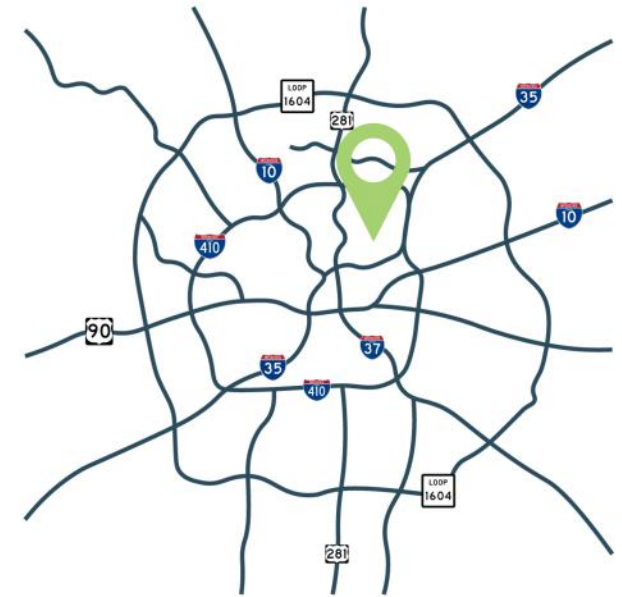


SPACE AVAILABLE

# ALAMO HILLS

1230-1248 AUSTIN HIGHWAY | SAN ANTONIO, TEXAS | 78209

Alamo Hills Shopping Center is located directly across from the Target anchored shopping center on Austin Highway in the Alamo Heights 78209 zip code. This center is anchored by Gold's Gym and Pet Supplies Plus, and boasts a line-up of medical and retail tenants, as well as several national tenants, such as Shipley's Donuts and Papa John's Pizza.



**VICKI ADELSTEIN**  
SENIOR ASSOCIATE  
(210) 816-2734  
VADELSTEIN@FORESITECRE.COM

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# PROPERTY HIGHLIGHTS

- 1 Dense trade area with 300,000+ residents and over 100,000 households in a 5 mile radius.
- 2 Close proximity to Target, Lowe's, Walmart and HEB centers
- 3 Strong draw from affluent Alamo Heights and Terrell Hills neighborhoods.

# ALAMO HILLS

SAN ANTONIO, TEXAS

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,599	107,967	319,766
Household Income	\$103,363	\$98,4390	\$85,498
Households	5,927	43,042	121,918
Median Age	35.8	35.8	36.2

## DESIRED USES

- Restaurants
- General Retail
- Dental Group
- Med Spa

“ This Gold’s Gym anchored center is located in the sought-after Alamo Heights area, with easy access to Austin Highway, and provides abundant parking. With almost 150,000 sf of retain space, this center includes a variety of tenants.

