



**COMMERCIAL PROPERTIES**

Brokerage • Management • Investments • Accounting



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## COPPER CREST VILLAGE

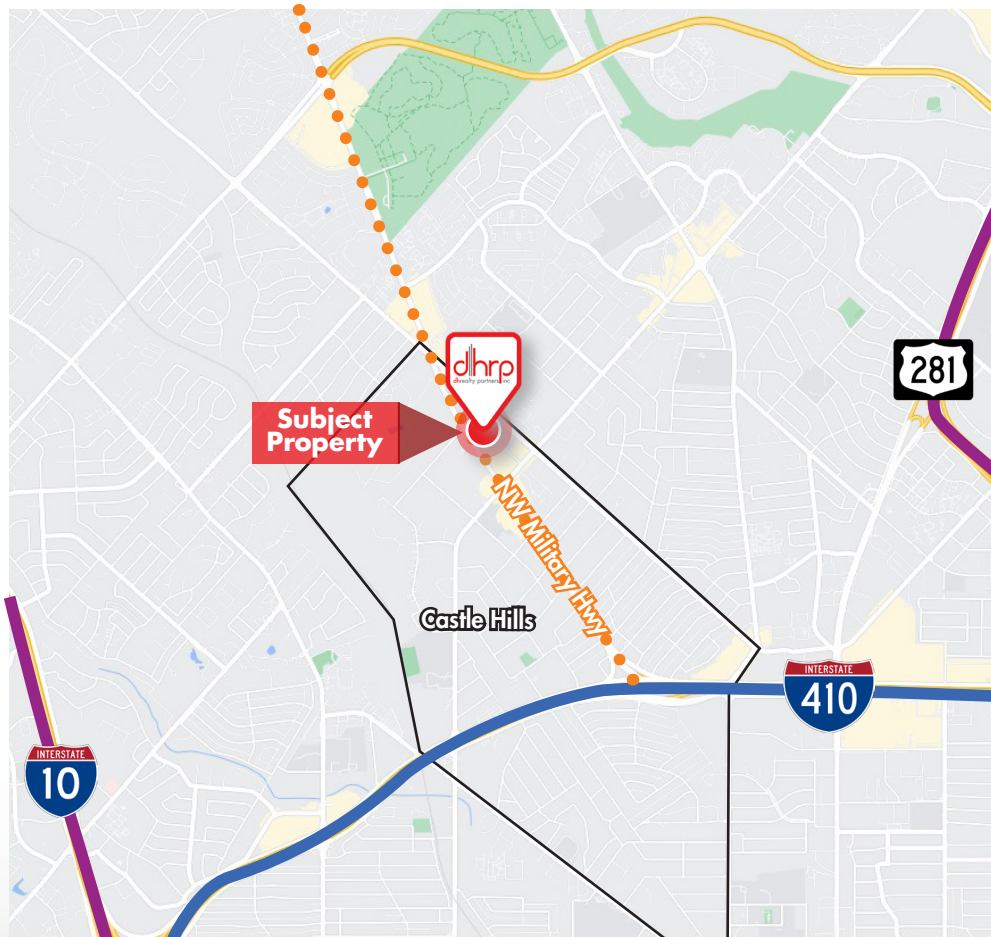
2241 NW Military Hwy | San Antonio, TX 78213



# FOR LEASE

## COPPER CREST VILLAGE

2241 NW Military Hwy | San Antonio, TX 78213



### LOCATION

Copper Crest Village in **Castle Hills** is centrally-located on NW Military Highway with easy access to Loop 410 and Wurzbach Parkway.

### DESCRIPTION

Well-balanced tenant mix with a popular Chinese restaurant that drives lots of traffic to the center. Large pylon sign on highly trafficked NW Military (no sign rent). Surrounded by neighborhood retail and professional establishments.

### HIGHLIGHTS

- Easy access to Loop 410 and Wurzbach Pkwy
- Located in the heart of Castle Hills
- Excellent visibility

### ZONING

District "G," General Business District, City of Castle Hills

### SPACE AVAILABLE

Suite	SF	Rate	Availability
200	±5,292	Contact Broker	Apr 2025
201	±1,511	Contact Broker	Jan 2025
202 A	±1,332	Contact Broker	Now
202 B	±2,900	Contact Broker	Now

(Former Gym)

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.



