

OLMOS PARK

3910 McCULLOUGH AVENUE | SAN ANTONIO, TX



Olmos Park Shopping Center is located in the heart of Olmos Park, which boasts both high density and high incomes. This area is currently underserved, making this a tremendous opportunity for both retailers and restaurants. It is also well positioned to serve the student populations at Trinity University and the University of Incarnate Word.

2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	14,328	134,148	342,313
Avg HH Income	\$167,826	\$112,636	\$88,645
Total Households	5,675	53,814	134,077

TRAFFIC COUNTS

11,000 VPD on McCullough Ave
22,000 VPD on Hildebrand Ave

ENDCAP RESTAURANT SPACE AVAILABLE

- Located on the NEQ of McCullough Avenue and Hildebrand Avenue in San Antonio, Texas.

AVAILABLE SPACE

- 1,038 SF – 2nd Generation Restaurant Space with Patio

AREA RETAILERS



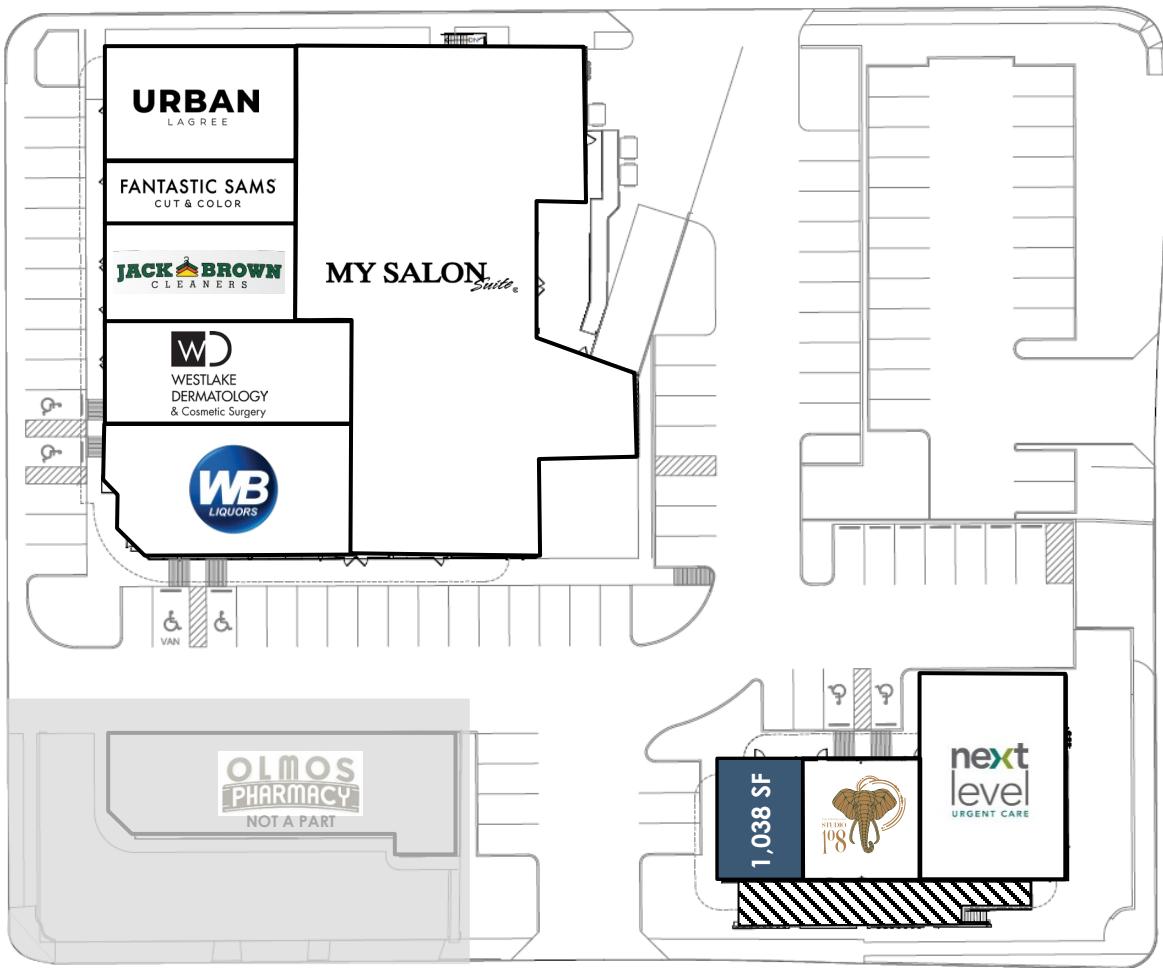
CONTACT FOR MORE INFORMATION

CASEY R. KOPECKY
Principal | Director of Brokerage
512.477.2221
ckopecky@ironwoodre.com



McCULLOUGH AVENUE

HOLLAND AVENUE



HILDEBRAND AVENUE

TENANT BASE

Existing Retail Building

- 1 Urban Lagree.....
- 2 Fantastic Sam's.....
- 3 Jack Brown Cleaners.....
- 4 Westlake Dermatology.....
- 5 WB Liquors.....
- 6 My Salon Suite.....

