

FOR LEASE



Located directly across from the Target anchored shopping center on Austin Highway in the Alamo Heights 78209 zip code. This center is anchored by Gold's Gym and Pet Supplies Plus, and boasts a line-up of medical and retail tenants, as well as several national tenants, such as Shipley's Donuts and Papa John's Pizza. Property will undergo major cosmetic updates in 2026.

# Alamo Hills

1230-1248 Austin Highway | San Antonio, TX | 78209

Vicki Adelstein

Senior Vice President

(210) 904-1085

vicki.adelstein@partnersrealestate.com

partners

## PROPERTY HIGHLIGHTS

- 1 Dense trade area with 300,000+ residents and over 100,000 households in a 5 mile radius.
- 2 Close proximity to Target, Lowe's, Walmart and HEB centers
- 3 Strong draw from affluent Alamo Heights and Terrell Hills neighborhoods.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,599	107,967	319,766
Household Income	\$103,363	\$98,4390	\$85,498
Households	5,927	43,042	121,918
Median Age	35.8	35.8	36.2

## DESIRED USES

Restaurants	General Retail
Dental Group	Med Spa

## ALAMO HILLS

“ This Gold's Gym anchored center is located in the sought-after Alamo Heights area, with easy access to Austin Highway, and provides abundant parking. With almost 150,000 sf of retail space, this center includes a variety of tenants.

V. ADELSTEIN”



# ALAMO HILLS



SUITE	TENANT	SF
100	AVAILABLE - With drive thru	2,503
101	Papa John's	1,428
102	Alamo Hills Vet Clinic	3,881
104	Batteries + Bulbs	1,812
106	South Texas Blood & Tissue	1,925
108	Pet Supplies Plus	8,986
109	Jen's Dance Spot	4,796
1246	Gold's Gym	49,381
200	AVAILABLE	1,833
202A	Jenny's Nails	1,600
204	Rock's Discount Vitamins	1,620
206	Celestial Jewel	1,623
208	AVAILABLE 3/1/2026	1,209
210	AVAILABLE 3/1/2026	4,413
212	Office Warehouse - AVAILABLE	32,192
214	Health Texas	4,500
216	Health Texas	2,345
217	AVAILABLE *	2,546
220	Little Spurs Pediatrics	772
220B	Little Spurs Pediatrics	2,625
221	Papa John's Corporate	4,167
1240	Shipley's Donuts	2,105

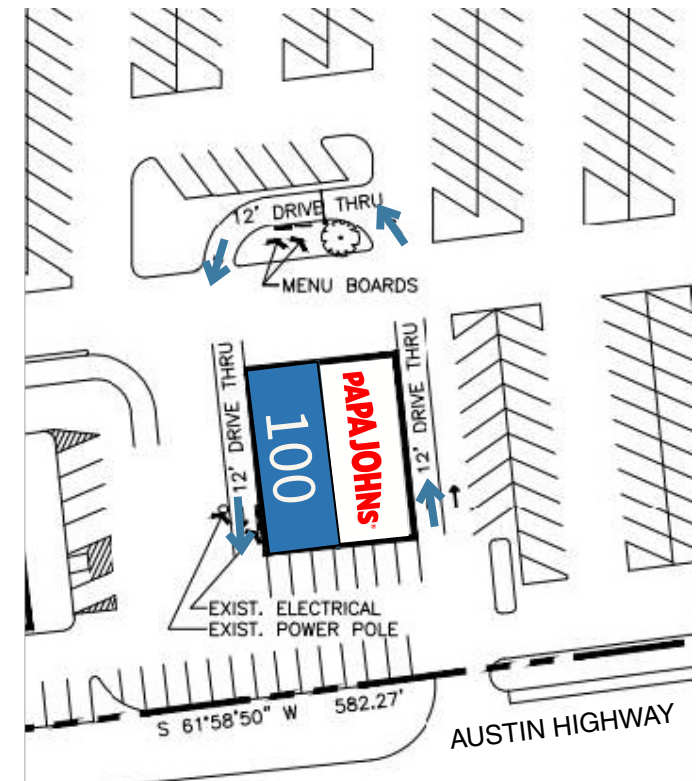
\*Please use discretion.  
Tenant is still actively in  
business at this location.

\*Note: Suite 208 and 210 can be combined, total of 5,622 sf.  
Please use discretion as certain tenants are open and active.