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### AERIAL MAP



### POINTS OF INTEREST

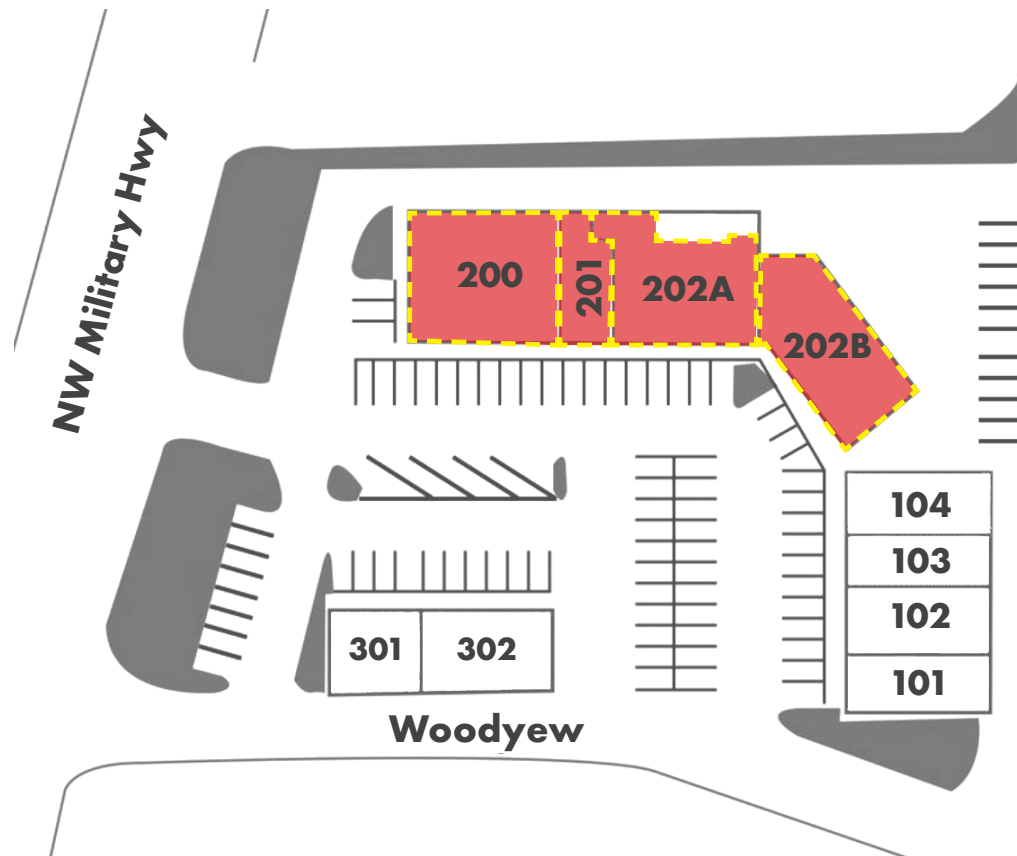
- Sushishima Japanese Restaurant
- Ballet San Antonio
- Rapid Express Car Wash
- Monster Mini Golf
- Mission City Church
- The Christian School at Castle Hills
- Sonic
- IBC Bank
- Anytime Fitness
- CVS Pharmacy
- Clementine
- Thai Topaz
- Bank of America
- Culpepper
- St. George Episcopal School
- Zorb's
- Pet's Barn

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### AVAILABLE SPACE



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### FLOOR PLANS



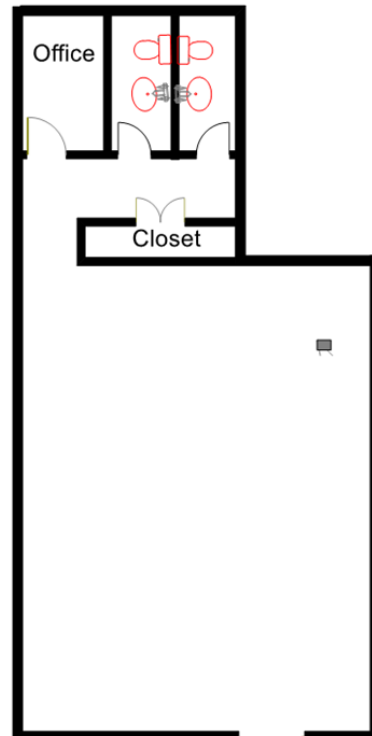
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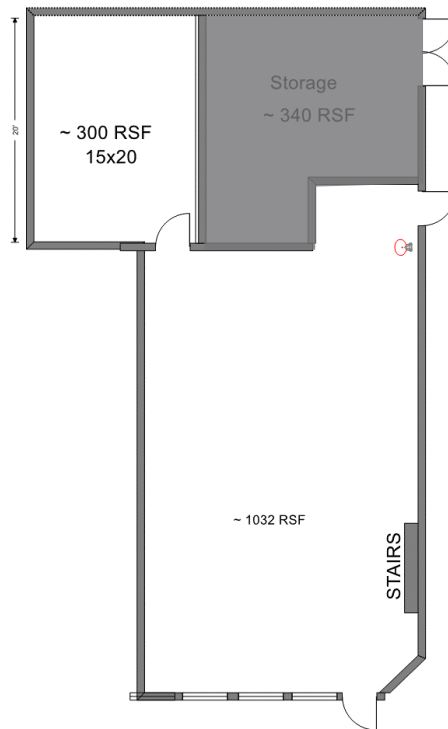
Suite	SF	Rate	Availability
201	±1,511	Contact Broker	Jan 2025

