

Retail Space For Lease

438 Singing Oaks | Spring Branch, TX 78070



3,200 SF
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- New multi-tenant building under construction with Panera as co-tenant
- Adjacent to now open Chick-fil-A
- Outparcel to new Academy Sports + Outdoors
- Situated within Singing Hills development
- August 2025 delivery

JOIN THESE RESTAURANTS & RETAILERS



TRAFFIC COUNTS

281
State Hwy 46

40,488 VPD
27,230 VPD

Site Aerial

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Site Plan

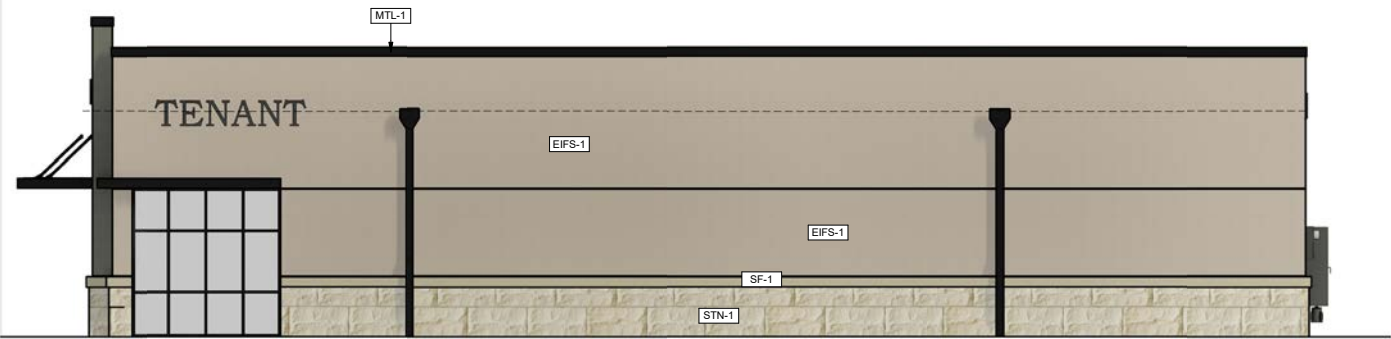
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EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MFG	COLOR	COMMENTS
AWN-1	<varies>	<varies>	<varies>	<varies>
BR-1	THIN BRICK VENEER (SOLDIER BOND)	MONEAR BRICK & BLOCK	SANTIAGO CREATIVE MATERIALS BLEND	THIS PRODUCT COORDINATES WITH THE TABS SYSTEM. CREATIVE MATERIALS WILL BE COORDINATING. EXTERIOR: INSTALL BRICK USING LOW VOC HEAVY DUTY CONSTRUCTION ADHESIVE. GROUT: LATICRETE. MVS POINTING MORTAR 58 TERRACOTTA. DO NOT USE THE TABS SYSTEM IN THE INTERIOR PORTION ONLY.
BR-3	THIN BRICK VENEER (SOLDIER BOND)	ENDICOTT	GOLDEN BUFF	THIS PRODUCT COORDINATES WITH THE TABS SYSTEM. CREATIVE MATERIALS WILL BE COORDINATING. EXTERIOR: INSTALL BRICK USING LOW VOC HEAVY DUTY CONSTRUCTION ADHESIVE. GROUT: LATICRETE. MVS POINTING MORTAR 58 TERRACOTTA. DO NOT USE THE TABS SYSTEM IN THE INTERIOR PORTION ONLY.
EIFS-1	DRAINABLE EIFS SYSTEM	DRYVIT OR EQUAL	MATCH DRYVIT - 105 - "SUEDE"	TEXTURE: LYMESTONE DPR. USE ULTRA HIGH IMPACT MESH ASSEMBLY WITH DRYVIT PANZER 20 MESH FOR ALL EIFS WALL AREAS WITHIN 80" OF GRADE.
EIFS-2	<varies>	DRYVIT OR EQUAL	<varies>	<varies>
MTL-1	PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING	DUROLAST OR EQ	DARK BRONZE	
SF-1	ALUMINUM WOOD LOOK, SELF-MATING CLADDING SYSTEM	KNOTWOOD	WHITE ASH	
SF-4	FRP, PATTERN: CUSTOM PATTERN - SURFACE: HANDCRAFTED FLUTE, PAINT TYPE: GEL COAT	NICHIHA	MATCH PMS 2307 C	GREEN TOWER CLADDING. MATTE FINISH
STF-1	ALUMINUM AND GLASS STOREFRONT FRAME	KAWNEER OR EQUAL	DARK BRONZE	
STN-1	STONE WAINSCOT	SALADO	CREAM	