# ALAMO HILLS



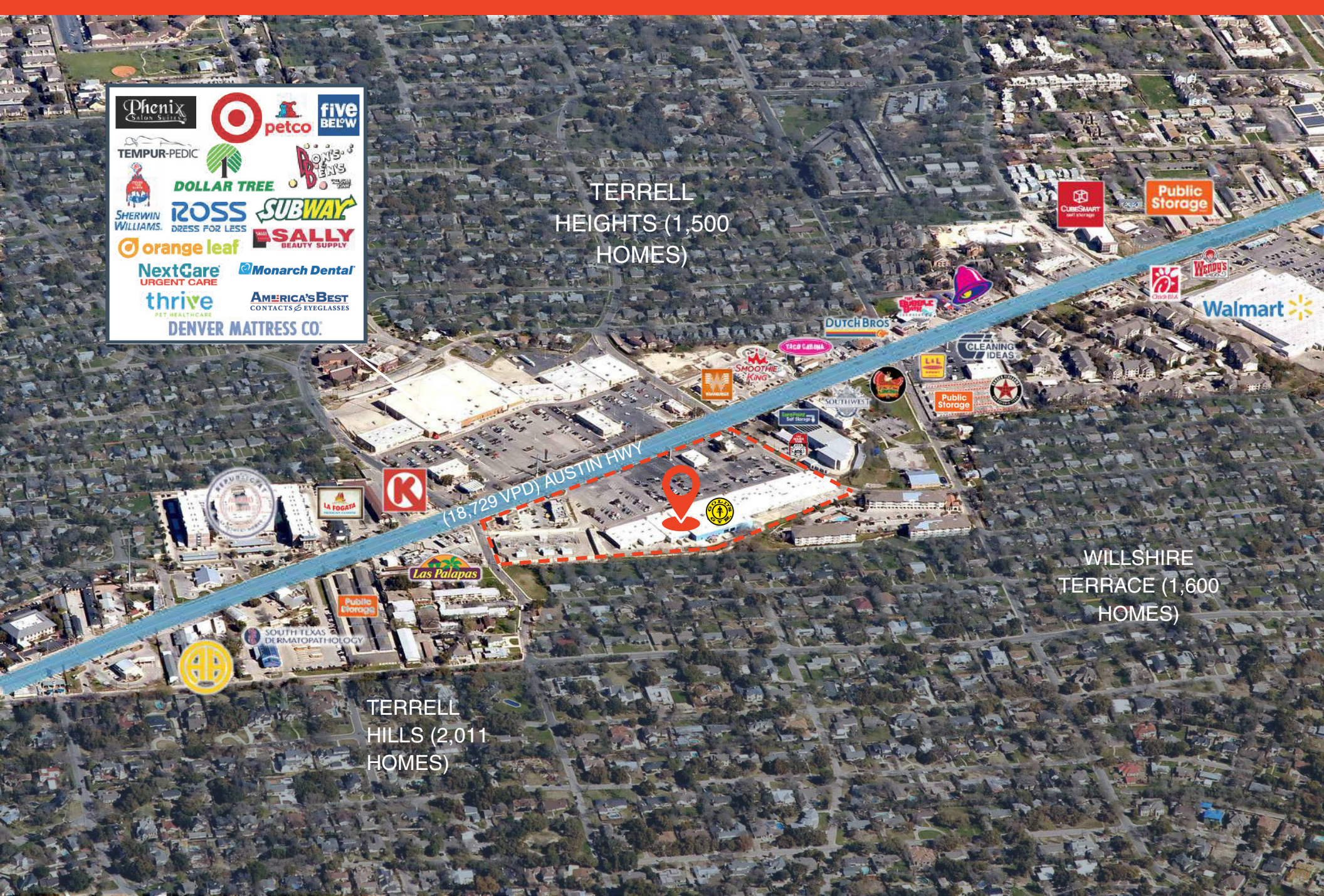
## PROPOSED DRIVE THRU Suite 100 (next to Papa John's Pizza)





The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

**partners**



Phenix Salon Suites  
Target  
petco  
five BELOW  
TEMPUR-PEDIC  
DOLLAR TREE  
ROSS DRESS FOR LESS  
SUBWAY  
SHERWIN WILLIAMS  
SALLY BEAUTY SUPPLY  
Orange leaf  
NextCare URGENT CARE  
Monarch Dental  
thrive PET HEALTHCARE  
AMERICA'S BEST CONTACTS & EYEGLASSES  
DENVER MATTRESS CO.

