

# SE MILITARY RETAIL

3103 SE Military Drive, San Antonio TX 78223



<b>Price:</b>	\$799,000 (less than \$10/SF)
<b>Lot Size:</b>	1.892 acres
<b>Property Type:</b>	Land
<b>Property Sub-type:</b>	Commercial/Other
<b>Zoned:</b>	Commercial C-2

## PROPERTY OVERVIEW

SE Military and IH 37 S. This land is anchored by HEB Grocery Store, Home Depot, Target, and a variety of commercial franchises.

## PROPERTY FEATURES

- Right in front of Home Depot
- Central to IH-37, IH-35, IH-10, and Loop 410
- Proximity to Brooks City Base—Texas A&M San Antonio, University of Incarnate Word Medical School, Mission Trail Baptist Hospital, DPT Labs
- Area retailers include HEB, Lowe's, Sam's, Super Walmart, Target, Ross, Best Buy, Chick-Fil-A, Cricket, IHOP, IBC Bank, Whataburger, Cracker Barrel
- This area of south San Antonio is greatly benefited from the Eagleford Shale
- Completed-ALTA Survey with topo, Environmental Phase 1, Geotechnical Study, Drainage/Detention Study, Conceptual Building Layout, Lot Clearing

## DEMOGRAPHICS (NIELSEN 2015)

Area	Population	Income
1 mile	7,771	\$38,000
3 miles	85,628	\$46,650
5 miles	205,773	\$45,690

**KW Boerne**  
1018 River Road, #300  
Boerne, TX 78006

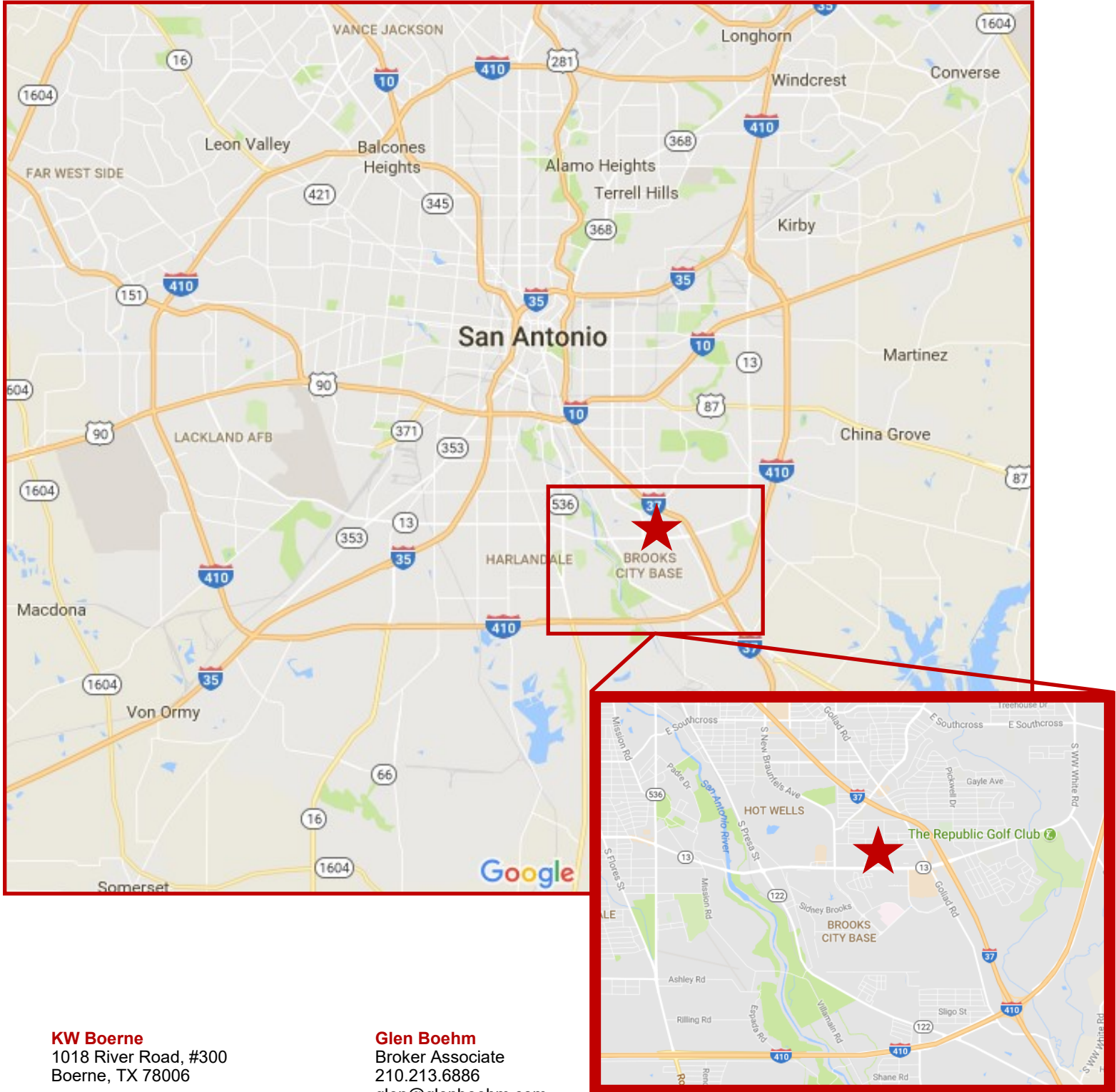
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## Locator Map



