

RETAIL FOR LEASE

BRIGGS RANCH PLAZA

13381 U.S. 90, SAN ANTONIO, TX 78245



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

LUKE LEGRAND
Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY
Agent
O: 361-215-7457
cody@kwcommercialsa.com
TX License #778764

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

13381 U.S. 90



OFFERING SUMMARY

AVAILABLE SF:	up to 6,408 SF
LEASE RATE:	\$24.00/SF plus NNN's
LEASE TERM:	36 to 120 Months
FRONTAGE:	Highway 90
YEAR BUILT:	2025
RENOVATED:	New Construction
PARKING RATIO:	4 : 1 Ratio
ZONING:	C2

PROPERTY OVERVIEW

Briggs Ranch Plaza is a premier retail center located in the vibrant San Antonio, Texas, offering a unique blend of shopping, dining, and entertainment options. Strategically positioned to attract both local residents and visitors, the plaza showcases a diverse selection of retail stores, from well-known national brands to charming local boutiques. With its modern architecture and inviting atmosphere,

PRO
PER
TY
HIG
HLI
GHT
S

PROPERTY HIGHLIGHTS

- The upcoming retail development in Briggs Ranch, San Antonio, represents a transformative opportunity for both residents and businesses in the area. This vibrant new center is set to enhance the local shopping experience by bringing a diverse mix of national and local retailers, dining options, and entertainment venues, all within a modern, accessible environment.

LOCATION & HIGHLIGHTS

13381 U.S. 90



LOCATION INFORMATION

Building Name:	Briggs Ranch Plaza
Street Address:	13381 W. US Highway 90
City, State, Zip:	San Antonio, Tx, 78245
County:	Bexar
Market:	West

BRIGGS RANCH PLAZA

13381 W US-90
SAN ANTONIO, TX 78252

QC REVIEW



LOCATION OVERVIEW

Located in the heart of the thriving Briggs Ranch area, this retail center is strategically positioned to capture high foot traffic and visibility, making it the ideal location for your business. With easy access to major highways and proximity to residential neighborhoods, Briggs Ranch Plaza is perfectly situated for success.

Target a growing population in the Briggs Ranch area, with a diverse mix of families, young professionals, military members, and retirees. Benefit from strong household income levels and a commitment to supporting local businesses.

PROPERTY HIGHLIGHTS

- Flexible leasing options for retail, dining, and service-oriented businesses.
- Various square footage options to accommodate different business needs.
- Customizable spaces that allow for unique branding and layout. Generous TI from Landlord to be negotiated with prospective Tenants.
- The plaza boasts contemporary architecture with inviting storefronts, creating an attractive shopping environment for visitors.
- With generous parking space, customers can enjoy a hassle-free shopping experience, encouraging longer visits and repeat business.
- Join a vibrant community of established brands and unique local businesses that cater to a wide range of customers.



