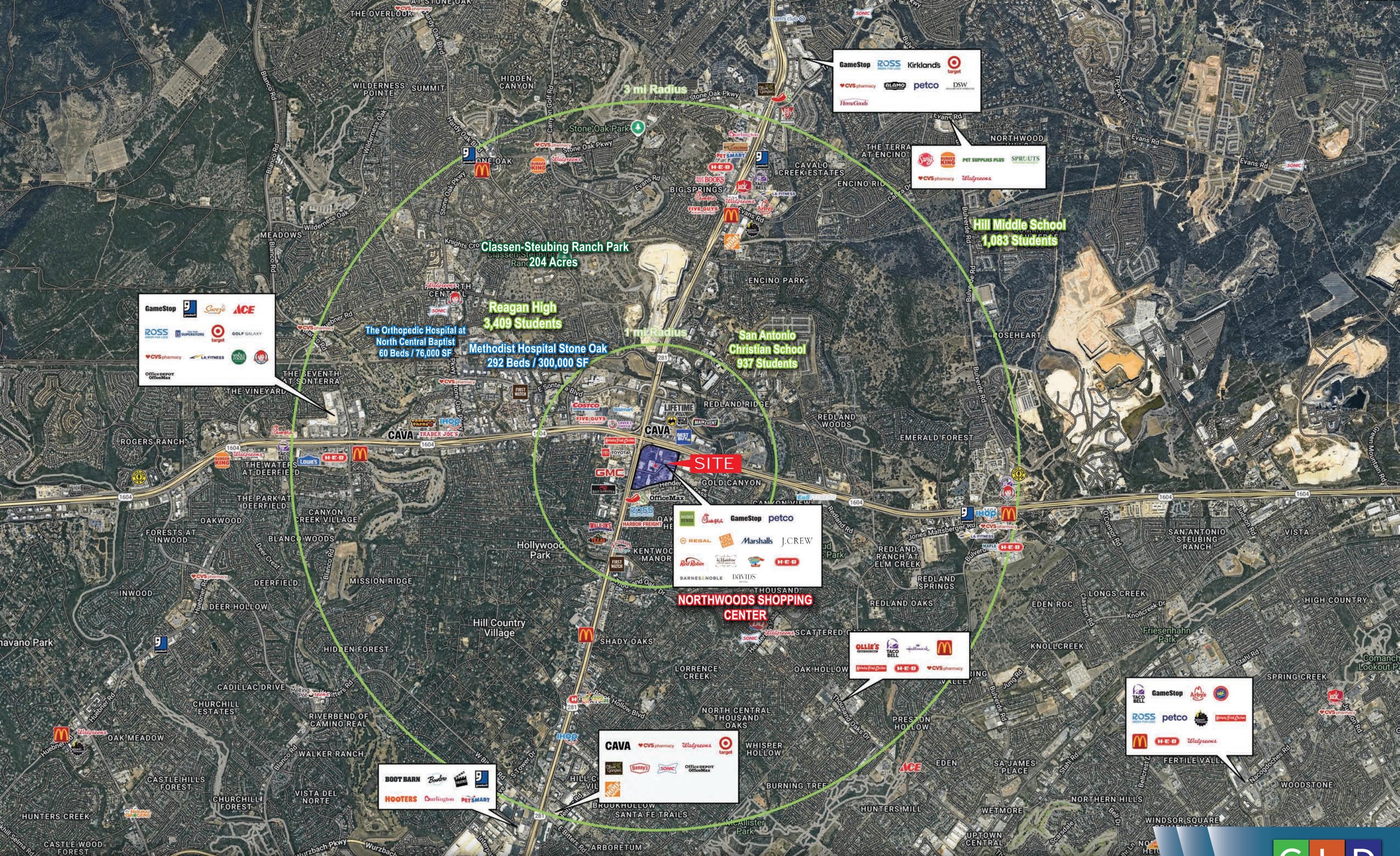






NORTHWOODS SHOPPING CENTER 5

 CLD REALTY



Reagan High
3,409 Students

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

San Antonio
Christian School
937 Students

1 mi Radius

Methodist Hospital Stone Oak
292 Beds / 300,000 SF

Loop 1604 - 93,744 VPD

SITE



Hwy 281 - 113,622 VPD

REDLAND RIDGE

Emmitt Park

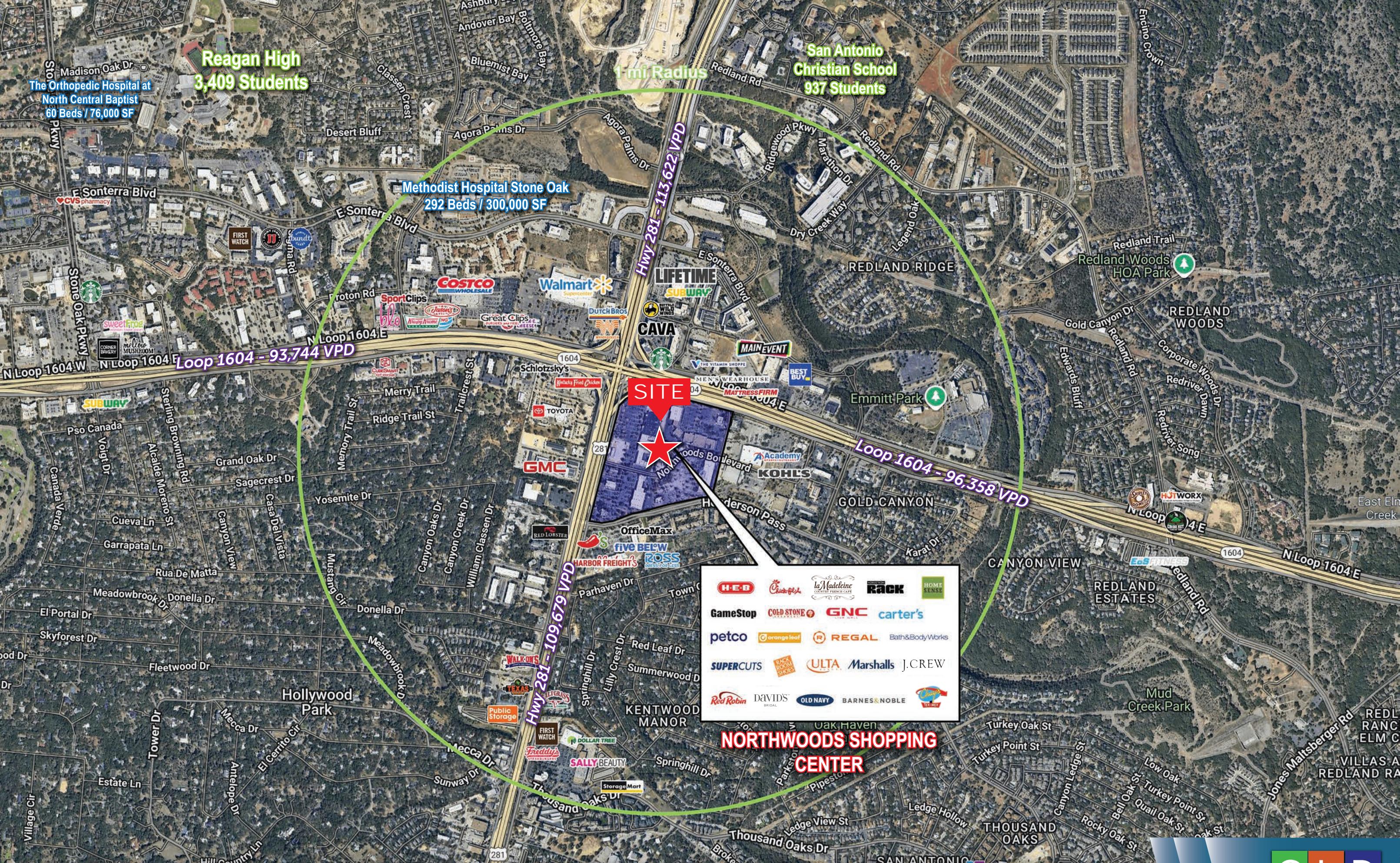
GOLD CANYON

CANYON VIEW

REDLAND ESTATES



**NORTHWOODS SHOPPING
CENTER**





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



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 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:
 - 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.

CLD Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Sean Murphy

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Ryder Jeanes

Sales Agent/Associate's Name

9003695

License No.

496649

License No.

License No.

522120

License No.

Buyer/Tenant/Seller/Landlord Initials

info@cldrealty.com

Email

smurphy@cldrealty.com

Email

Email

rjeanes@cldrealty.com

Email

512-441-8888

Phone

512-441-8888

Phone

Phone

512-441-888

Phone

Phone