

Hill Country Plaza

Loop 1604 & NW Military Highway
San Antonio, TX 78257
www.cbre.com/southcentralretail



Property Overview

Hill Country Plaza enjoys excellent access and exposure to Loop 1604 at NW Military Highway. This intersection continues to enjoy strong growth while serving Shavano Park, one of the city’s most affluent communities.

Property Highlights

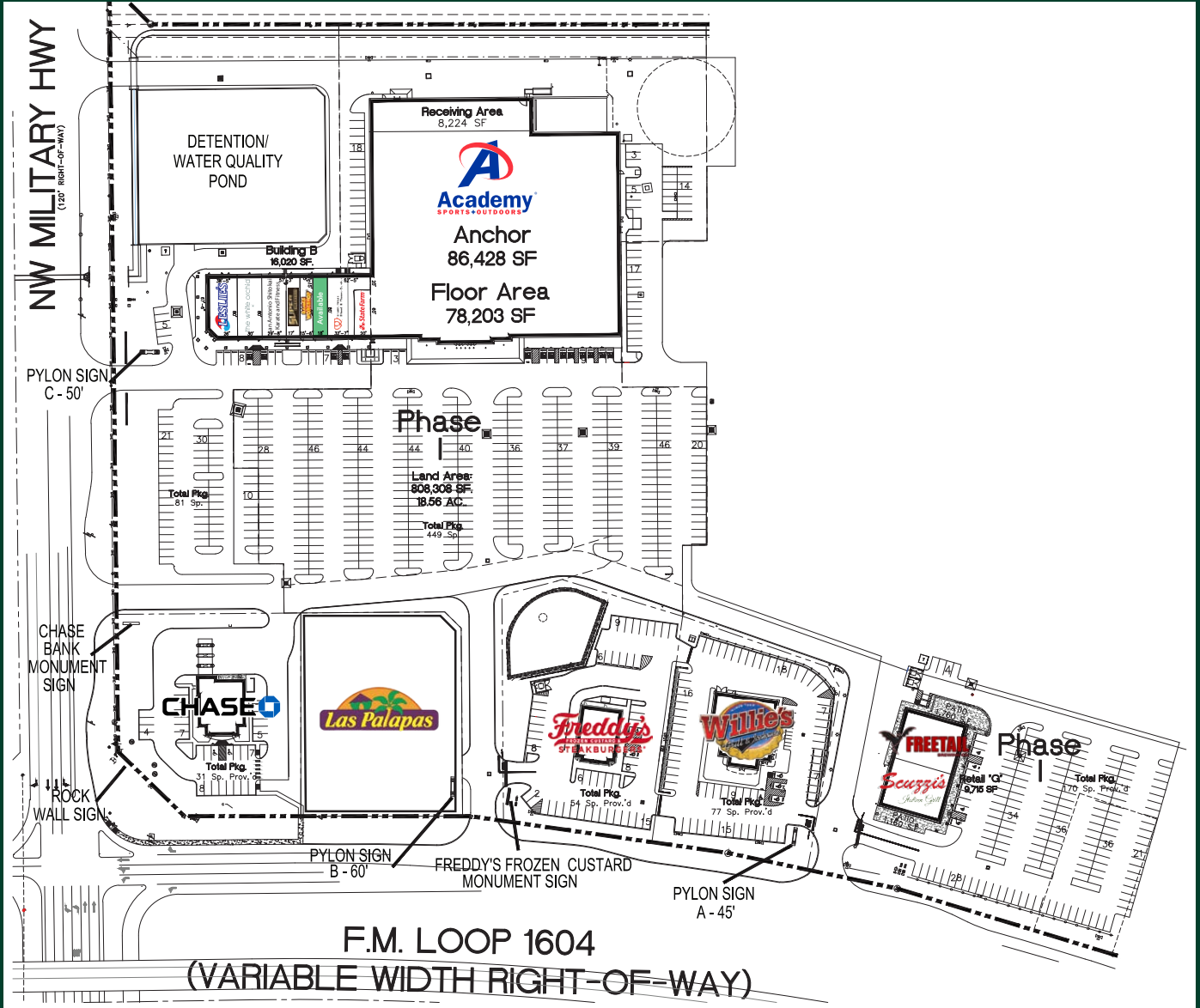
- + GLA
 - 133,438 SF
- + Available
 - 1,465 SF
- + Rate
 - Please contact broker for information.
- + NNN's
 - \$8.69 PSF
- + Area Retailers
 - Gold's Gym
 - The Shops at La Cantera
 - The RIM



Demographic Summary	1 Mile	3 Miles	5 Miles
2022 Population	3,724	55,201	194,072
Daytime Population	4,735	74,519	228,367
2027 Population (5Yr Projection)	3,733	54,981	196,432
2022 Avg. HH Income	\$145,664	\$134,090	\$112,620
Median Age	32.7	37.2	34.7

Traffic Counts	
Loop 1604 W of NW Military Hwy	110,117 vpd
Loop 1604 E of NW Military Hwy	128,971 vpd
NW Military Hwy N of Loop 1604	10,632 vpd
NW Military Hwy S of Loop 1604	17,359 vpd

Source: TxDot, 2020



Retail Building A Academy Sports & Outdoors	78,023 SF	Retail Building E Freddy's Frozen Custard	3,400 SF
Retail Building B State Farm South Texas Blood & Tissue Center	1,200 SF 3,000 SF	Retail Building F Willie's Grill & Icehouse	6,300 SF
Available	1,465 SF	Retail Building G Scuzzi's Italian Grill Freetail Brewing Company	4,982 SF 4,733 SF
Games Workshop Hobby Center Super Cleaners San Antonio Shitokai Karate and Fitness White Orchid Nail Salon Leslie's Pool Supplies	934 SF 1,620 SF 2,319 SF 2,400 SF 3,000 SF	Pad Site A Las Palapas Mexican Restaurant	1.12 AC
Retail Building C Chase Bank	4,300 SF		

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For Lease



Contact Us

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials

Date