1 COLOR - FRONT ELEVATION
3/16" = 1'-0"



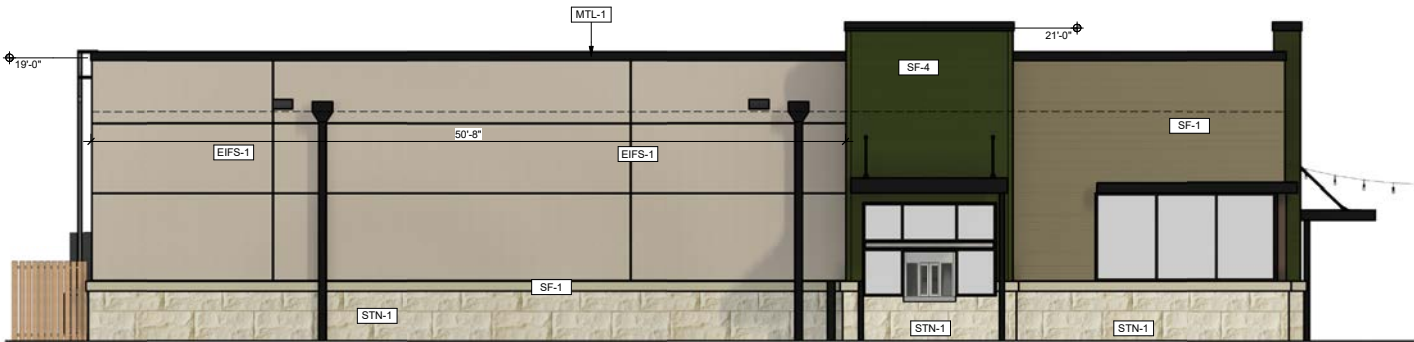
2 COLOR - SIDE ELEVATION A
3/16" = 1'-0"



3 COLOR - REAR ELEVATION
3/16" = 1'-0"



5 MONUMENT SIGN
3/8" = 1'-0"



4 COLOR - SIDE ELEVATION B
3/16" = 1'-0"

Photos

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Demographics

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	2,142	15,546	26,191
2029 Projected Population	2,157	16,244	27,803
Proj. Annual Growth 2024 to 2029	0.14%	0.88%	1.20%

Daytime Population

2024 Daytime Population	3,707	13,699	23,525
Workers	2,503	5,093	8,632
Residents	1,204	8,606	14,893

Income

2024 Est. Average Household Income	\$160,866	\$185,513	\$175,117
2024 Est. Median Household Income	\$110,166	\$148,361	\$136,245