V. ADELSTEIN



# ALAMO HILLS

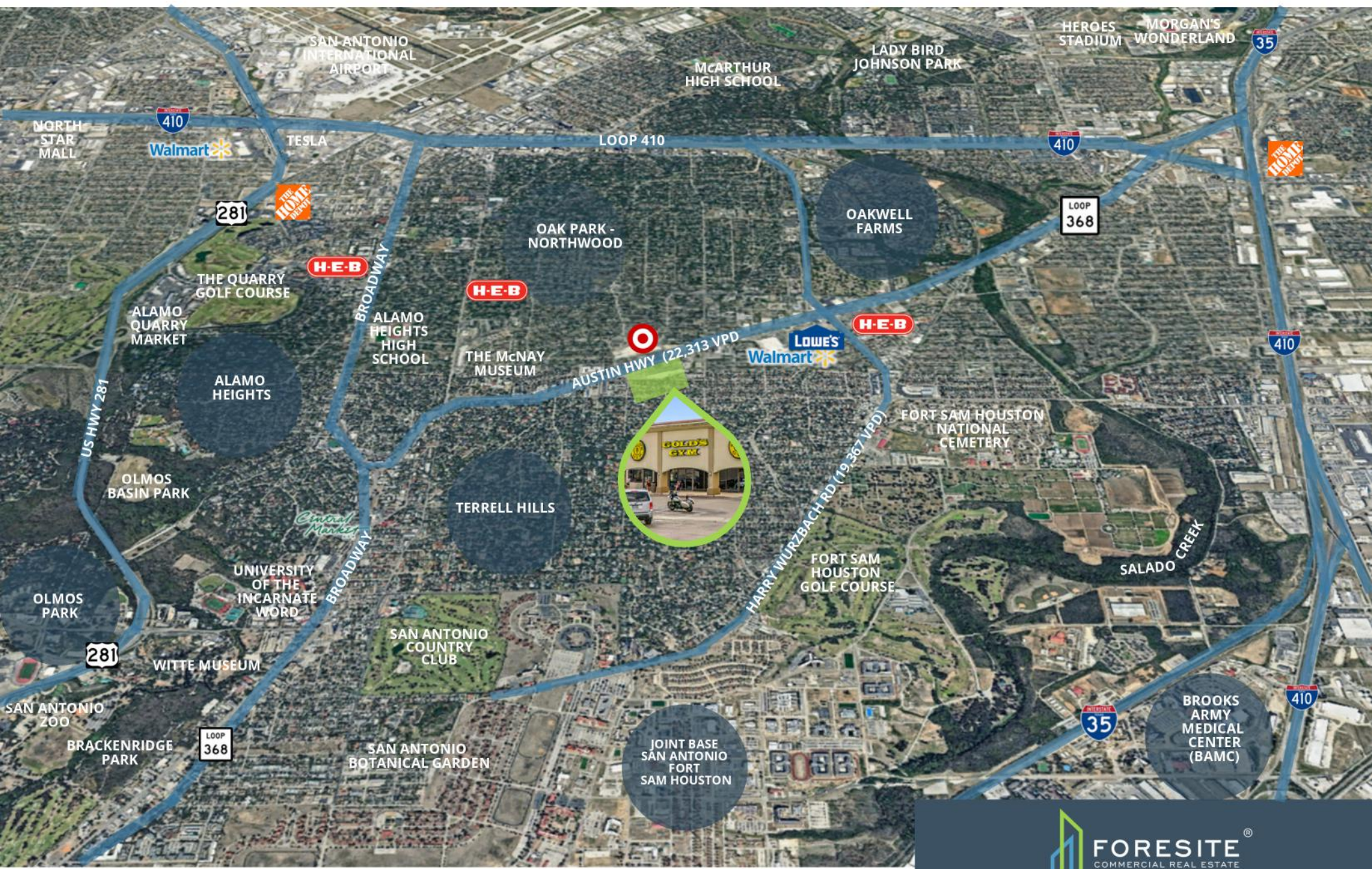
SAN ANTONIO, TEXAS



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# ALAMO HILLS

SAN ANTONIO, TEXAS



# ALAMO HILLS

SAN ANTONIO, TEXAS



Phenix  
SAISON SUITES

Target

petco

five BELOW

TEMPUR-PEDIC

DOLLAR TREE

ROSS  
DRESS FOR LESS

SUBWAY

SHERWIN WILLIAMS

ORANGE LEAF

SALLY BEAUTY SUPPLY

NextGare  
URGENT CARE

Monarch Dental

THRIVE  
PET HEALTHCARE

AMERICA'S BEST  
CONTACTS & EYEGLASSES

DENVER MATTRESS CO.