TERRELL  
HEIGHTS (1,500  
HOMES)

(18,729 VPD) AUSTIN HWY

WILLSHIRE  
TERRACE (1,600  
HOMES)

TERRELL  
HILLS (2,011  
HOMES)

410

Hilton Garden Inn

IH-410 (171,102 AADT)

NORTHEAST PARK  
(1,500 HOMES)

IH-410 (171,102 AADT)

410

Phenix Salon Suites  
Target  
petco  
five BEL'W  
TEMPUR-PEDIC  
DOLLAR TREE  
BOY'S BOUTIQUE  
SHERWIN WILLIAMS  
ROSS DRESS FOR LESS  
SUBWAY  
orange leaf  
SALLY BEAUTY SUPPLY  
NextCare URGENT CARE  
Monarch Dental  
thrive PET HEALTHCARE  
AMERICA'S BEST CONTACTS & EYEGLASSES  
DENVER MATTRESS CO.

TERRELL HEIGHTS  
(1,500 HOMES)

Great Clips  
GameStop  
NAVY FEDERAL  
Victory MARTIAL ARTS  
4 NAILS  
H&R BLOCK  
Mesquite Bean FABRICS  
WING-STOP  
AT&T  
McDonald's  
POPEYES

KFC  
GEICO  
ASTRO SUPERBOWL  
MATTRESS FIRM  
DISCOUNT TIRE  
MAHNASIUM  
Domino's

HARRY WURTZBACH RD 28,935 AADT

AUSTIN HWY (18,729 AADT)



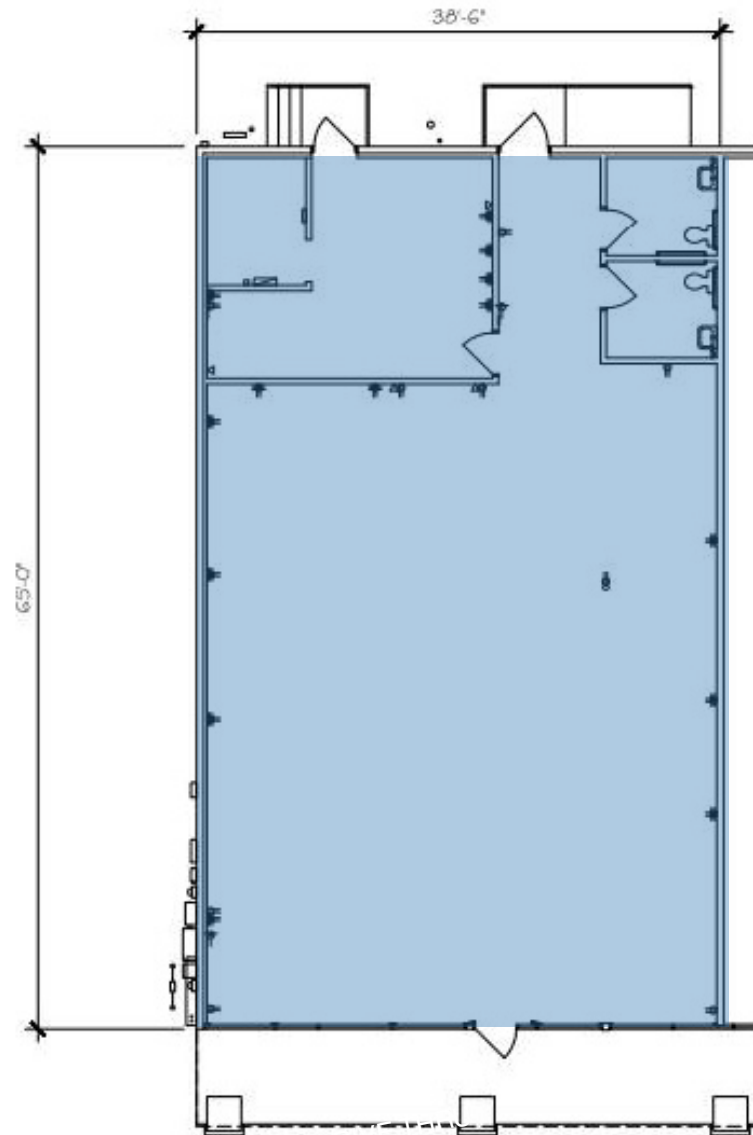
TERRELL HILLS (2,011 HOMES)

WILLSHIRE TERRACE (1,600 HOMES)