New Retail Building

- 7 **1,038 SF AVAILABLE**.....
- 8 Studio 108
- 9 Next Level Urgent Care.....

 - Shared Patio



OLMOS PARK | 3910 McCULLOUGH AVENUE, SAN ANTONIO, TX



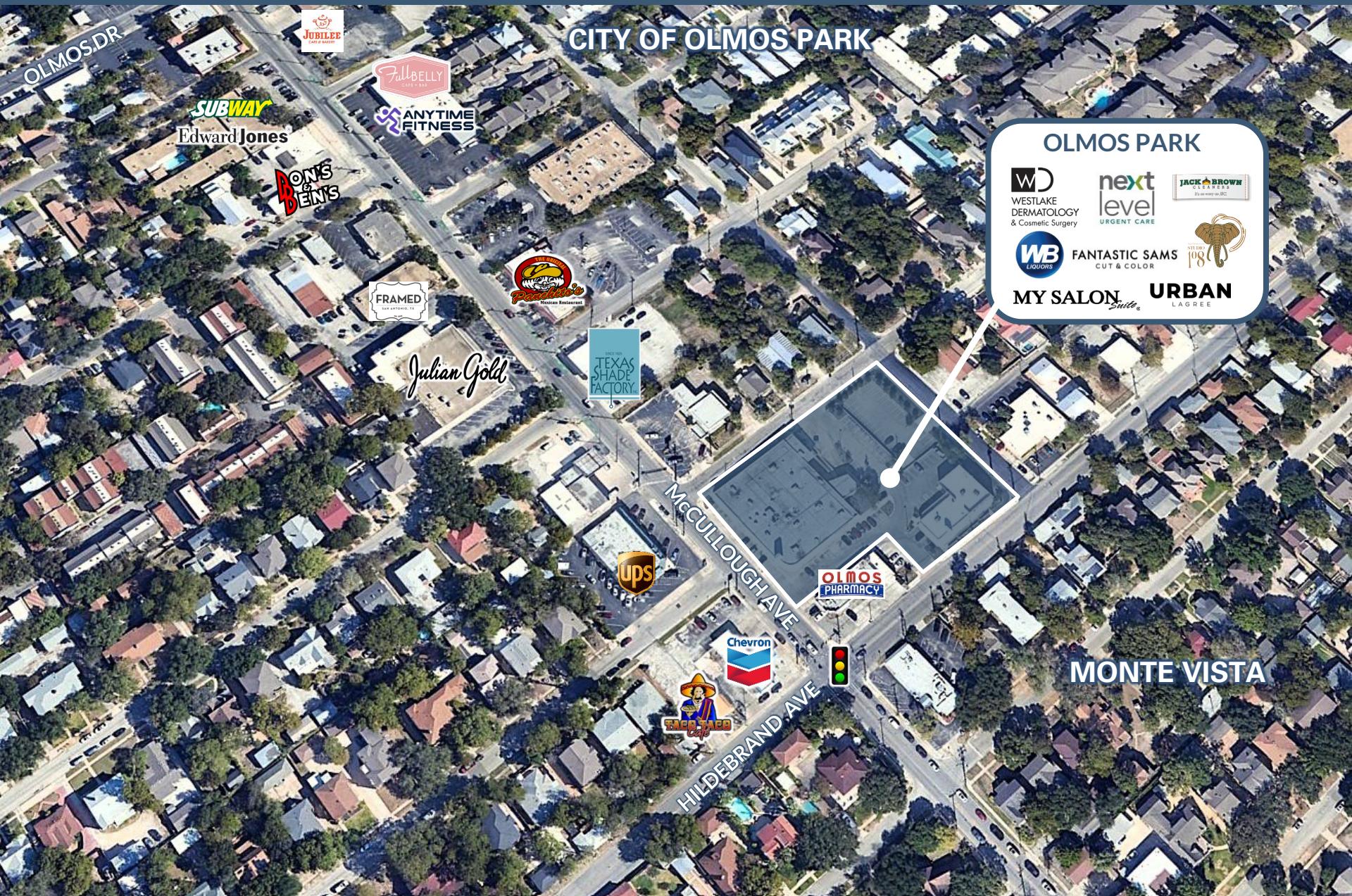
OLMOS PARK | 3910 McCULLOUGH AVENUE, SAN ANTONIO, TX



