

FOR LEASE



Located directly across from the Target anchored shopping center on Austin Highway in the Alamo Heights 78209 zip code. This center is anchored by Gold's Gym and Pet Supplies Plus, and boasts a line-up of medical and retail tenants, as well as several national tenants, such as Shipley's Donuts and Papa John's Pizza. Property will undergo major cosmetic updates in 2026.

# Alamo Hills

1230-1248 Austin Highway | San Antonio, TX | 78209

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partners

# ALAMO HILLS

## PROPERTY HIGHLIGHTS

- 1 Dense trade area with 300,000+ residents and over 100,000 households in a 5 mile radius.
- 2 Close proximity to Target, Lowe's, Walmart and HEB centers
- 3 Strong draw from affluent Alamo Heights and Terrell Hills neighborhoods.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,599	107,967	319,766
Household Income	\$103,363	\$98,4390	\$85,498
Households	5,927	43,042	121,918
Median Age	35.8	35.8	36.2

## DESIRED USES

- Restaurants
- General Retail
- Dental Group
- Med Spa

“ This Gold’s Gym anchored center is located in the sought-after Alamo Heights area, with easy access to Austin Highway, and provides abundant parking. With almost 150,000 sf of retail space, this center includes a variety of tenants. **V. ADELSTEIN** ”



# ALAMO HILLS

AUSTIN HIGHWAY (US HWY 81)

SEIDEL ROAD



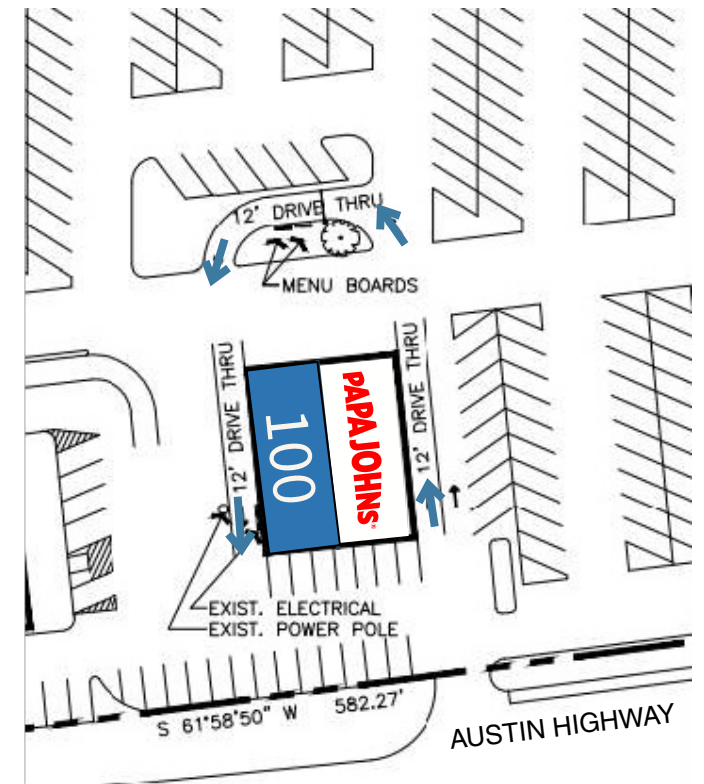
SUITE	TENANT	SF
100	AVAILABLE - With drive thru	2,503
101	Papa John's	1,428
102	Alamo Hills Vet Clinic	3,881
104	Batteries + Bulbs	1,812
106	South Texas Blood & Tissue	1,925
108	AT LEASE	8,986
109	Jen's Dance Spot	4,796
1246	Gold's Gym	49,381
200	AVAILABLE	1,833
202A	AVAILABLE	1,600
204	Rock's Discount Vitamins	1,620
206	Celestial Jewel	1,623
210	Little Spurs Autism Therapy	5,622
212	Office Warehouse - AVAILABLE	32,192
214	Health Texas	6,845
217	AVAILABLE	2,385
218	Jen's Dance Spot	2,624
220	Little Spurs Pediatrics	2,625
221	Papa John's Corporate	4,167
1240	Shipley's Donuts	2,105

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# ALAMO HILLS



## PROPOSED DRIVE THRU Suite 100 (next to Papa John's Pizza)





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TERRELL  
HEIGHTS (1,500  
HOMES)

