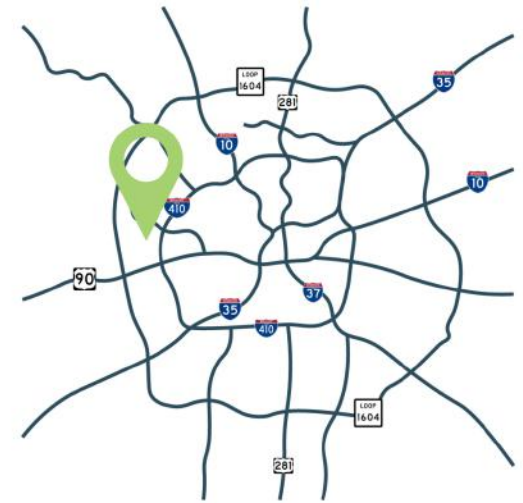


SPACE AVAILABLE

# 151 SQUARE

8530 STATE HIGHWAY 151 | SAN ANTONIO, TEXAS | 78245



**MADISON BATEY**  
LEASING ASSOCIATE  
(210) 816-2734  
MBATEY@FORESITECRE.COM

## 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

”

## 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

## 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



# 151 SQUARE

SAN ANTONIO, TEXAS



NORTHWEST CROSSING

**INGRAM PARK MALL**

aerie  
 AT&T GameStop  
 macys  
 H&M  
 JAMES AVERY  
 Spectrum  
 claire's  
 AMERICAN EAGLE  
 Dillard's KAY zumiez  
 LANE BRYANT JCPenney  
 PINK VANS

**WESTOVER MARKETPLACE**

Target  
 ROSS  
 rue21  
 popshelf  
 JAMES AVERY  
 MOD  
 PLATO'S  
 LOWE'S  
 five BEEW  
 DOLLAR TREE  
 carter's IHOP  
 claire's  
 orange leaf  
 OSHKOSH  
 SALLY  
 AT&T  
 STARBUCKS  
 STARBUCKS  
 SALLY  
 AT&T  
 LOWE'S  
 ME  
 PETSMART



HYATT REGENCY HILL COUNTRY RESORT

SOUTHWEST RESEARCH INSTITUTE

TEXAS BIOMEDICAL RESEARCH INSTITUTE

151 TEXAS

SEA WORLD

AT&T  
 TARKA  
 FEIWEI  
 Fiesta Liquor#3  
 vca

QT

STATE HIGHWAY 151

HOME2  
 HOOTERS  
 Black Bear Diner

Chuy's  
 Hampton  
 bel

NW LOOP 410

MAIN EVENT  
 THE HONEY BREWERY

151 TEXAS

TOM SLICK PARK

CITY OF SAN ANTONIO

SANTIKOS ENTERTAINMENT

**WESTLAKES VILLAGE**

HEB plus  
 bealls  
 credit union  
 cric.et  
 W  
 TWIN LIQUORS  
 Con's HomePlus  
 Sprint  
 Compass Bank  
 SAS

**FORESITE**  
COMMERCIAL REAL ESTATE

Incredible Pizza

410

# 151 SQUARE

SAN ANTONIO, TEXAS



PETCO  
SATELLITE  
SUPPORT  
CENTER

GREAT HEARTS  
SCHOOL

TEXAS  
CRYPTOLOGY  
CENTER

NISD  
PURCHASING  
DEPARTMENT

TACARA AT  
WESTOVER  
HILLS  
(312 UNITS)

VISIONWORKS  
DISTRIBUTION  
CENTER

JAMES AVERY  
rue21  
ROSS  
popshelf  
DOLLAR TREE  
carter's  
LOWE'S  
PLATO'S  
five BELOW