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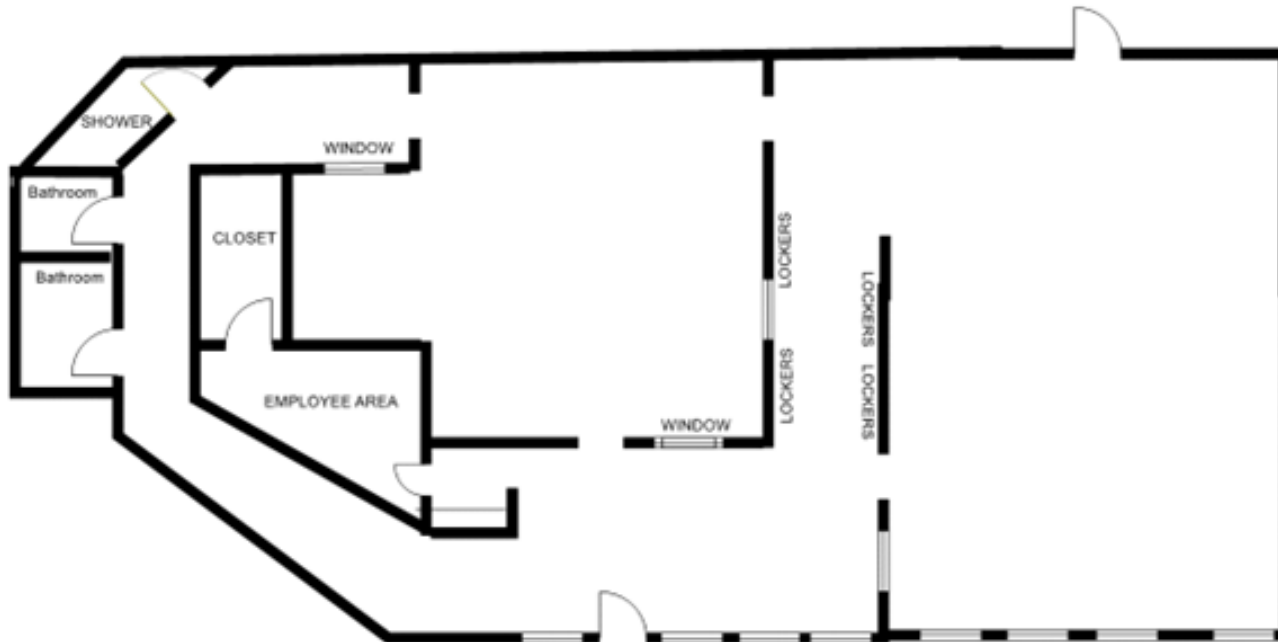
Suite	SF	Rate	Availability
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Suite	SF	Rate	Availability
202 B (Former Gym)	±2,900	Contact Broker	Now

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### PHOTOGRAPHY



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### LOCATION INFORMATION

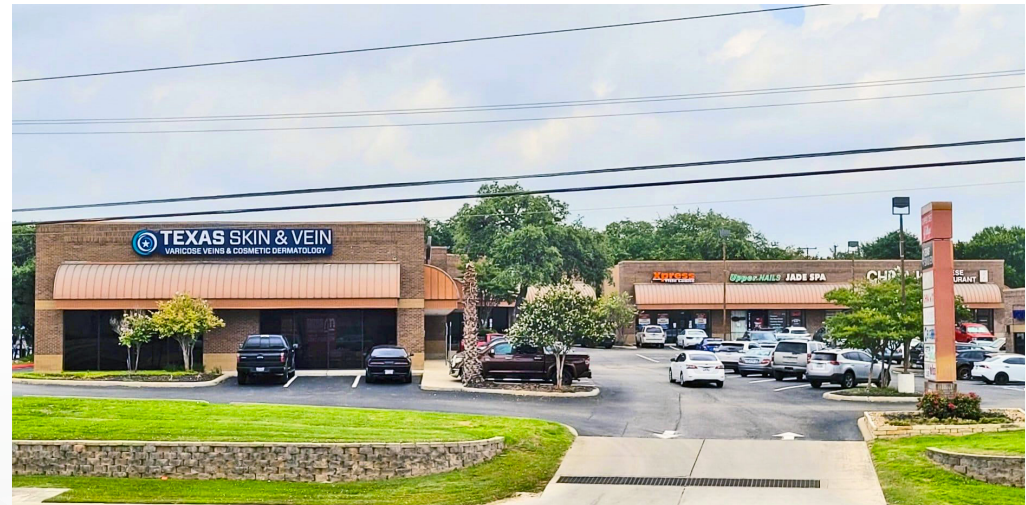
#### TRAFFIC COUNTS



#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,409	121,464	298,661
Median Age	37.2	36.6	37.2
Avg Household Size	2.2	2.3	2.3
Median Household Income	\$69,199	\$65,243	\$69,123

Source: ESRI, 2024



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### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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