(18,729 VPD) AUSTIN HWY

WILLSHIRE  
TERRACE (1,600  
HOMES)

TERRELL  
HILLS (2,011  
HOMES)

410

Hilton Garden Inn  
IH-410 (171,102 AADT)

NORTHEAST PARK  
(1,500 HOMES)

IH-410 (171,102 AADT)

410

PHENIX SALON & SPA  
 Target  
 petco  
 five BELOW  
 TEMPUR-PEDIC  
 DOLLAR TREE  
 ROSS DRESS FOR LESS  
 SUBWAY  
 SALLY BEAUTY SUPPLY  
 orange leaf  
 NextCare URGENT CARE  
 Monarch Dental  
 thrive PET HEALTHCARE  
 AMERICA'S BEST CONTACTS & EYEGLASSES  
 DENVER MATTRESS CO.

TERRELL HEIGHTS  
(1,500 HOMES)

Great Clips  
**GameStop**  
 NAVY FEDERAL  
 Victory MARTIAL ARTS  
 4 NAILS  
 H&R BLOCK  
 Mesquite Bean FABRICS  
 WINGS STOP  
 AT&T  
 McDonald's  
 popeye's

KFC  
 GEICO  
 ASTRO SUPERBOWL  
 Cici's  
 MATTRESS FIRM  
 DISCOUNT TIRE  
 Home Depot

AUSTIN HWY (18,729 AADT)



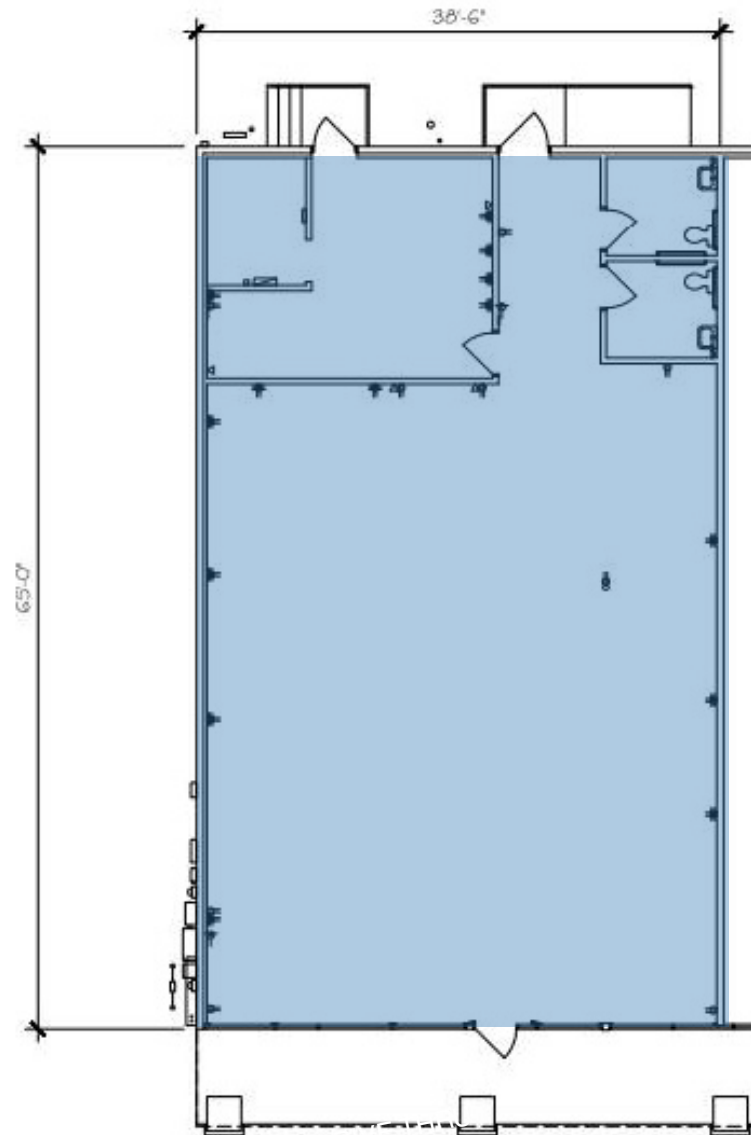
TERRELL HILLS (2,011 HOMES)

WILLSHIRE TERRACE (1,600 HOMES)