SPRINGHILL SUITES  
BY HAWTHORN

Walmart

HOMWOOD  
SUITES

SECURITY  
SERVICE  
FEDERAL CREDIT UNION

Visionworks

MATTHEW  
FIRM

COOPERS  
COFFEE

Schlottzsky's

CHIPOTE  
MEXICAN  
GRILL

STARBUCKS  
COFFEE

Public  
Storage

GENGHIS GRILL

KNOCKOUTS

jamba

eyelab

Panera  
BREAD

Texas MedClinic  
URGENT CARE

Great Clips

ICE CREAM  
CREAMERY

FIRST WATCH  
THE DAYTIME CAFE

WINGS  
SHOTS

STATE HIGHWAY 151

Chuy's

HOOTERS

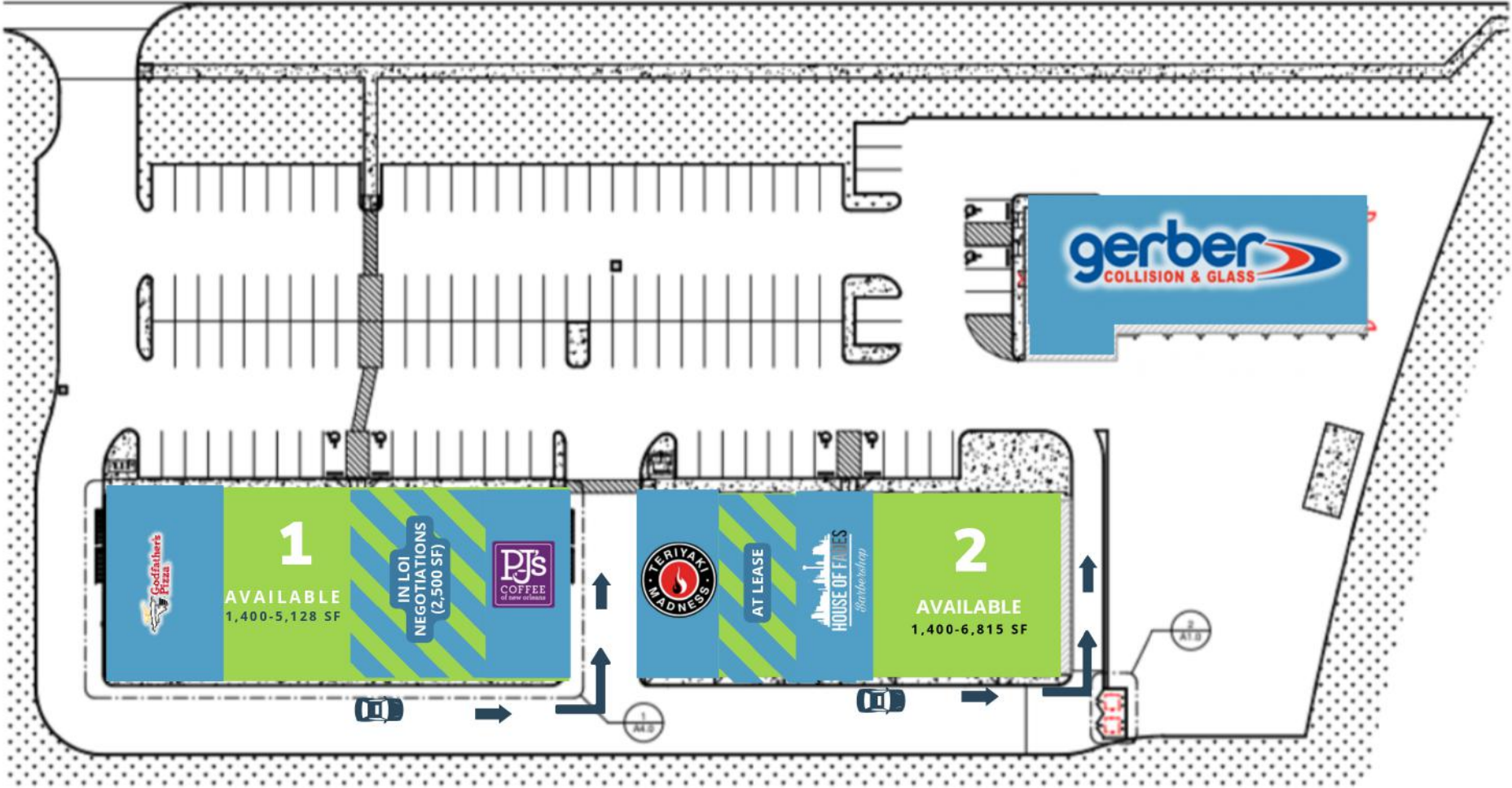
Black Bear  
Diner

FUTURE  
MIXED USE  
MULTI FAMILY  
&  
HOTEL

# 151 SQUARE

SAN ANTONIO, TEXAS

8530 STATE HIGHWAY 151



## AVAILABLE SPACE

Space	SF	Condition
Building 1	1,400-5,128	Shell
Building 2	1,400-6,815	Shell





# 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](http://www.trec.texas.gov)

IABS 1-0

