



4,048 SF Available For Sublease

Building Highlights

- **Lease Expiration:** October 16, 2026
- **Rate:** Please contact Brokers.
- Freestanding building
- Drive-thru available
- Dedicated parking
- Pylon signage available
- Located in Walmart anchored shopping center situated on Austin Highway
- Excellent access and visibility to Austin Highway
- Located near the affluent Alamo Heights and Terrell Hills neighborhoods
- Minutes from JBSA-Fort Sam Houston

Demographics	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	13,255	245,090	1,072,039
2029 Population - Five Year Projection	13,200	245,486	1,080,384
2024 Daytime Population	12,414	352,648	1,291,378
2024 Average Household Income	\$111,567	\$92,952	\$85,876
2024 Median Age	38.1	36.2	36.7

Traffic Counts	Vehicles per day
Austin Hwy	17,825 VPD
Harry Wurbach Rd	12,192 VPD

Michael Jersin

First Vice President
+1 210 841 3270
michael.jersin@cbre.com

Mac Brady

Associate
+1 210 253 6025
mac.brady@cbre.com

TRADE AREA AERIAL



Michael Jersin
First Vice President
+1 210 841 3270
michael.jersin@cbre.com

Mac Brady
Associate
+1 210 253 6025
mac.brady@cbre.com



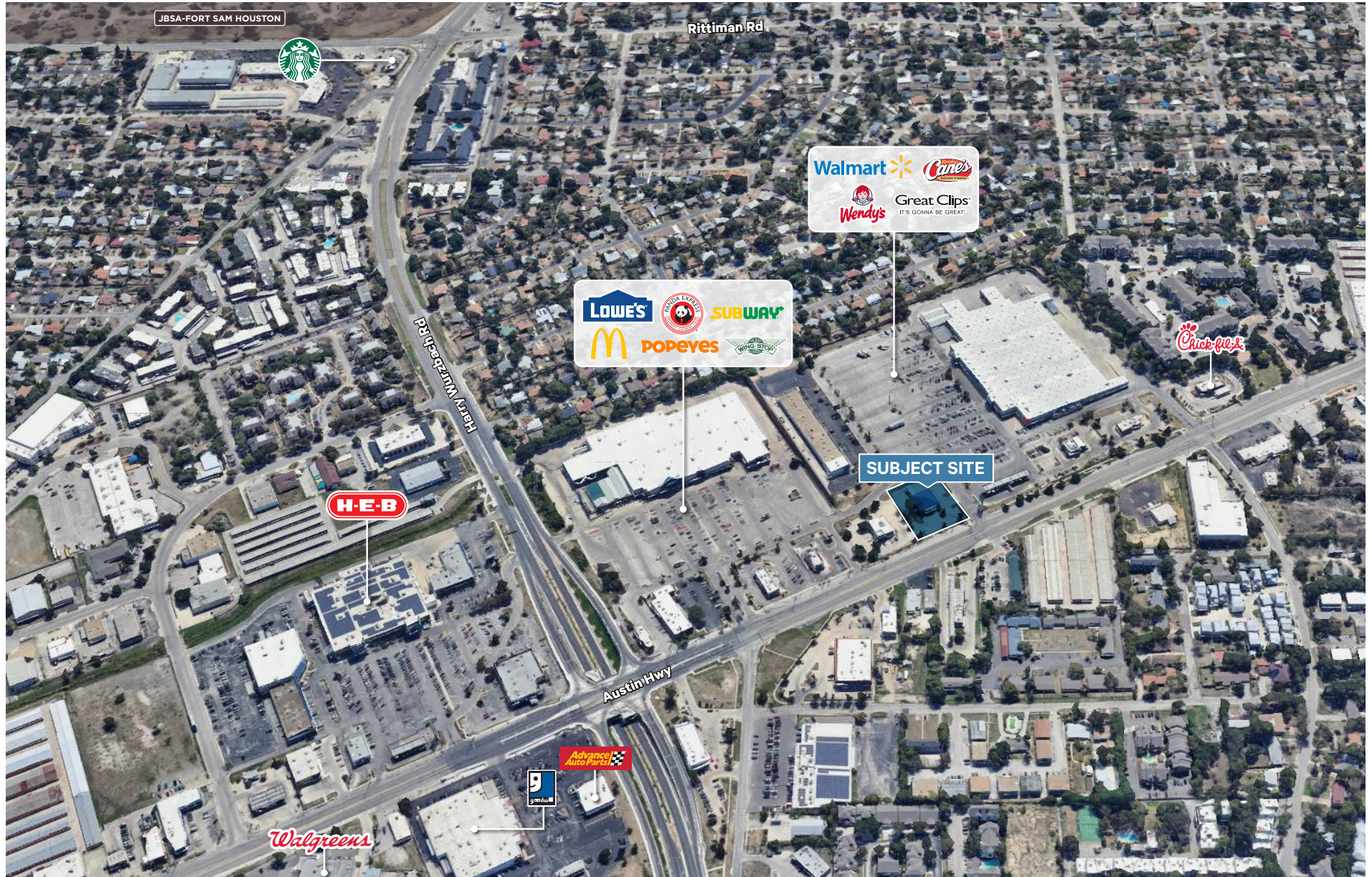
TRADE AREA AERIAL



Michael Jersin
First Vice President
+1 210 841 3270
michael.jersin@cbre.com

Mac Brady
Associate
+1 210 253 6025
mac.brady@cbre.com





Michael Jersin
First Vice President
+1 210 841 3270
michael.jersin@cbre.com

Mac Brady
Associate
+1 210 253 6025
mac.brady@cbre.com



SITE PLAN

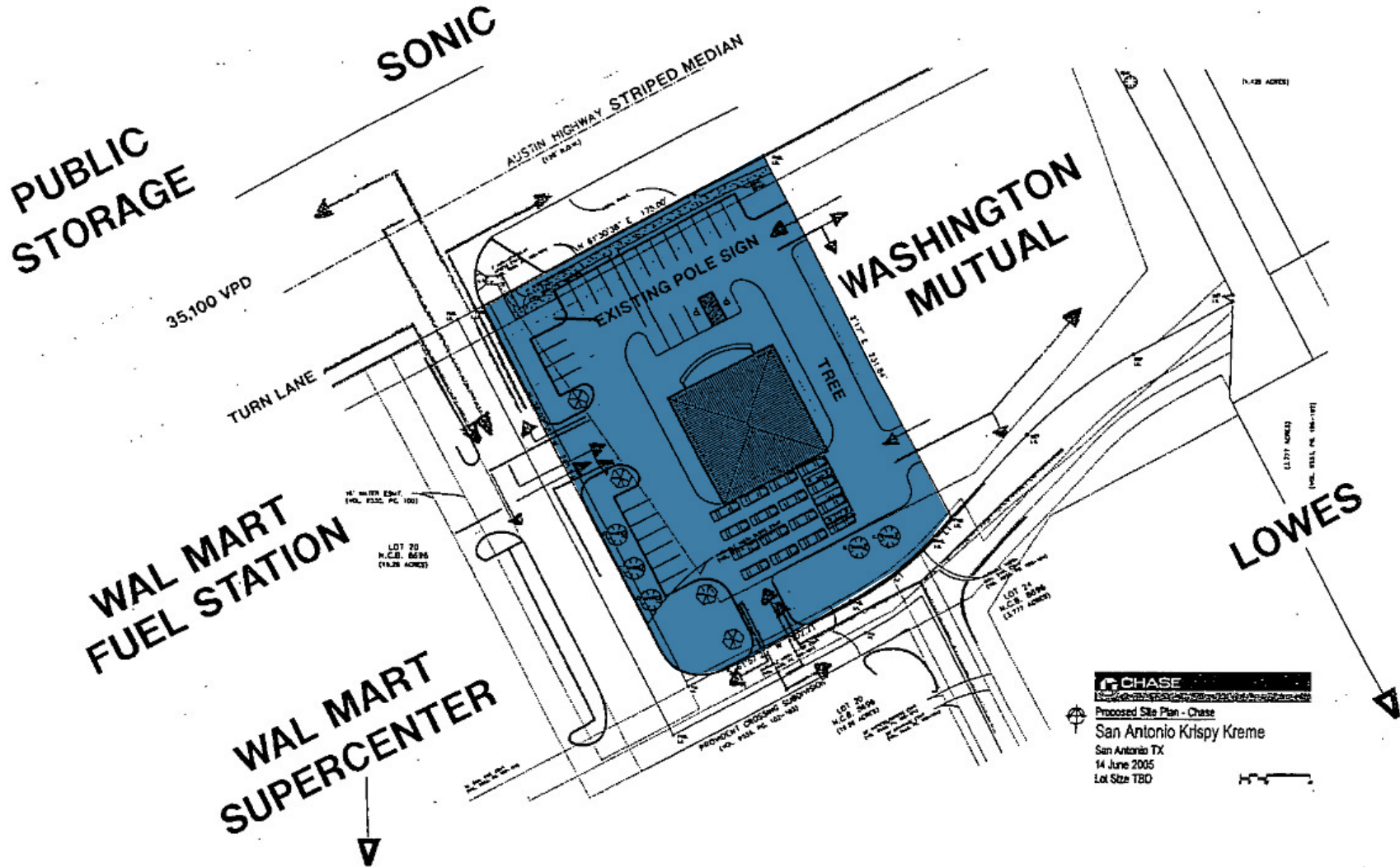


EXHIBIT G-1

