

Southwest Military Shopping Center

1121 SW Military Dr. • San Antonio • TX • 78221



Property Highlights:

- Major National Credit Retail Hub Connecting SE and SW San Antonio (IH-35 to IH-37)
- Over 40,000 Total Cars Per Day Per TxDOT
- Visibility and Accessibility From Both Directions of Southwest Military Drive
- Lush and Well-Maintained Landscaping
- Densely Populated and Established Residential and Commercial Submarket South of Downtown
- Over 122k Population and \$45K Average Household Income Within 3-Mile Radius
- Dedicated Large Pylon Sign Along SW Military Dr.
- **Available: Suite 105 - 1,193 SF (2nd Gen Medical)**
- **Rate: \$21.00 PSF plus NNN (Est. \$9.25)**



For More Information Contact:
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This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

SOUTHWEST MILITARY SHOPPING CENTER

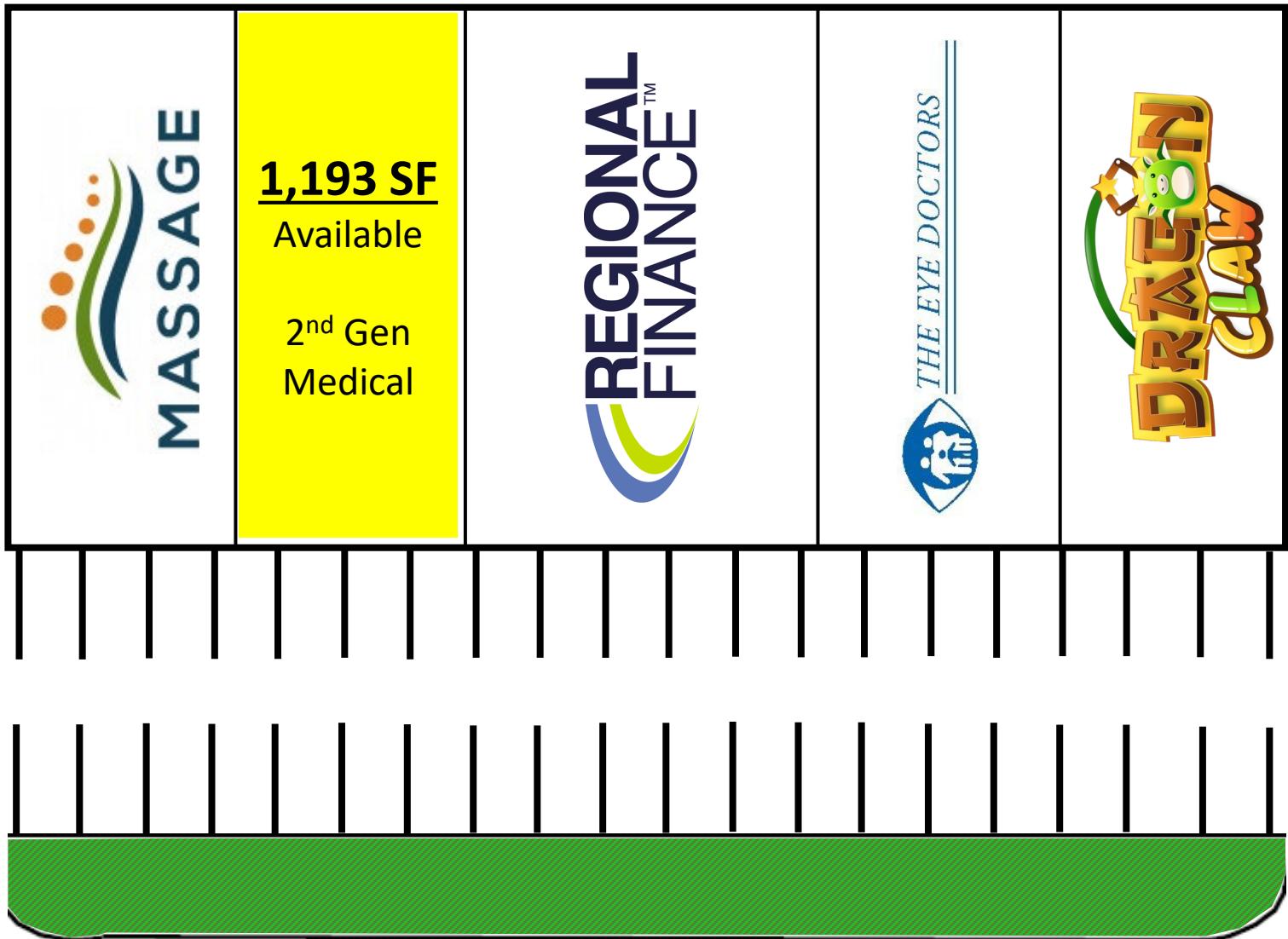
1121 SW MILITARY DRIVE | SAN ANTONIO | TEXAS | 78221



JOE M. KBOUDI
REAL ESTATE, INC.