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## Trade Area—Aerial



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## Retailers in the Center



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## Local Area Hotels



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## Brooks City Base



Located in San Antonio, Texas, Brooks is one of the most dynamic, master-planned developments in the region. It was created in 2001 by the United States Congress, the State of Texas and the City of San Antonio to redevelop the former Brooks Air Force Base. It is owned and managed by the Brooks Development Authority, which has a 13-year record of development success, transforming this 1,308-acre former military base into a vibrant community where people live, work, learn and play. Only a 10 minute drive to downtown, Brooks City Base is surrounded by retail amenities and is home to the Mission Trail Baptist Hospital. Numerous apartment homes provide living choices and a brand new Embassy Suites Hotel and conference center has just opened.

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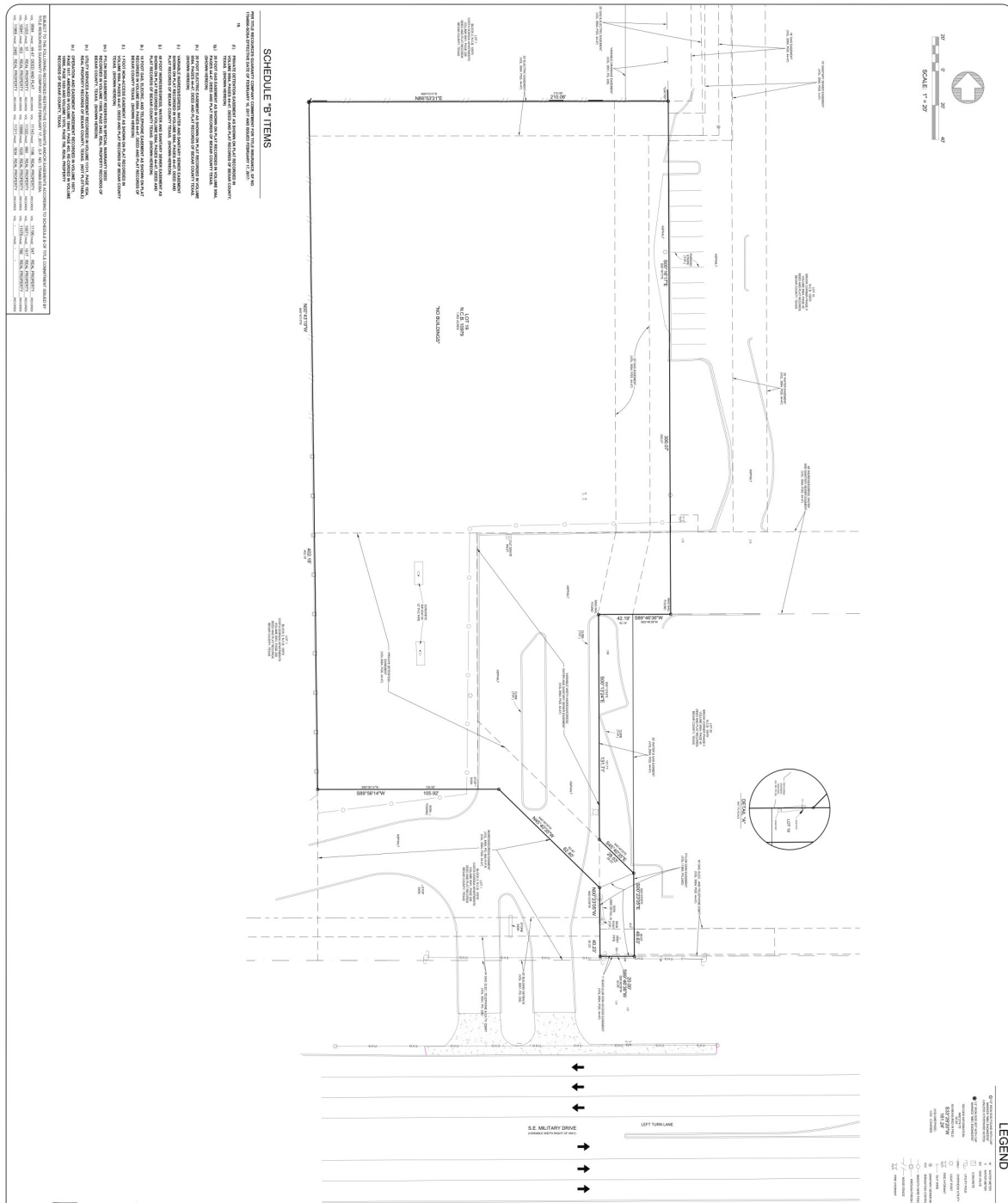
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# ALTA Survey