HARRY WURZBACH RD 28,935 AADT

Walmart  
 Lowe's  
 H-E-B  
 Jack-in-the-Box  
 Dunkin'  
 Public Storage  
 Cleaning Ideas  
 Dutch Bros  
 Moomie King  
 Taco Cabana  
 La Pasa  
 K  
 Public Storage  
 City Palapas

# ALAMO HILLS

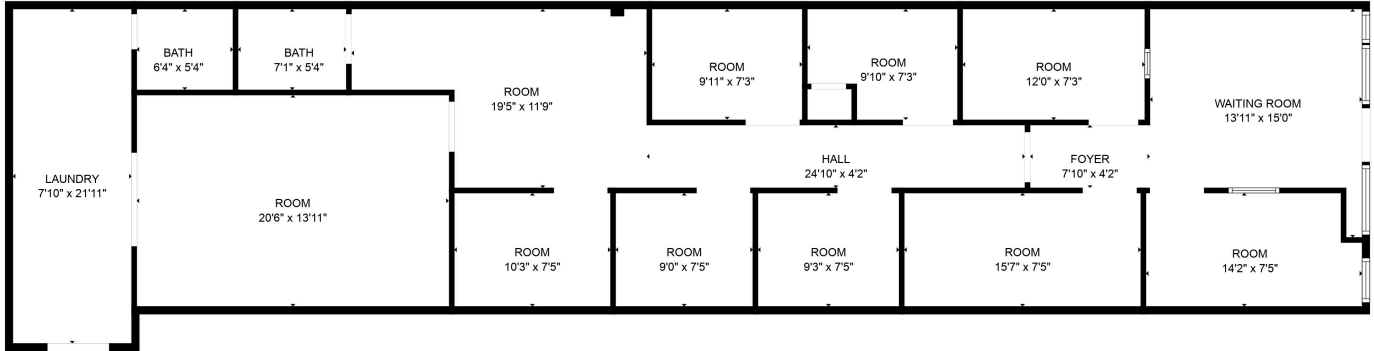
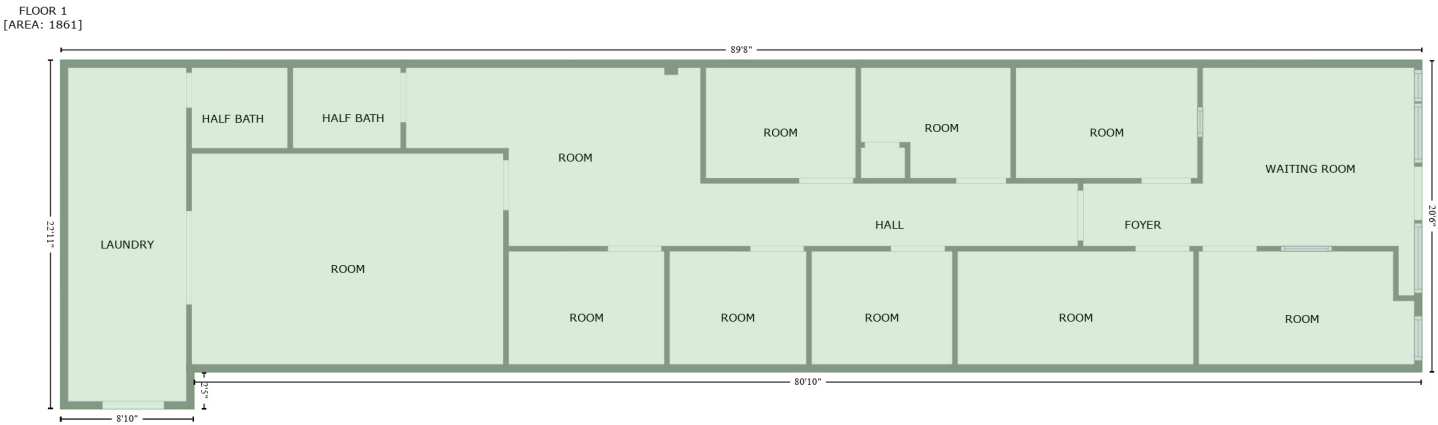


2,503 sq.ft.  
EXISTING PLAN 8-27-24

Alamo Hills Shopping Center  
**1230 Austin Hwy. #100**  
San Antonio, Texas 78209

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# ALAMO HILLS | Suite 200



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For More Information, Please Contact



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

