



FOR SALE

CASTLE HILLS P L A Z A



**2108 N. W. Military Highway
San Antonio, Texas 8213**



MULTIPLE FREE STANDING BUILDINGS

MIX OF FAMILY FRIENDLY & LIFESTYLE TENANTS

NEWLY REMODELED SHOPPING CENTER

PLEASE CONTACT BROKER FOR PRICE

**CONTACT
Tom Baldwin
baldwint333@gmail.com
Phone: 210-524-9382 Cell: 210-602-3263**

Tenants:

Viva Pho has operated out of this pad site building since 2012. The operators provide excellent cuisine offering several varieties of Asian fare.

The Fiesta Bridge Club is a locally operated bridge club with daily games from 10:00 am to around 3:00 pm. Fiesta has increased its share of the bridge games in the city due to customer service with the operator, Ms. Lauri Levin, and facilities that make players comfortable. *Games continue to be closed due to COVID

Zorba's Mediterranean Grill has been a tenant since 2008. The proprietor recently passed away, however, his son and brother operate other restaurants & are in process of entering into a longer term lease.

Skin Elite was established in 2005, as part of an established Medical Practice. They have since grown into a successful specialist skin care business with the customer experience at the center of everything.

Flynn & O'Hara Uniforms is a Philadelphia based supplier and retailer of high quality school uniforms, medical attire and gym wear. They are family owned and operated servicing over 1,500 schools throughout the United States.

Established in 1947 as Valley Feed and Supply, Inc., Pet's Barn is an El Paso, Texas based pet supply factory and retailer. Locally owned and operated, Pet's Barn is committed to providing Pet Supplies, dog food, and pet treats. Pet's Barn has 9 locations in San Antonio.

The San Antonio Ballet School is led by Danielle Campbell-Stears. Ms. Stears is an accomplished Ballet dancer and extremely well connected to the Arts in San Antonio. Through contracts with school districts and private lessons, Ms. Stears has established one of the most recognized ballet schools in San Antonio.

New Images Salon originally leased 5,000 sq.ft, being Suite 2104. In 2018, the Salon expanded into the adjoining lease space consisting of 4,850 sq.ft., being Suite 2106. The Salon has approximately 50 stylists on premises.

Manuel Romero is a project contractor that performs various services for the ownership of the property. This area is at the rear of Pet's Barn and is only accessible through the back alley behind the shopping center.

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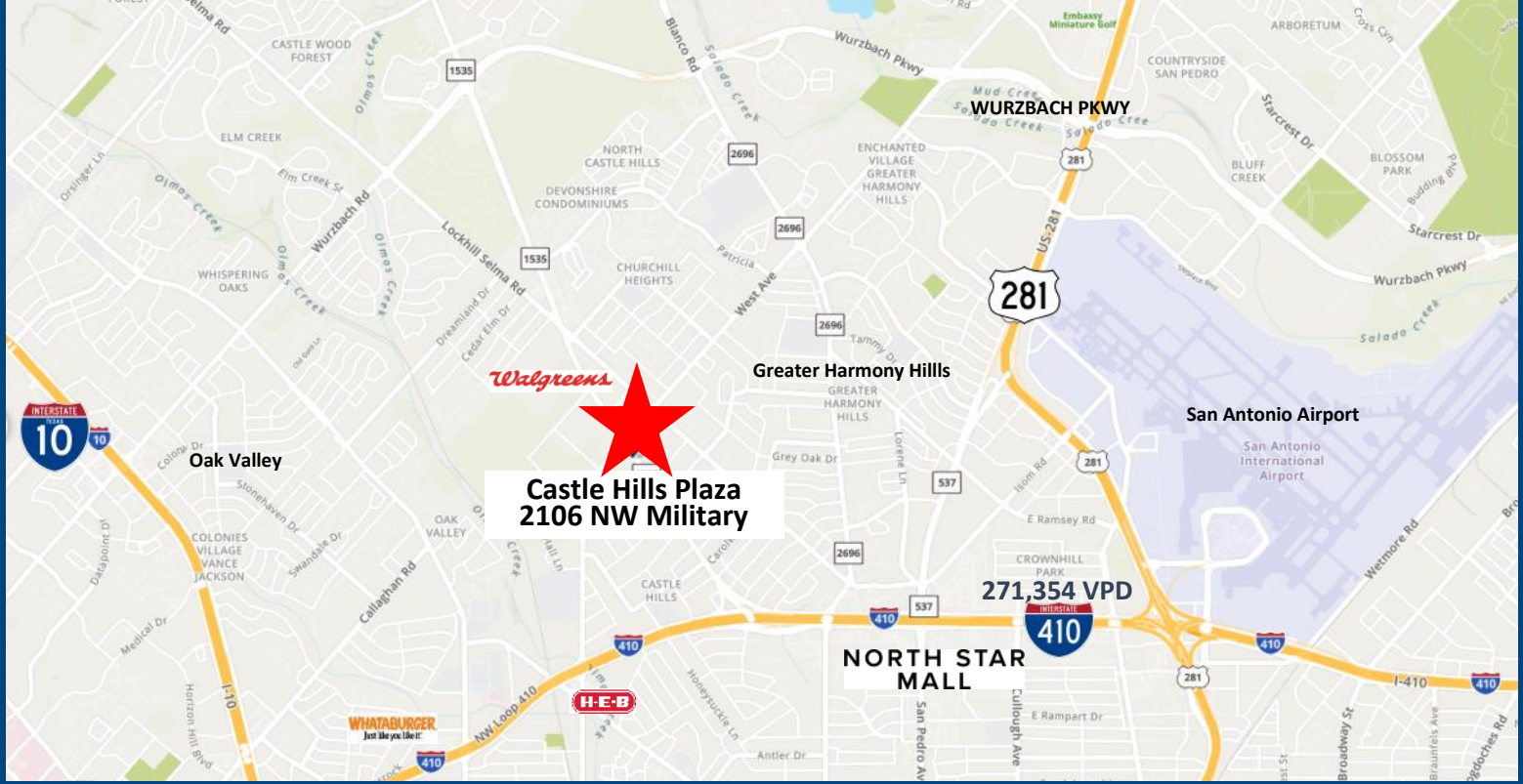
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Address: 2104 - 2114 N.W. Military Hwy.

San Antonio, Texas 78213

Prime retail location with opportunity to develop a high volume drive-thru

The shopping center is located on N.W. Military Highway, 3/4 of a mile north of Loop 410 North. Over 137,970 people living within 3-Miles of the Property.

Long term tenants with stable rental income. Center provides a diverse mix of tenancy, that has performed well through COVID

Building Size:
45,013 sq.ft

Occupancy:
93%

Demographics 2020	1 miles	3 miles	5 miles
Population	8,564	137,970	347,509
Household	3,629	58,100	147,234
Avg. Household Income	\$81,291	\$63,446	\$71,892
Medium Age	39	35	36

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Texas law requires all real estate licenses to give the following information about Brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- 1.) shall treat all parties honestly;
- 2.) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner.
- 3.) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer, and
- 4.) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real Estate licensee asks that you acknowledge receipt of this Information About Brokerage Services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC, if you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711 or (512) 459-6544.
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