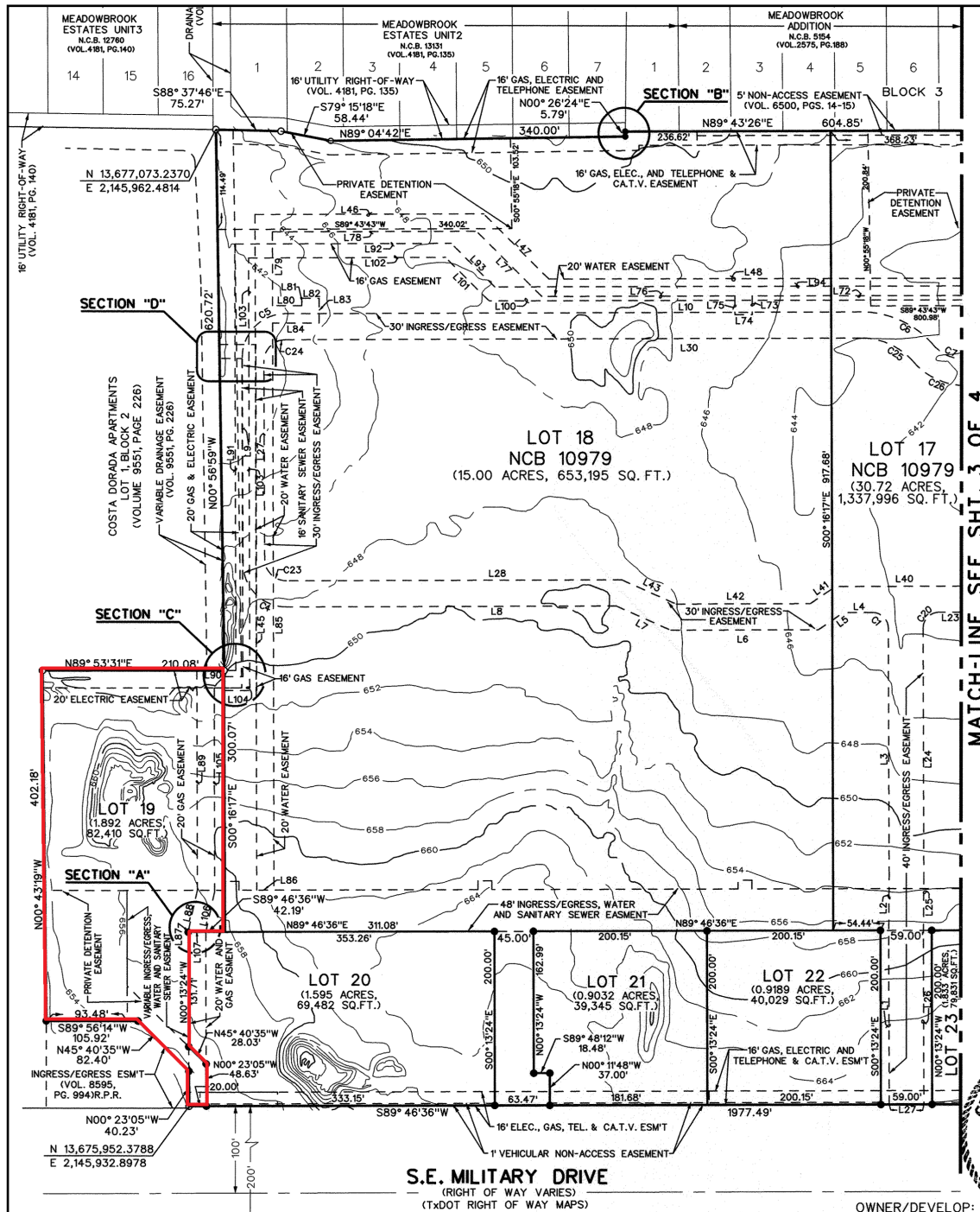
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## Survey with Topography