Michael Jersin
First Vice President
+1 210 841 3270
michael.jersin@cbre.com

Mac Brady
Associate
+1 210 253 6025
mac.brady@cbre.com



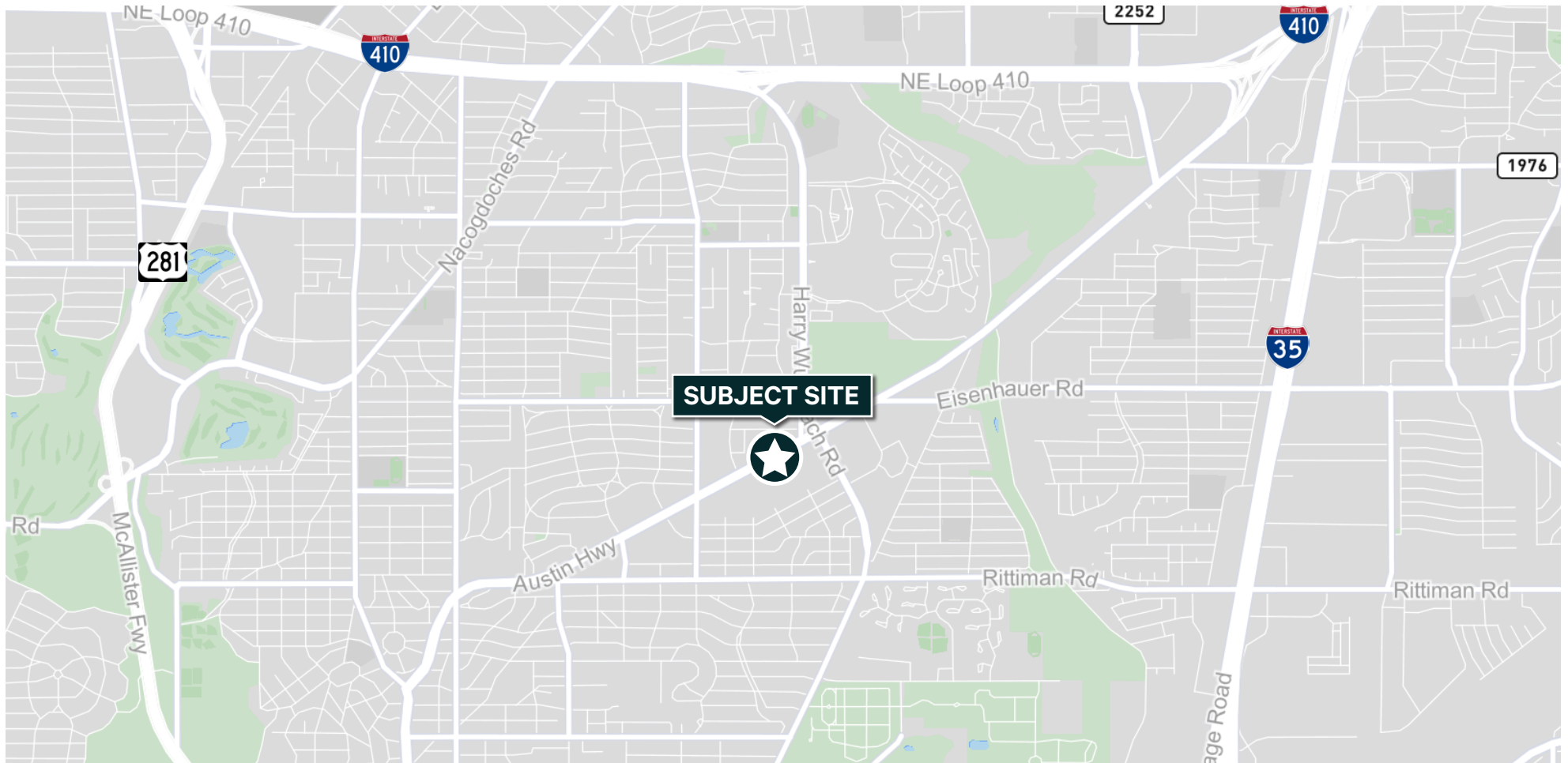


Michael Jersin

First Vice President
+1 210 841 3270
michael.jersin@cbre.com

Mac Brady

Associate
+1 210 253 6025
mac.brady@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Michael Jersin

First Vice President
+1 210 841 3270
michael.jersin@cbre.com

Mac Brady

Associate
+1 210 253 6025
mac.brady@cbre.com



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.

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.

_____	_____	_____	_____
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate’s Name	License No.	Email	Phone
_____		_____	
Buyer/Tenant/Seller/Landlord Initials		Date	