Great Clips

GameStop

NAVY FEDERAL

4★ NAILS

H&R BLOCK

Victory

# ALAMO HILLS

SAN ANTONIO, TEXAS

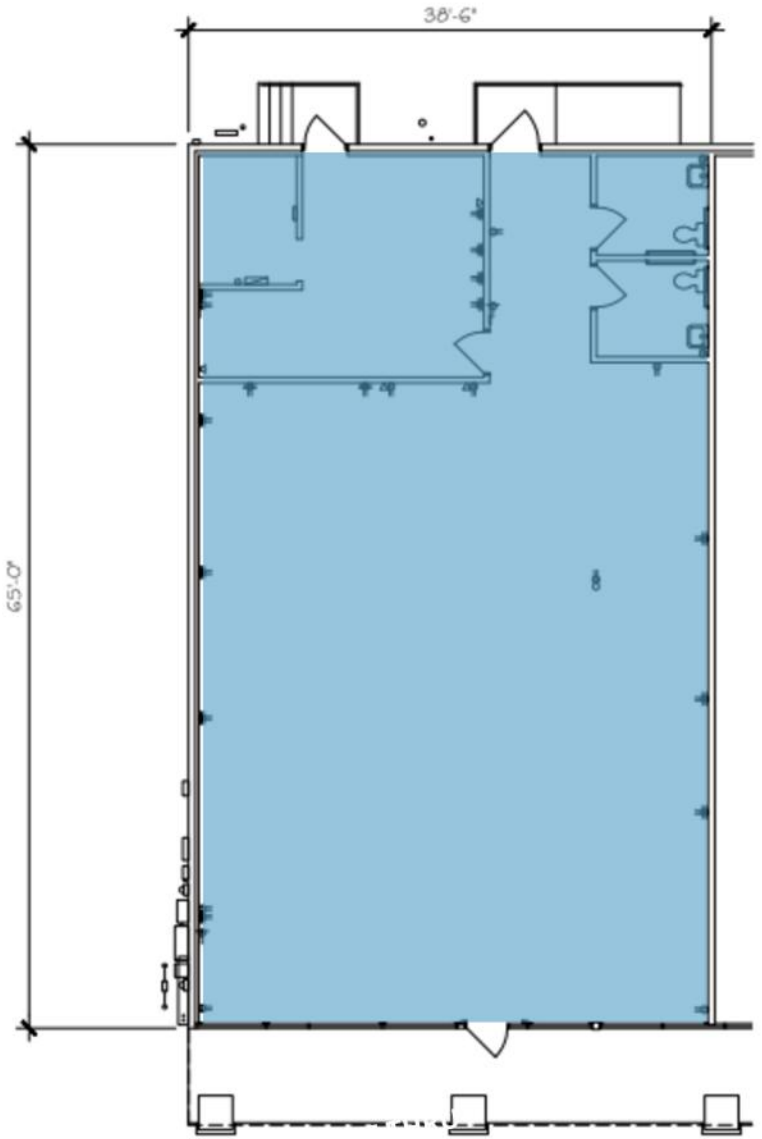
SUITE	TENANT	SF
100	AVAILABLE - with drive thru	2472
101	Papa John's	1428
102	Alamo Hills Vet Clinic	3881
104	Batteries + Bulbs	1812
106	AVAILABLE	1925
108	Pet Supplies Plus	8986
109	Jen's Dance Spot	4796
1246	Gold's Gym	49381
200	Pediatric Therapy Specialists	1833
202A	AVAILABLE	1600
204	Rock's Discount Vitamins	1620
206	Celestial Jewel	1623
208	Jenny's Nail Salon	1209
210	Pediatric Physical Therapy	4413
212	AVAILABLE (Upper/Lower Level)	31172
212B	AVAILABLE	7826
214	Health Texas	4500
216	Health Texas	2345
217	Painting with a Twist	2546
220	Little Spurs Pediatrics	2772
220B	Little Spurs Pediatrics	2625
221	Papa John's Corporate	4167
1240	Shipley's Donuts	2105



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# ALAMO HILLS

SAN ANTONIO, TEXAS



2,503 sq.ft.  
EXISTING PLAN 8-27-24  
1" = 10"

