

# RETAIL LEASING OPPORTUNITIES

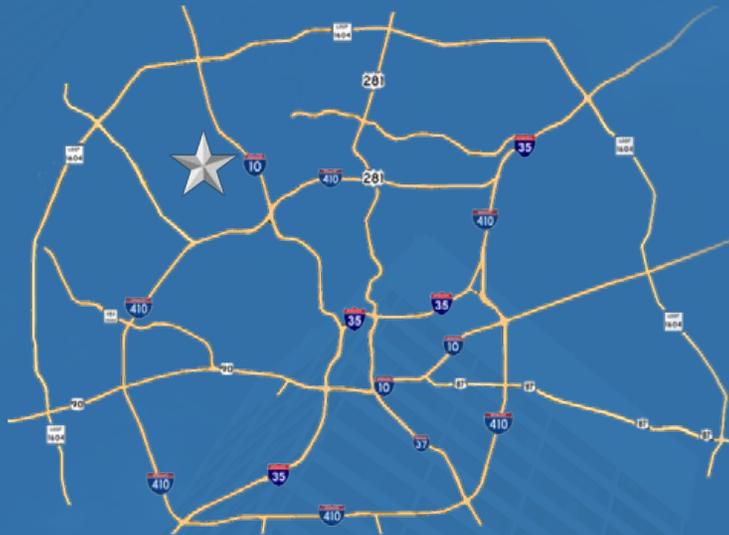
9396 HUEBNER RD - SAN ANTONIO

Dominion Advisory Group is pleased to present the Huebner Medical Center Plaza, now pre-leasing. Opening Fall 2017, this brand new shopping center will feature 12,716 SF of retail space with two drive-thrus.

12,716 SF RETAIL / SERVICE SPACE



## HUEBNER MED CENTER PLAZA



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# HUEBNER MED CENTER PLAZA

## LISTING HIGHLIGHTS

Now in pre-leasing stage, this 12,716 SF center will be located on heavily-transited Huebner Rd, just minutes away from the highly populated Medical Center. Construction on the site commenced in May of 2017, with completion scheduled in the Fall.

The intersection of Huebner and Valley Green roads creates an ideal situation with high traffic volumes and great visibility. Nearby businesses and medical facilities bolster the submarket's economic activity. The site's ample parking ratio encourages accessibility and heightens convenience.

This newly-constructed site will offer multiple retail suites with two endcap restaurant drive-thrus.