Households & Growth

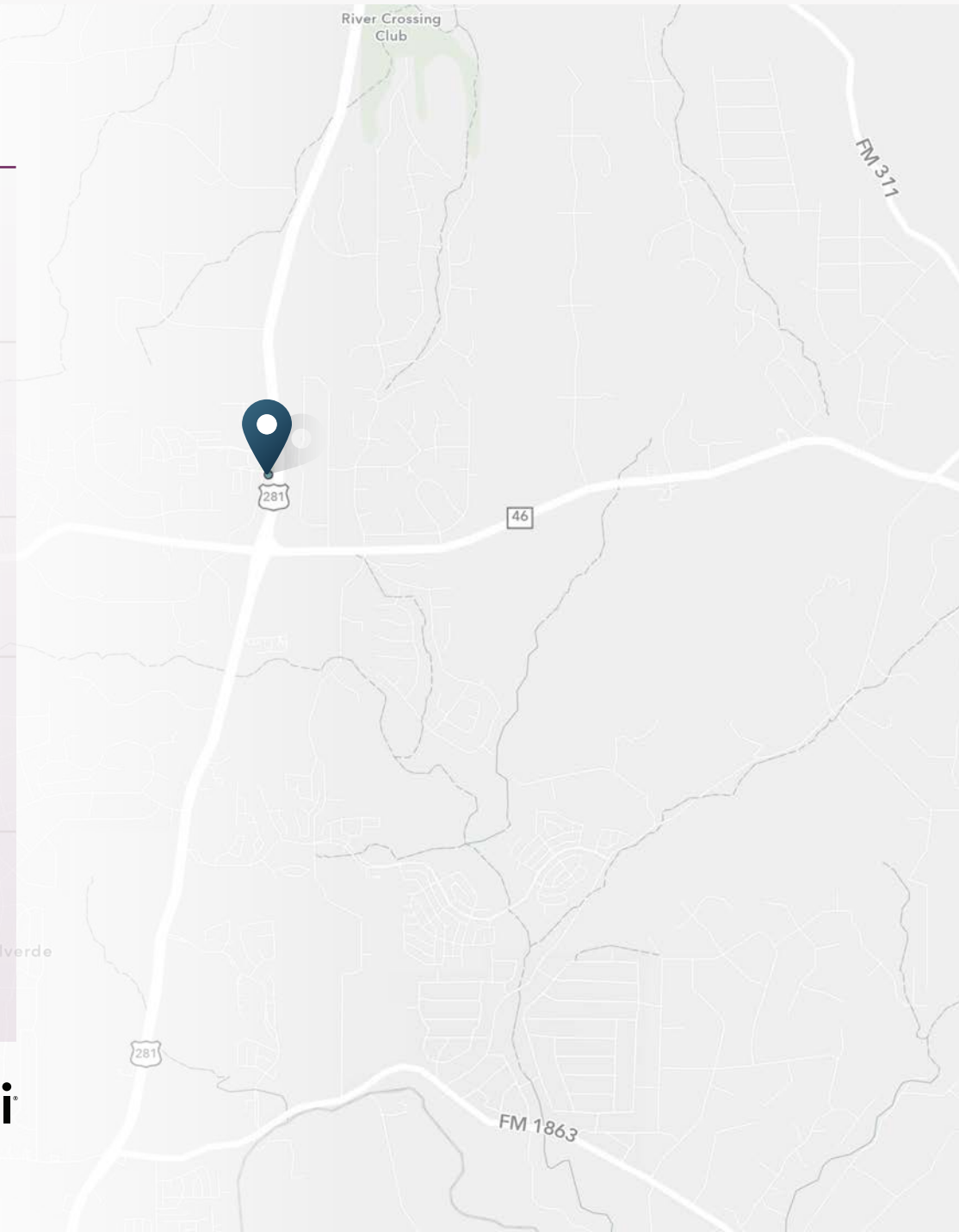
2024 Estimated Households	887	5,767	9,496
2029 Estimated Households	913	6,137	10,265
Proj. Annual Growth 2024 to 2029	0.58%	1.25%	1.57%

Race & Ethnicity

2024 Est. White	75%	72%	73%
2024 Est. Black or African American	1%	2%	2%
2024 Est. Asian or Pacific Islander	2%	1%	1%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	22%	24%	23%
2024 Est. Hispanic (Any Race)	22%	27%	26%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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 or 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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Licensed Supervisor of Sales Agent/Associate		License No.	Email	Phone
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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