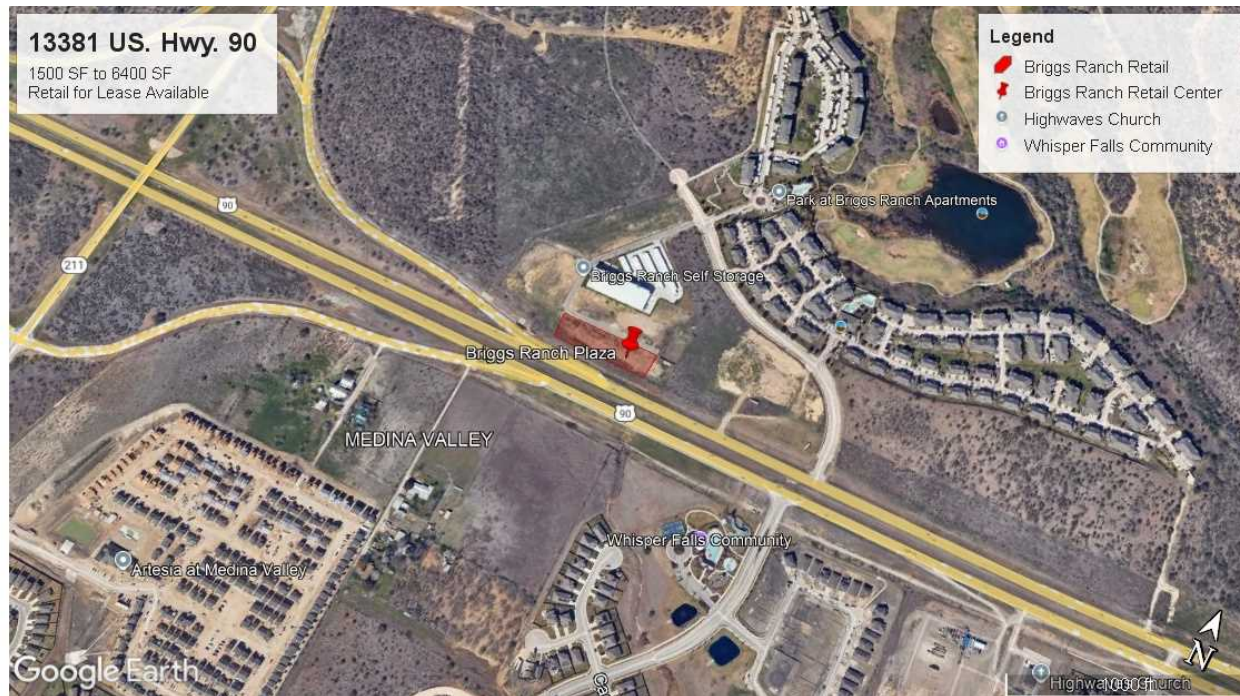
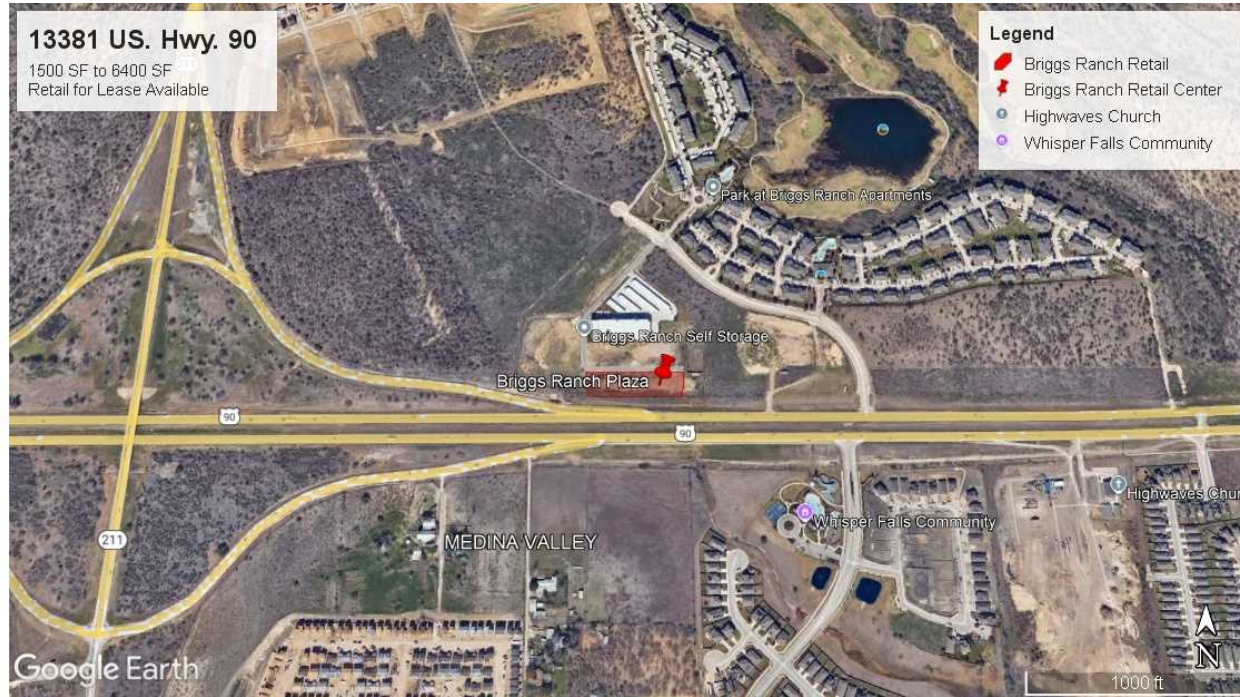
PROPERTY PHOTOS

