

SPACE AVAILABLE

151 SQUARE

8530 STATE HIGHWAY 151 | SAN ANTONIO, TEXAS | 78245



HWY 151 (108,520 CPD)

151
TEXAS













FORESITE[®]
 COMMERCIAL REAL ESTATE

MADISON BATEY
 L ASSOCIATE
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 MBATEY@FORESITCRE.COM

NAVY FEDERAL
 Credit Union

WHAT I LOVE ABOUT THIS PROPERTY:

“

The west side of San Antonio is currently booming and this center gives you the opportunity to get right in the middle of it.

MADISON BATEY

”

151 SQUARE

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,845	126,307	304,263
Total Households	5,322	43,924	99,923
Household Income	\$55,440	\$70,624	\$69,491
Median Age	28.5	31.6	31.7

DESIRED USES

- Restaurant
- Medical
- Retail
- Wellness

PROPERTY HIGHLIGHTS

- 1 Located in one of the **fastest growing areas** of San Antonio, this provides a **great retail opportunity** for multiple uses.
- 2 **Highly visible** shopping center, **perfectly positioned** to serve the densely populated surrounding area.
- 3 **Easy reach** from TX 151 and Interstate 410, with over **190,000** cars per day.



151 SQUARE

SAN ANTONIO, TEXAS



STONE RANCH AT WESTOVER HILLS

CROWN MEADOWS

HERITAGE

WESTOVER MARKETPLACE

- Walmart
- LOWE'S
- ROSS
- THE UPS STORE
- PLATO'S

WESTLAKES VILLAGE SHOPPING CENTER

- H-E-B
- WELLS FARGO
- ACADIANA cafe
- Firestone
- Red Lobster

MEADOW VILLAGE

TOM SLICK PARK

151 SQUARE

SAN ANTONIO, TEXAS



151 TEXAS

Brookwood Senior Apartments - Under Construction
197 UNITS

VisionWorks Distribution Center

NISD

TACARA AT WESTOVER HILLS
312 UNITS

NAVY FEDERAL Credit Union

FIVE GUYS

First Watch

Mobile Jamba

Panera BREAD

SECURITY SERVICE FEDERAL CREDIT UNION

Black Bear Diner



HIGHWAY 151
108,520 CPD

151 FRONTAGE ROAD
25,999 CPD

INGRAM ROAD
9,784 CPD

New Retail & Office Development

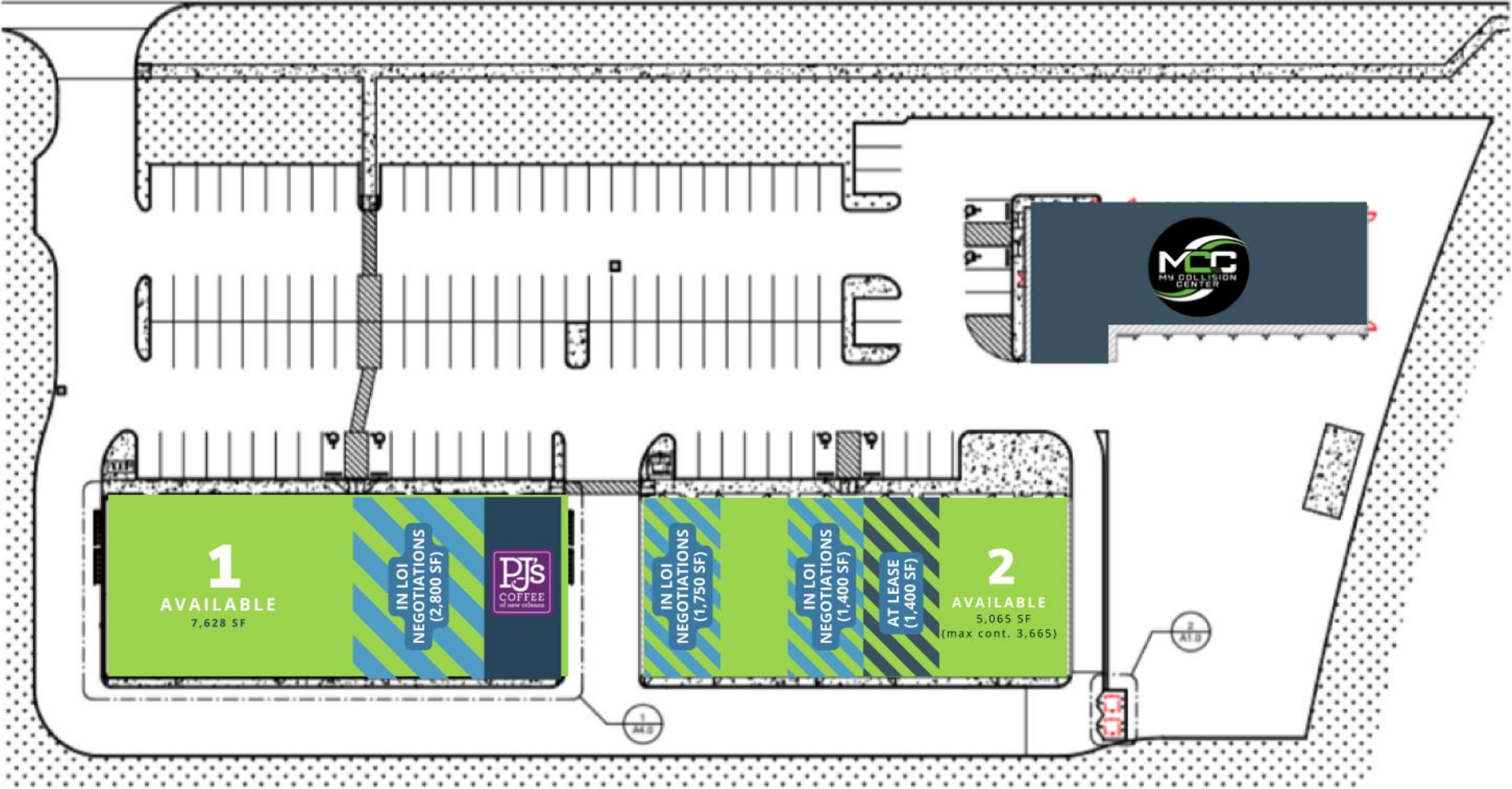
Home2 Suites by Hilton- Under Construction
110 Units

Dalian 151 Apartments
360 Units

151 SQUARE

SAN ANTONIO, TEXAS

8530 STATE HIGHWAY 151



AVAILABLE SPACE

Space	SF
Building 1	12,178
Building 2	11,365





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:
 - 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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u>598255</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u>497303</u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Madison Batey</u>	<u>764292</u>	<u>mbatey@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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