**ADDRESS:** 9396 HUEBNER RD, SAN ANTONIO, TEXAS 78240

**TOTAL AREA:** 12,716 SF

**RENTS:** \$30/SF | \$34/SF (EAST END CAP) | \$32/SF (WEST END CAP)

**7 x 1,400 SF (RETAIL SUITES) - 2 x 1,458 SF (END CAPS W/ DRIVE-THRU)**

**NINE (9) AVAILABLE SPACES TOTAL - 7 RETAIL AND 2 END CAP**

# HUEBNER MED CENTER PLAZA

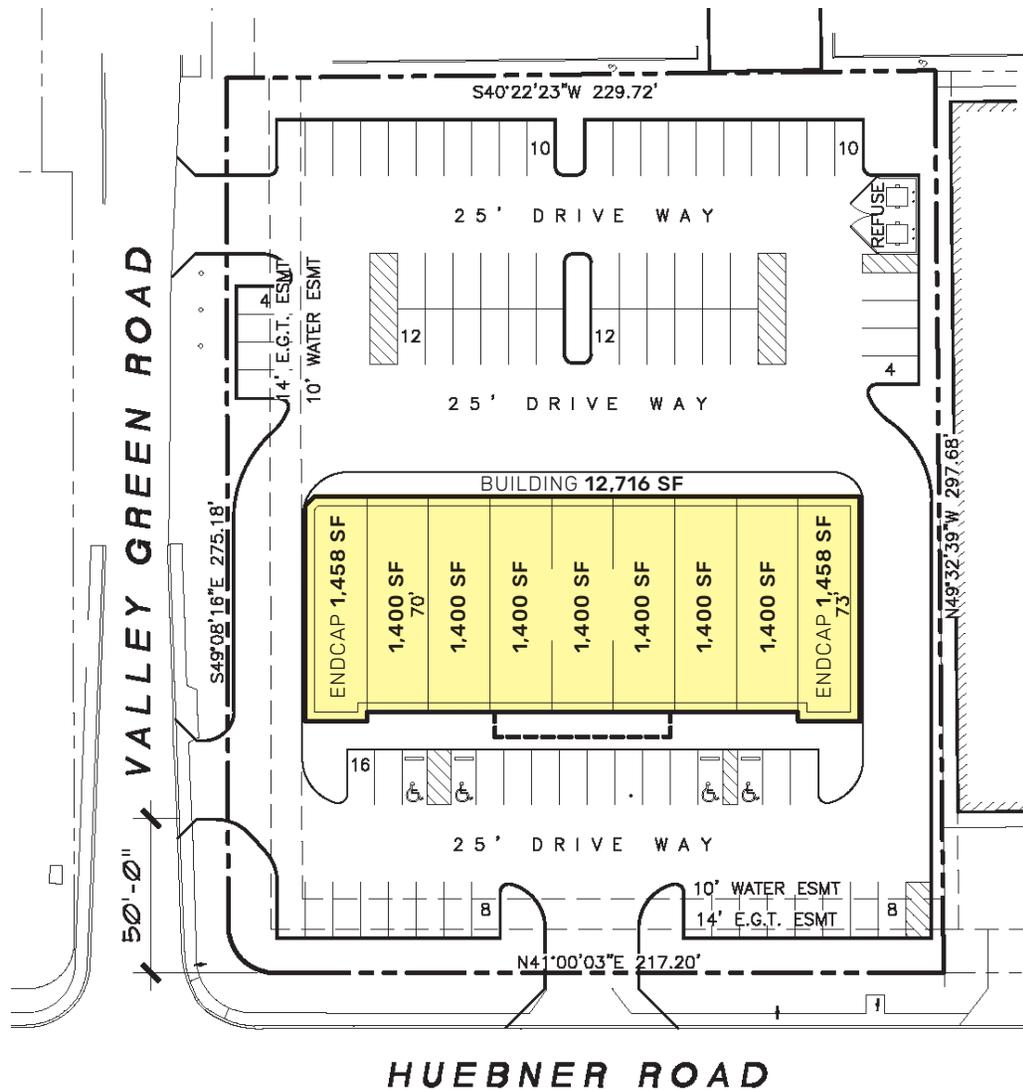


The building is made up by nine retail spaces totaling 12,716 SF with direct parking lot access and facing Huebner Road. Visibility from the main thoroughfare and multiple vehicle ingress/egress points highlight the site's superb accessibility.

The seven retail suites (1,400 SF each) are flanked by two 1,458 SF restaurant end cap spaces, each with drive-thru opportunities.

Rents start at \$30/SF/YR + NNN for the retail spaces, \$34/SF/YR + NNN for the East endcap space, and \$32/SF/YR + NNN for the West endcap space. Tenant Improvement Allowances for all spaces are \$20/SF.