13381 U.S. 90



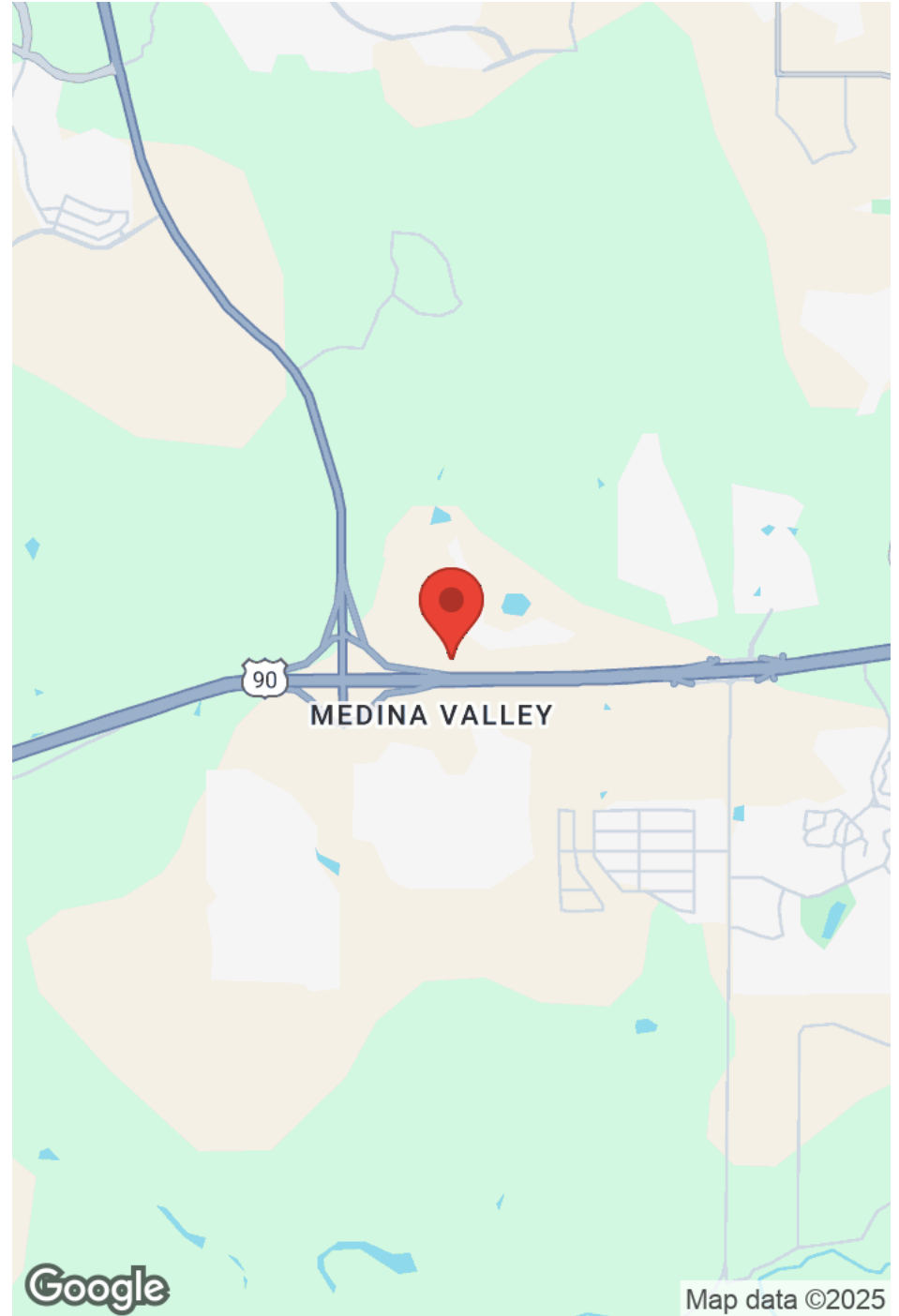
PROPERTY PHOTOS

13381 U.S. 90



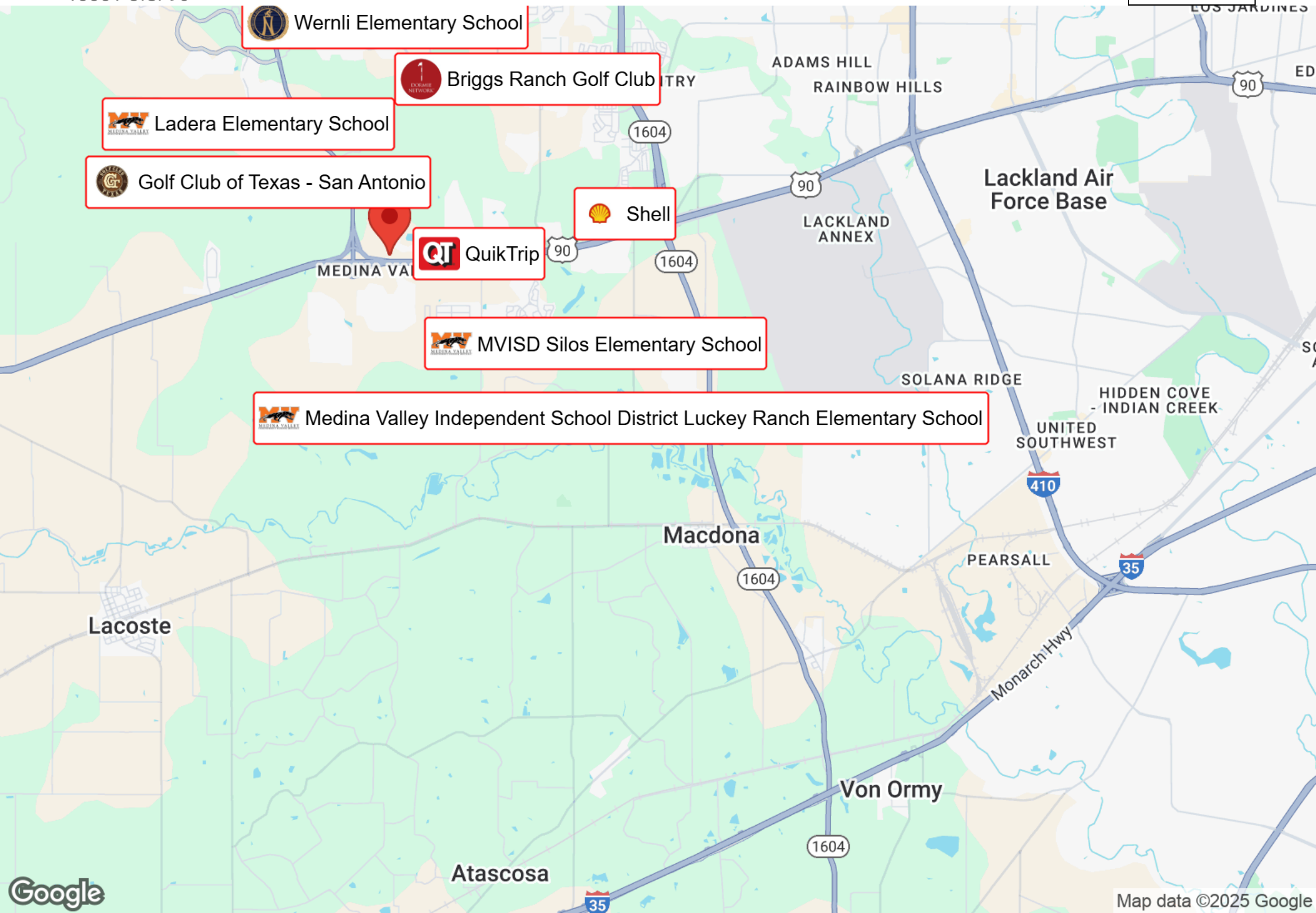
LOCATION MAPS

13381 U.S. 90



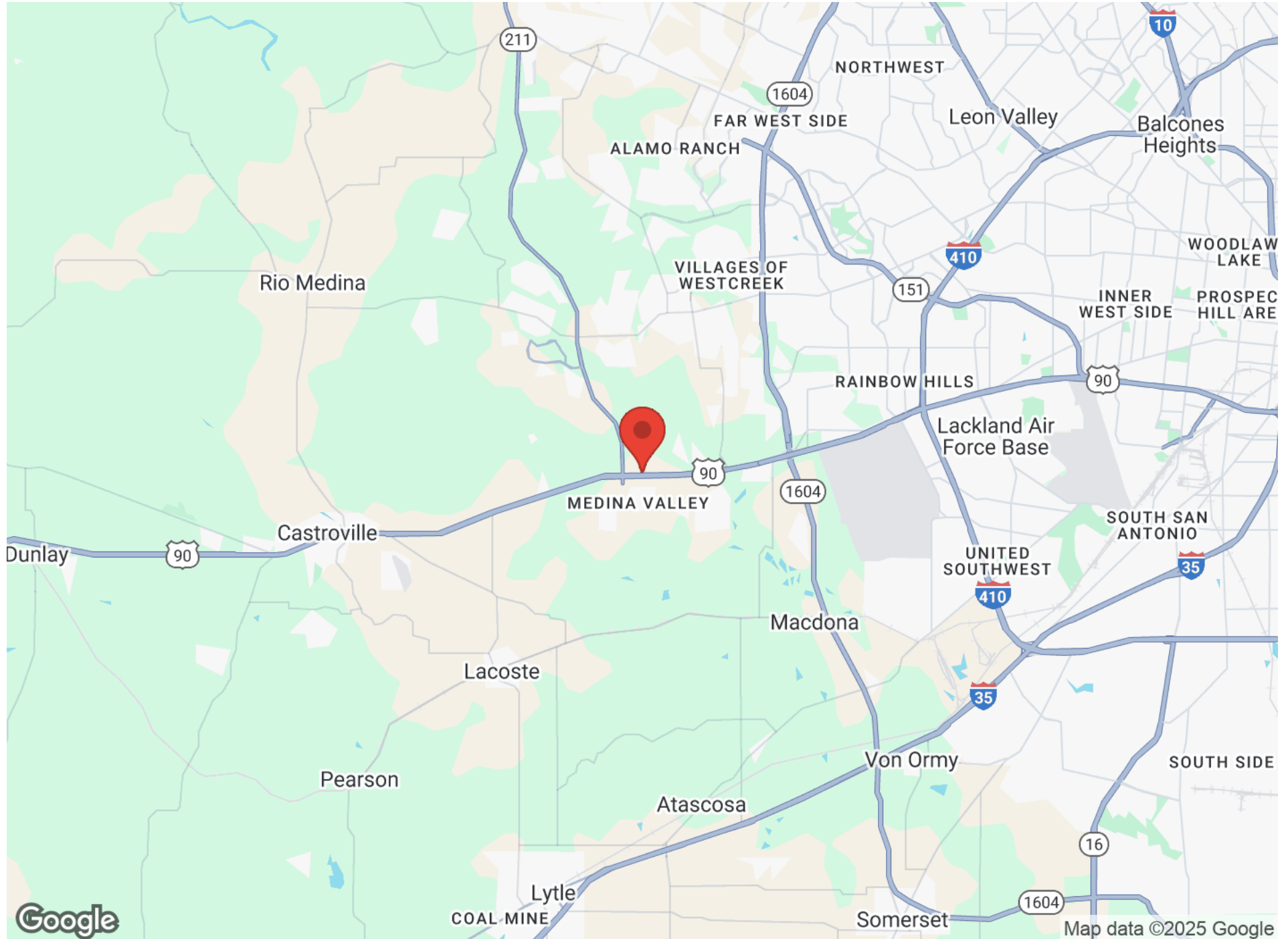
BUSINESS MAP

13381 U.S. 90



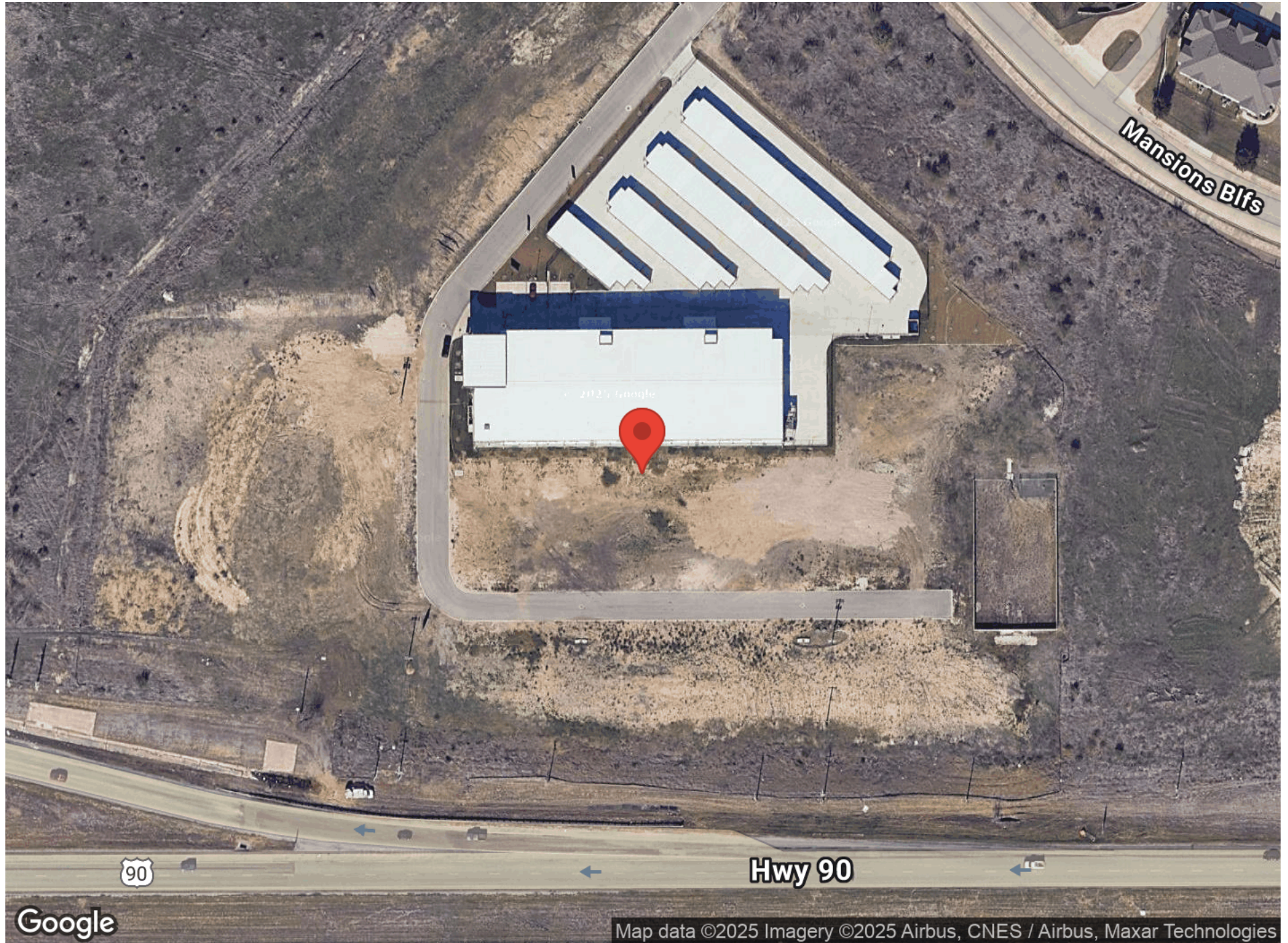
REGIONAL MAP

13381 U.S. 90