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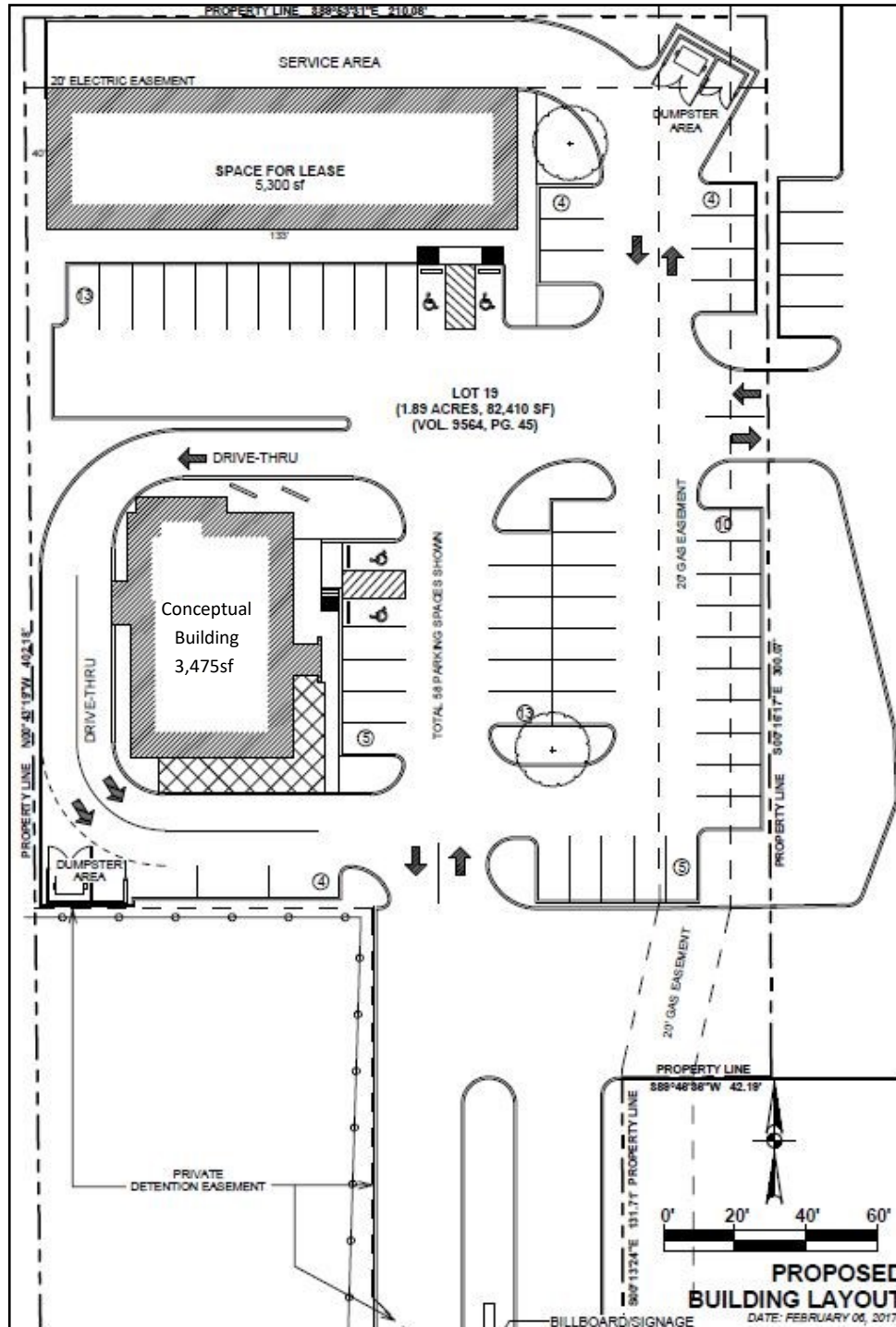
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## Conceptual Layout



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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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