**Alamo Hills Shopping Center**  
**1230 Austin Hwy. #102**  
San Antonio, Texas 78209



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# ALAMO HILLS

SAN ANTONIO, TEXAS



1,925 sq.ft.  
EXISTING PLAN 8-27-24

1" = 10'

Alamo Hills Shopping Center  
**1242 Austin Hwy. #106**  
San Antonio, Texas 78209

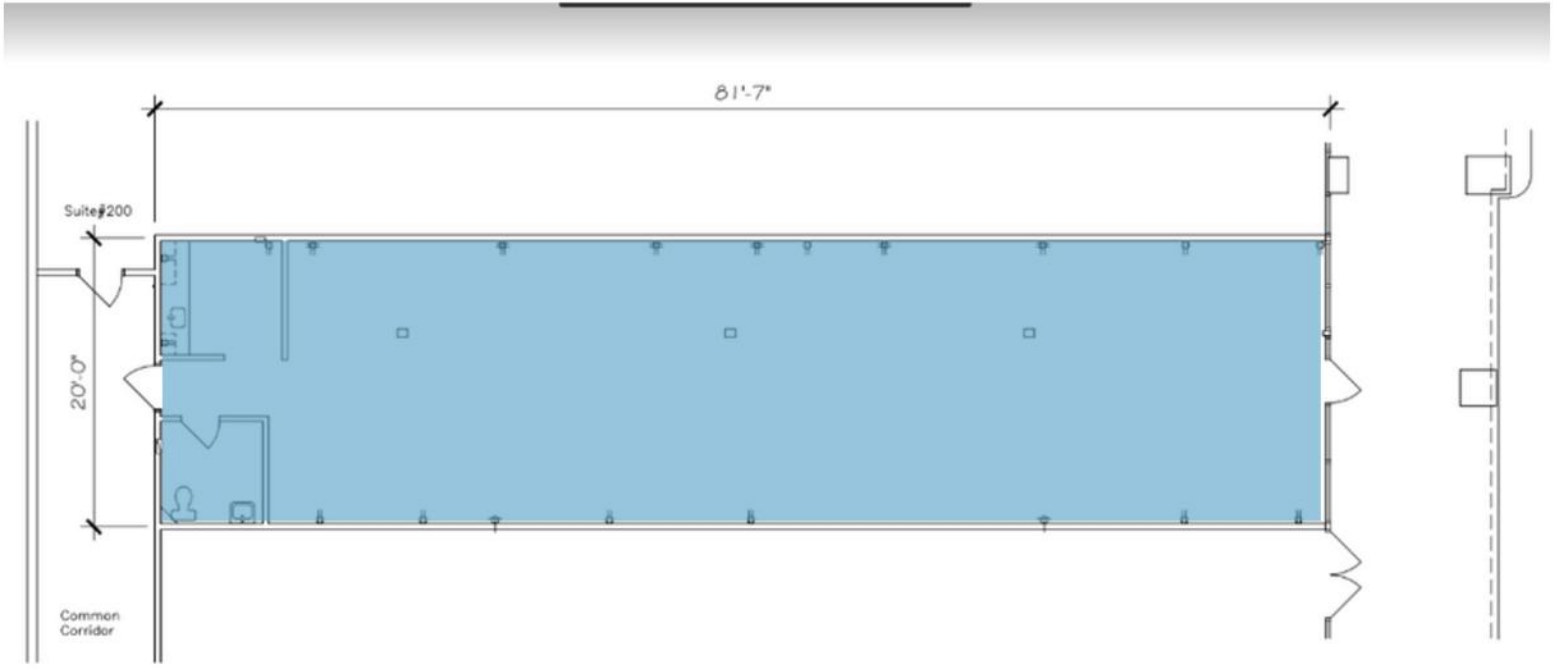


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# ALAMO HILLS

SAN ANTONIO, TEXAS



1,632 sq.ft.  
EXISTING PLAN 8-27-24 1" = 10'