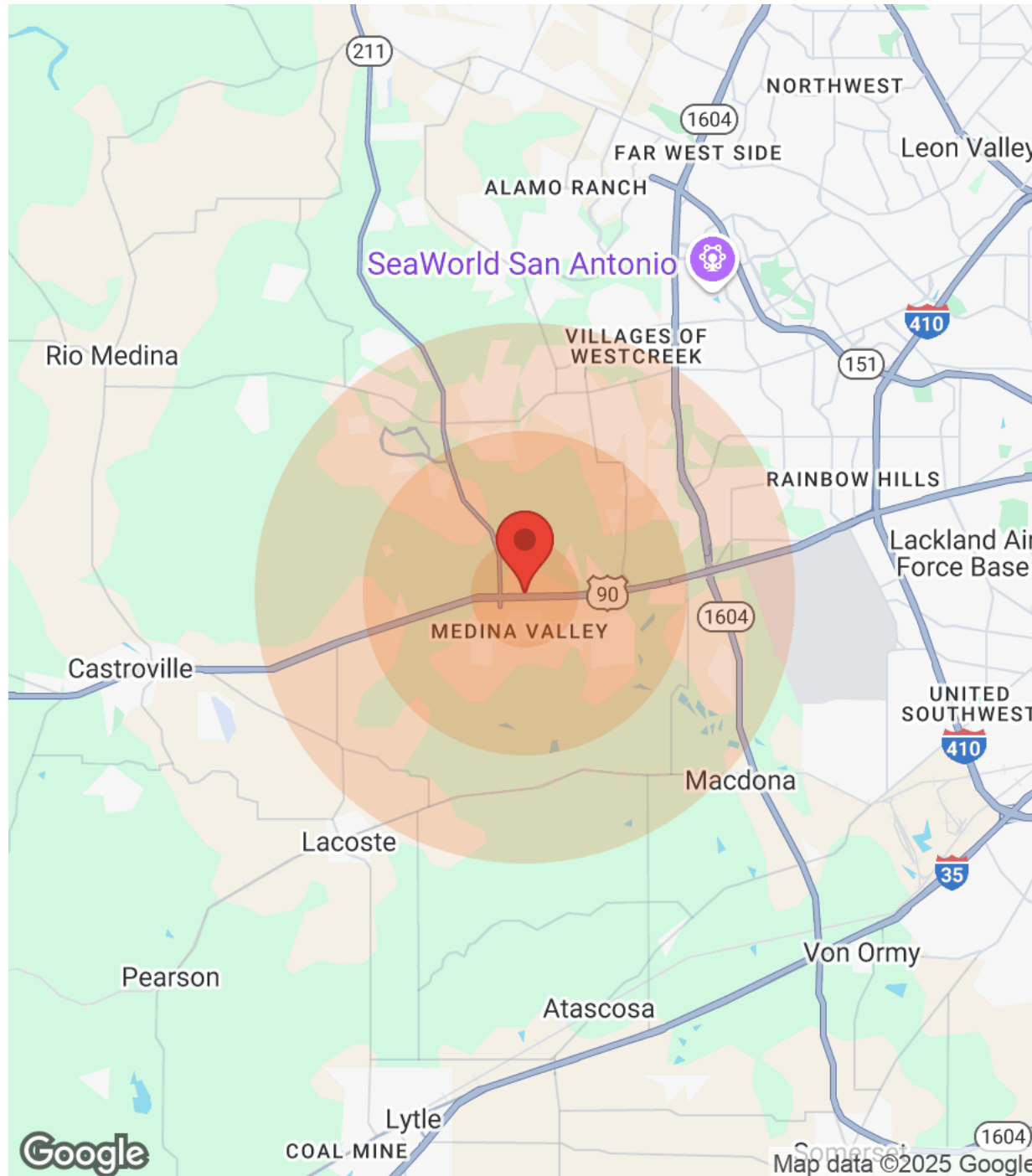
AERIAL MAP

13381 U.S. 90



DEMOGRAPHICS

13381 U.S. 90



Population	1 Mile	3 Miles	5 Miles
Male	N/A	3,415	25,045
Female	N/A	3,550	23,612
Total Population	N/A	6,965	48,657

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,739	12,135
Ages 15-24	N/A	1,089	8,077
