



## Property Highlights

- Located at the corner of NW Military and Huebner Road in North San Antonio
- Center offers excellent visibility and access to both NW Military and Huebner Roads
- Surrounded by very strong residential development, including the affluent community of Shavano Park
- Existing Tenant's include; Planet Fitness, Dollar Tree, The Rush Fun Park, Subway, The UPS store and others

### Bryan / College Station

2800 South Texas Avenue, Suite 401  
Bryan, Texas 77802  
O: 979.268.2000

### Houston

5050 Westheimer Road, Suite 300  
Houston, Texas 77056  
O: 281.256.2300

### San Antonio / South Texas

200 East Grayson Street, Suite 102  
San Antonio, Texas 78215  
O: 210.404.4600

### Waco / Temple / Killeen

600 Columbus Avenue, Suite 106  
Waco, Texas 76701  
O: 254.255.1111



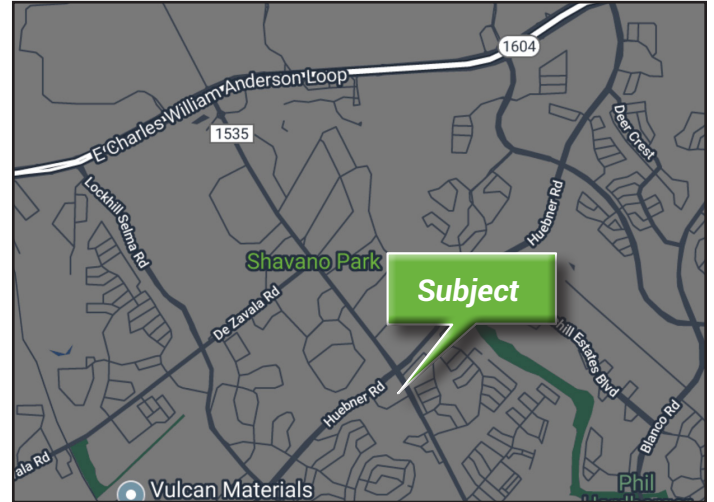
PROPERTY SUMMARY • DEMOGRAPHICS • IABS • CONTACT

**PROPERTY ATTRIBUTES**

Gross Leasable Area	114,205 SF
Site Size	16.02 AC
Year Built	1996
Zoning	C-3
Parking	123 surface spaces

**TRAFFIC COUNTS**

NW Military Highway	~19,699 AADT
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**Abigail Albritton**

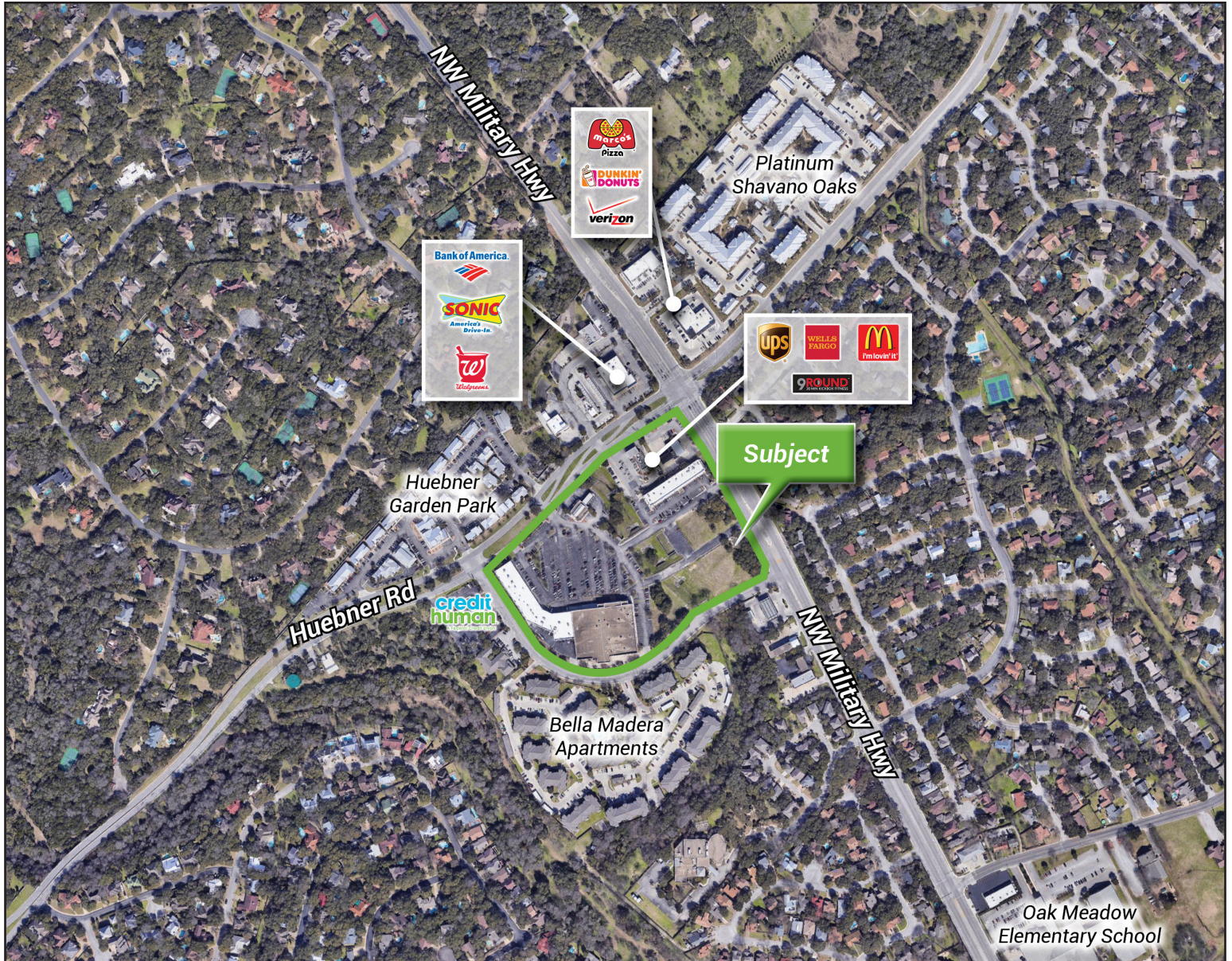
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## Site Plan