HARRY WURTZBACH RD 28,935 AADT



# ALAMO HILLS

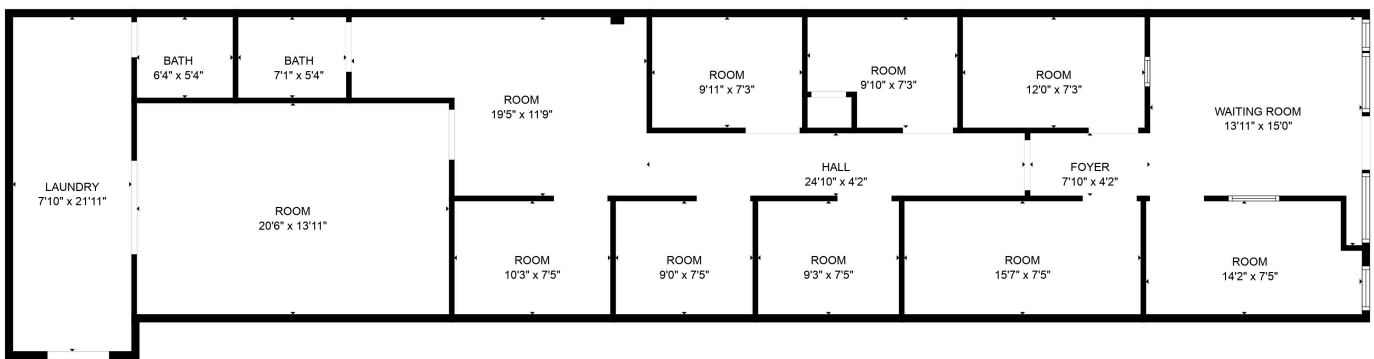
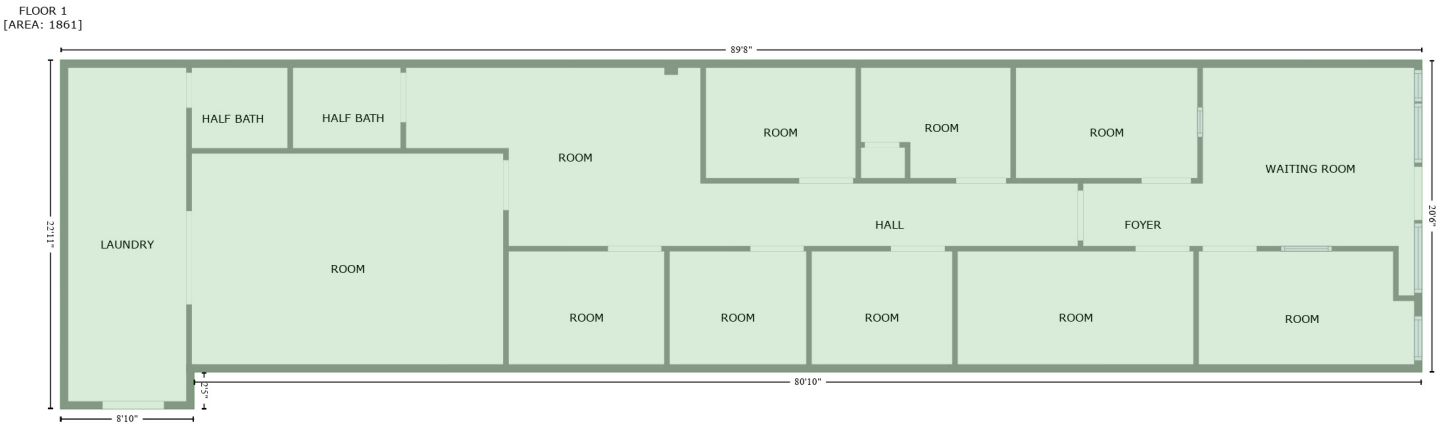


2,503 sq.ft.  
EXISTING PLAN 8-27-24

Alamo Hills Shopping Center  
**1230 Austin Hwy. #100**  
San Antonio, Texas 78209

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

# ALAMO HILLS | Suite 200



# ALAMO HILLS | Suite 208 & 210



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

For More Information, Please Contact



Vicki Adelstein

Senior Vice President

210 904 1085

[vicki.adelstein@partnersrealestate.com](mailto:vicki.adelstein@partnersrealestate.com)

**San Antonio**

112 E. Pecan, Suite 1515

San Antonio, TX 78205

210 446 3655

[PARTNERSREALESTATE.COM](http://PARTNERSREALESTATE.COM)

partners



# Information About Brokerage Services



2-10-2025

*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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713 629 0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713 985 4626
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
Vicki Adelstein	540915	vicki.adelstein@partnersrealestate.com	210 446 3655
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>

**partners**