Ages 25-54	N/A	2,315	18,239
Ages 55-64	N/A	583	4,630
Ages 65+	N/A	1,239	5,576

Race	1 Mile	3 Miles	5 Miles
White	N/A	4,862	35,089
Black	N/A	570	4,596
Am In/AK Nat	N/A	28	163
Hawaiian	N/A	N/A	22
Hispanic	N/A	3,591	27,947
Multi-Racial	N/A	2,734	16,070

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$61,450	\$66,145
< \$15,000	N/A	76	878
\$15,000-\$24,999	N/A	261	990
\$25,000-\$34,999	N/A	96	1,282
\$35,000-\$49,999	N/A	544	2,072
\$50,000-\$74,999	N/A	650	3,735
\$75,000-\$99,999	N/A	291	2,536
\$100,000-\$149,999	N/A	345	2,225
\$150,000-\$199,999	N/A	59	528
> \$200,000	N/A	N/A	124

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,702	14,638
Occupied	N/A	2,518	13,960
Owner Occupied	N/A	1,547	10,966
Renter Occupied	N/A	971	2,994
Vacant	N/A	184	678

PROFESSIONAL BIO

13381 U.S. 90



LUKE LEGRAND

Director



KW Commercial - Global
1221 South MoPac Expressway
Austin, TX 78746
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816