Suite	Availability	RSF	Suite	Availability	RSF
M-100-102	Fredricks Bistro	4,300	H-110	Health Markets	3,150
M-103	2.75 Cleaners	1,400	H-114	Wild Birds Unlimited	2,100
<b>M-104</b>	<b>Available</b>	<b>1,659</b>	H-116	Thrifty Liquor	1,400
<b>M-107</b>	<b>Available</b>	<b>1,916</b>	<b>H-118</b>	<b>Available</b>	<b>1,200</b>
M-108	UPS	1,500	H-120	Rounders Card Club	4,150
<b>M-109</b>	<b>Available</b>	<b>1,400</b>	<b>H-126</b>	<b>Available</b>	<b>3,160</b>
M-110	9Round	1,000	<b>H-128</b>	<b>Available</b>	<b>2,400</b>
M-111	Subway	1,500	<b>H-130</b>	<b>Available</b>	<b>4,550</b>
<b>H-100</b>	<b>Available</b>	<b>3,000</b>	A-105	Rush Fun Park	24,570
H-102	A New You	3,580	A-106	Dollar Tree	9,800
<b>H-106</b>	<b>Available</b>	<b>1,400</b>	A-110	Planet Fitness	21,044
H-108	Solar Nails	1,750			







## Demographic Profile



NW MILITARY HIGHWAY  
**OVER 19,000**  
VEHICLES PER DAY  
(TxDOT, 2018)



TOTAL POPULATION OF  
**OVER 245,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



TOTAL HOUSEHOLDS  
**OVER 108,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2019)



AVERAGE HH INCOME  
**OVER \$132,000**  
WITHIN ONE MILE RADIUS  
(ESRI 2019)



TOTAL EMPLOYEES  
**OVER 206,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2019)



AVERAGE HOME VALUE  
**OVER \$298,000**  
WITHIN THREE MILE RADIUS  
(ESRI 2019)

	1 Mile	3 Mile	5 Mile
<b>2019 Total Population</b>	9,575	106,560	245,358
<b>2024 Total Population</b>	9,968	112,957	259,611
<b>2019-2024 Annual Growth Rate</b>	0.81%	1.17%	1.14%
<b>2019 Households</b>	3,879	48,752	108,077
<b>2024 Households</b>	4,029	51,758	114,657
<b>2019 Average Home Value</b>	\$296,752	\$298,964	\$272,334
<b>2024 Average Home Value</b>	\$324,633	\$325,690	\$296,033
<b>2019 Average HH Income</b>	\$132,819	\$98,757	\$87,284
<b>2024 Average HH Income</b>	\$141,149	\$109,031	\$97,510

Sources: Infogroup, Inc & ESRI

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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.

**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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

Sales Agent/Associate's Name

532457  
Licensed No.

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(979) 268-2000  
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Buyer / Tenant / Seller / Landlord Initials

Date



**For More Information About This Property,  
Please Contact**

**OLDHAM GOODWIN GROUP**

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