Site Plan

[Click For Video Walkthrough](#)



SW MILITARY DR. (40,000+ VPD)

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Subject Property

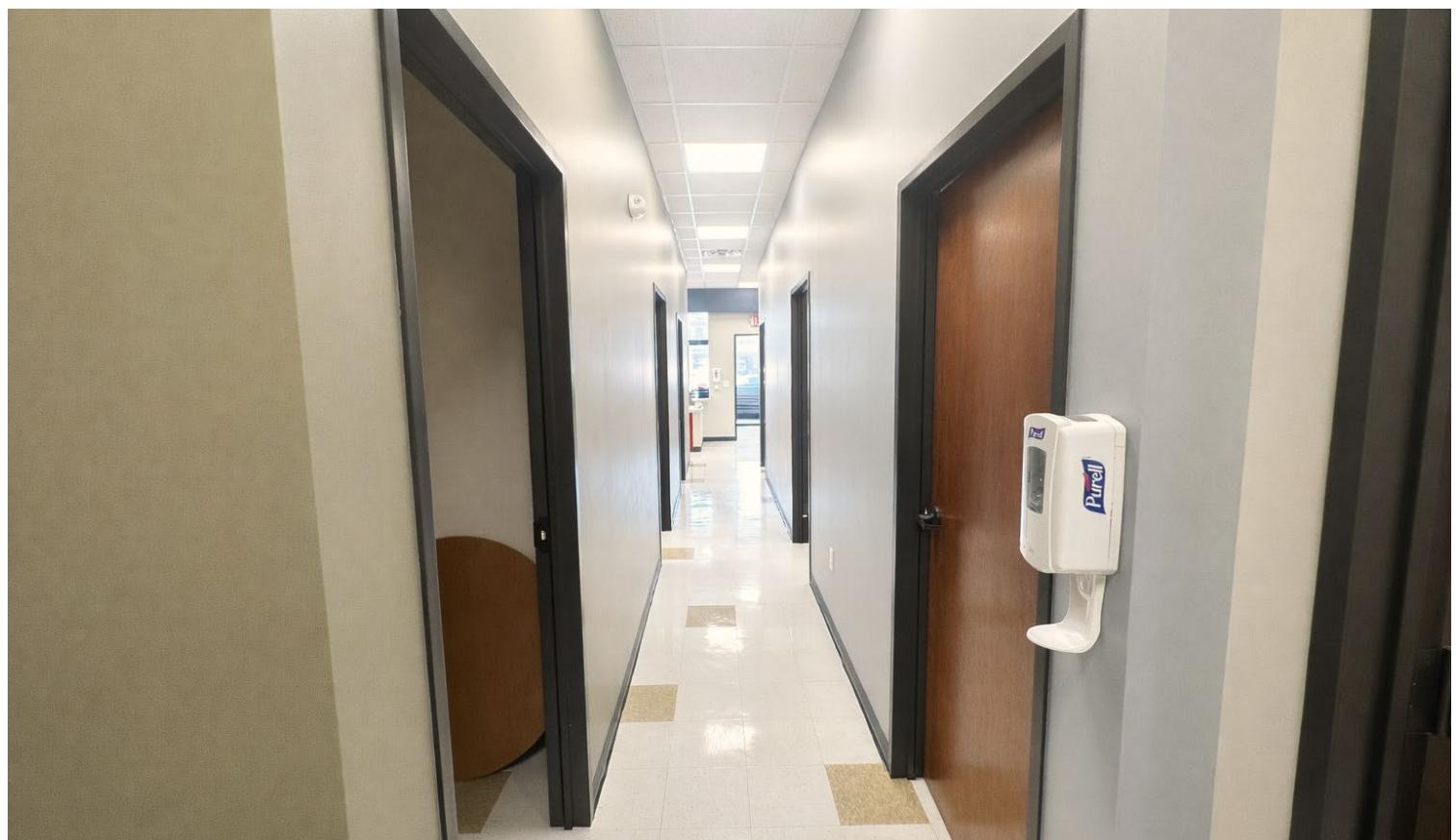


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Suite 105 Photos – 1,193 SF
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Exterior Photos



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REAL ESTATE, INC.

Demographics

Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	17,789	122,515	281,588
Avg Household Income	\$41,306	\$45,340	\$46,215

Population			
2010 Census Population	16,902	113,825	250,427
2020 Estimated Population	17,789	122,515	281,588
Absolute Growth 2010-2020	5.25%	7.63%	12.44%
Median Age	33.7	33.2	32.8

Housing			
Total Households	5,526	37,987	89,596
Owner Occupied	3,430	23,655	50,307
Renter Occupied	2,096	14,332	39,290
Avg Household Size	3.2	3.1	3.0

Income			
Median Household Income	\$33,610	\$36,105	\$35,192
Average Household Income	\$41,306	\$45,340	\$46,215
Total Consumer Spending	\$107.2M	\$756.3M	\$1.70B

Race & Ethnicity			
White (Hispanic Origin)	16,433	113,719	251,329
White (Non-Hispanic)	477	2,775	9,792
Black	239	2,003	10,362
Am. Indian	261	1,847	4,485

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Omri S. Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date