OLMOS PARK | 3910 McCULLOUGH AVENUE, SAN ANTONIO, TX

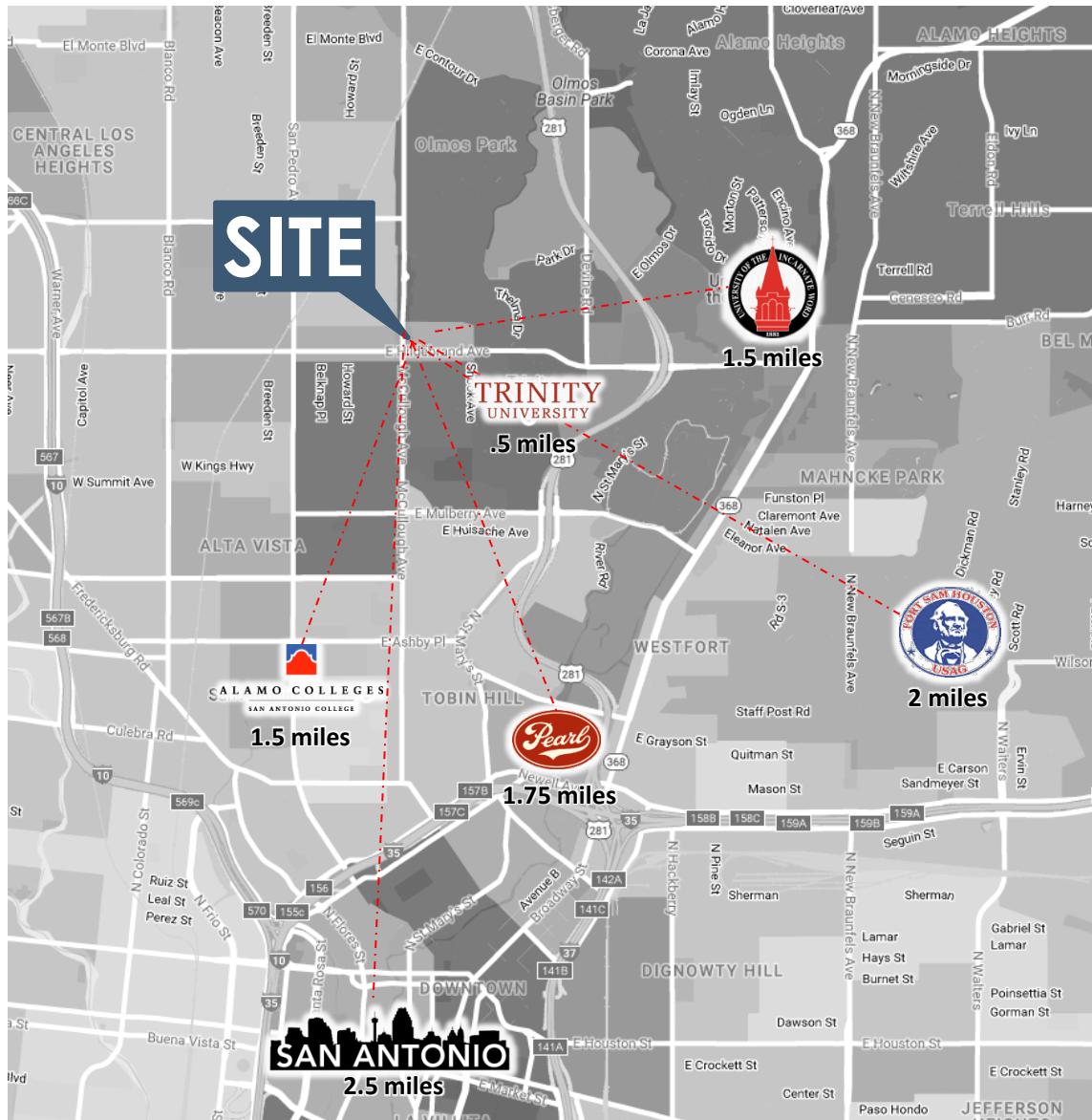


CITY OF OLMOS PARK



OLMOS PARK | 3910 McCULLOUGH AVENUE, SAN ANTONIO, TX





UNIVERSITY OF INCARNATE WORD
7,304 students enrolled.



TRINITY
UNIVERSITY



ALAMO COLLEGES
SAN ANTONIO COLLEGE

TRINITY UNIVERSITY
2,506 students enrolled.

SAN ANTONIO COLLEGE
Over 25,000 students enrolled.



FORT SAM HOUSTON
Major regional employer in San Antonio with over 36,000 employees onsite.



PEARL BREWERY REDEVELOPMENT
Home to Hotel Emma, 638 apartments, eighteen restaurants and cafes, fourteen retailers and eighteen resident businesses as well as a twice weekly Farmers Market.



DOWNTOWN SAN ATONIO (CBD)
Central Business District of San Antonio, home to some of the most visited tourist attractions in the United States.



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 actives, 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 on 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.

Ironwood Commercial Brokerage, LP Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9006581 License No.	mhooks@ironwoodre.com Email	512.477.4848 Phone
Matthew Hooks Designated Broker of Firm	443482 License No.	mhooks@ironwoodre.com Email	512.477.2225 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Casey R. Kopecky Sales Agent/ Associate's Name	602642 License No.	ckopecky@ironwoodre.com Email	512.477.2221 Phone