# HUEBNER MED CENTER PLAZA



CONCEPTUAL RENDERING

**PARKING ANALYSIS:**

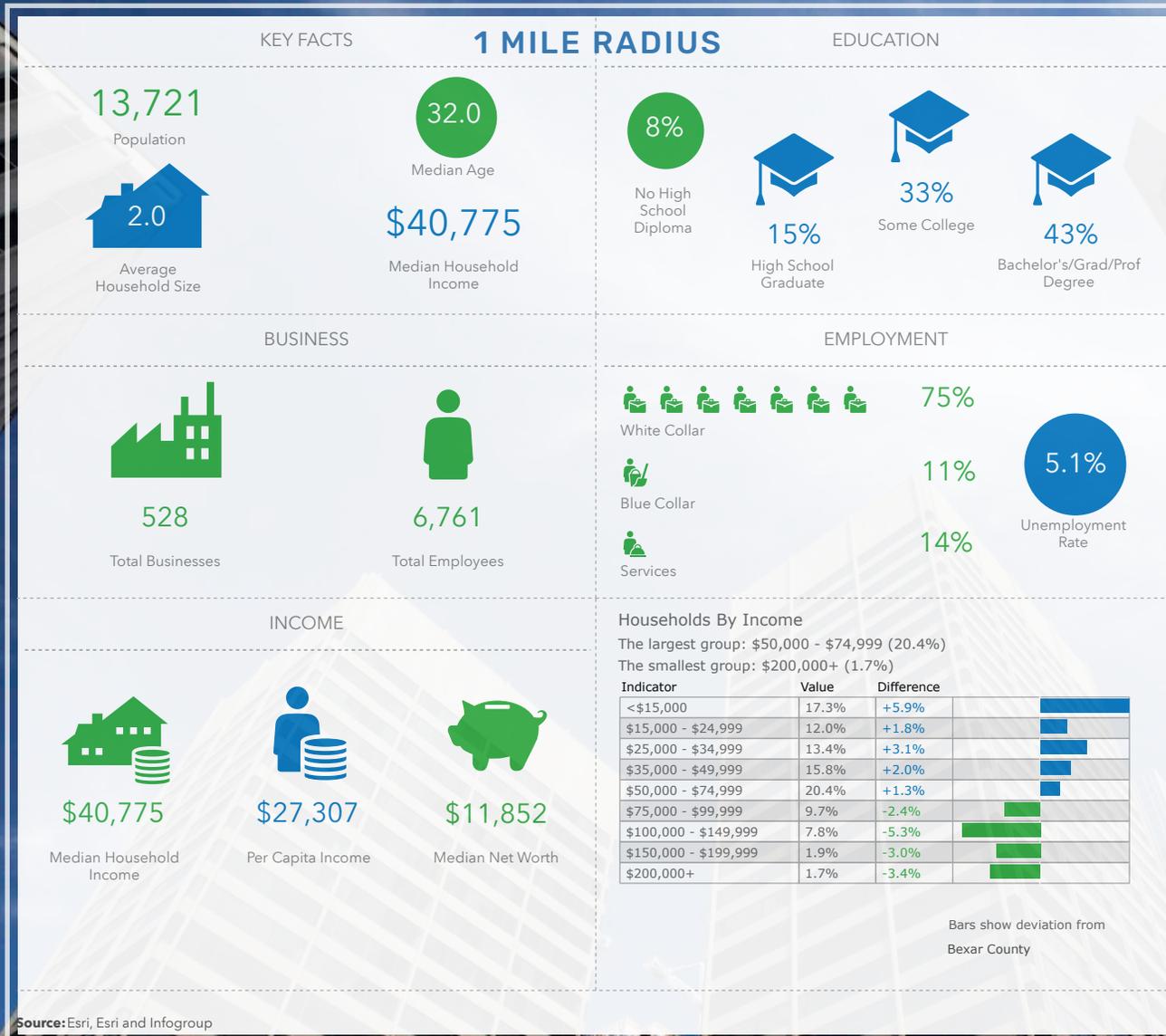
**BUILDING**

RESTAURANT  
RETAIL/OFFICE

**MINIMUM # SP**

2,916/100 =	30 SP
9,800/250 =	40 SP
REQUIRED =	70 SP
PROVIDED =	84 SP
RATIO =	6.61/1,000

# HUEBNER MED CENTER PLAZA



# HUEBNER MED CENTER PLAZA

## 3 MILE RADIUS

### KEY FACTS

139,700

Population



2.2

Average Household Size

33.3

Median Age

\$50,678

Median Household Income

8%

No High School Diploma



18%

High School Graduate



34%

Some College



40%

Bachelor's/Grad/Prof Degree

### BUSINESS



5,086

Total Businesses



98,581

Total Employees

### EMPLOYMENT



73%

White Collar



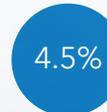
12%

Blue Collar



15%

Services



Unemployment Rate

### INCOME



\$50,678

Median Household Income



\$30,537

Per Capita Income



\$17,427

Median Net Worth

### Households By Income

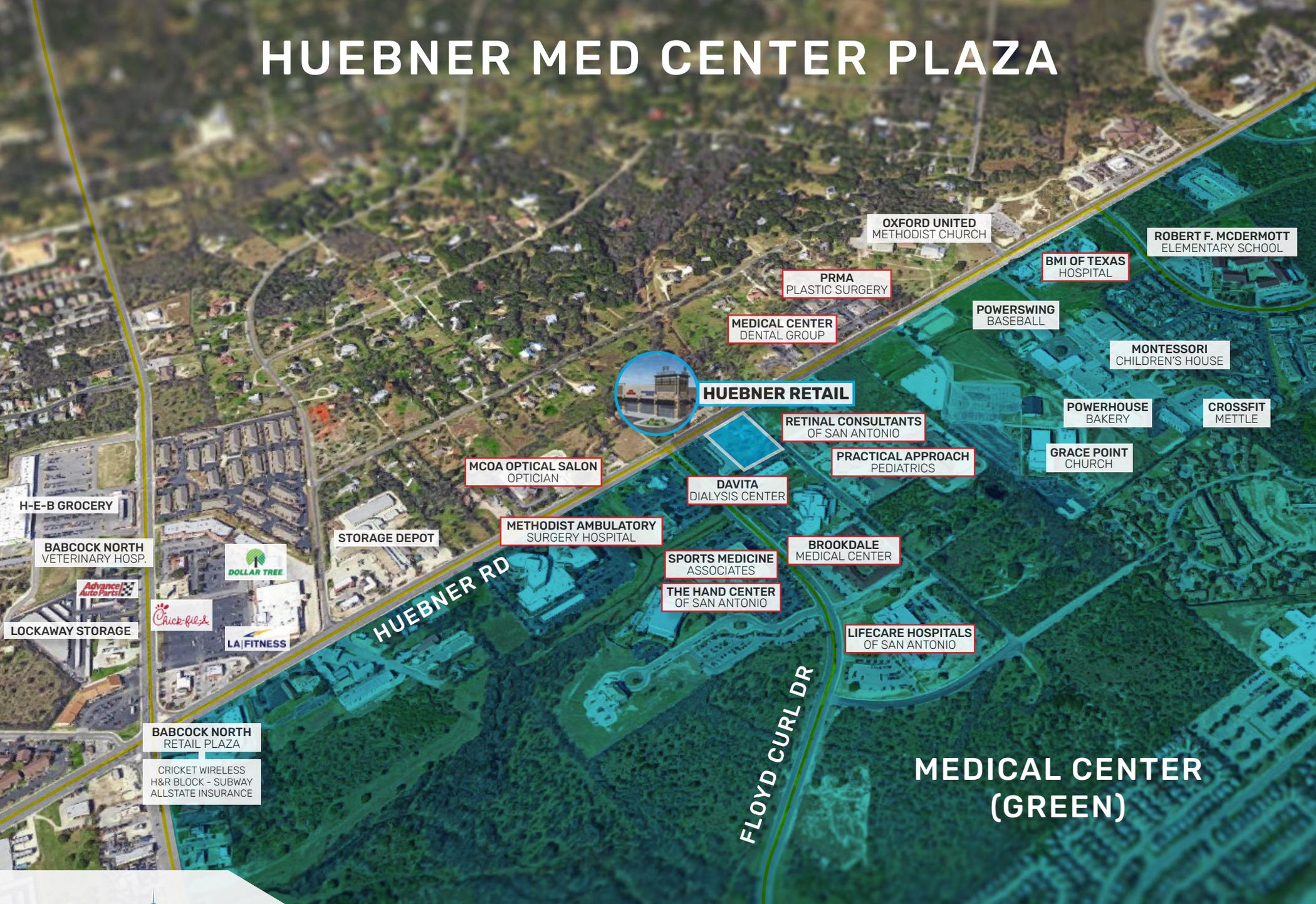
The largest group: \$50,000 - \$74,999 (19.5%)

The smallest group: \$200,000+ (3.2%)

Indicator	Value	Difference	
<\$15,000	12.5%	+1.1%	
\$15,000 - \$24,999	10.4%	+0.2%	
\$25,000 - \$34,999	11.7%	+1.4%	
\$35,000 - \$49,999	14.6%	+0.8%	
\$50,000 - \$74,999	19.5%	+0.4%	
\$75,000 - \$99,999	12.3%	+0.2%	
\$100,000 - \$149,999	12.2%	-0.9%	
\$150,000 - \$199,999	3.6%	-1.3%	
\$200,000+	3.2%	-1.9%	

Bars show deviation from Bexar County

# HUEBNER MED CENTER PLAZA





# 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:
  - 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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