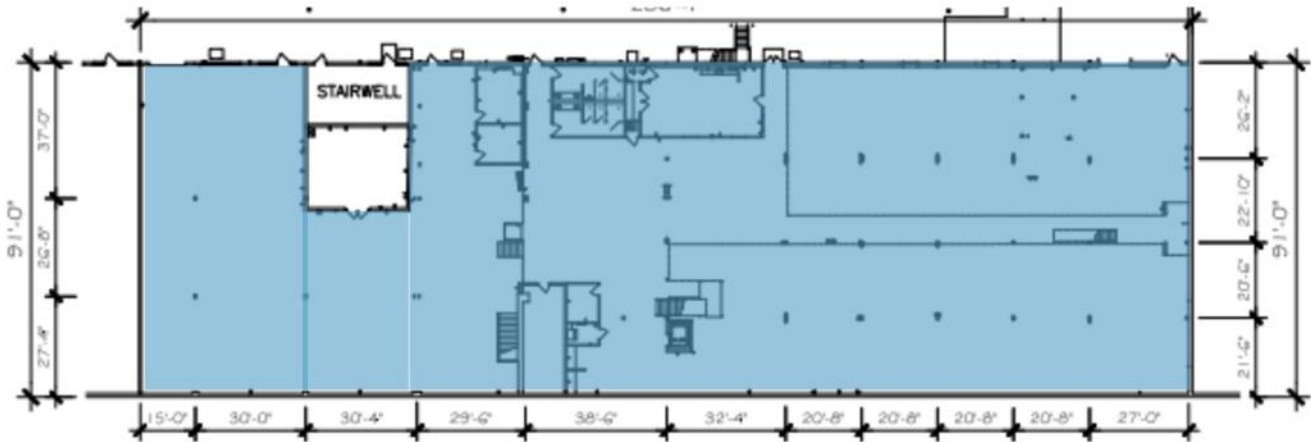
Alamo Hills Shopping Center  
**1248 Austin Hwy. #202**  
San Antonio, Texas 78209



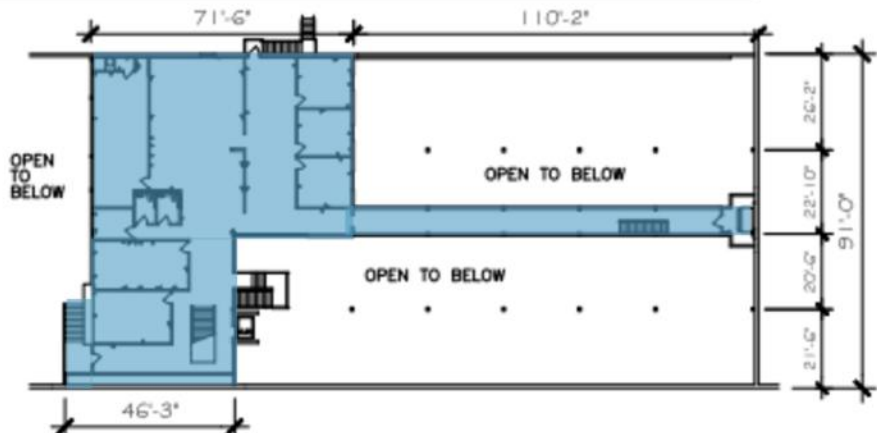
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# ALAMO HILLS

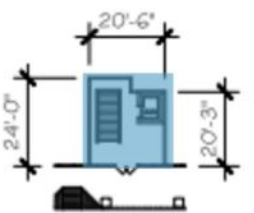
SAN ANTONIO, TEXAS



LOWER LEVEL PLAN - 25,546 sq.ft. 1" = 40'



MID LEVEL PLAN - 6,189 sq.ft. 1" = 40'



STREET LEVEL PLAN 1" = 40'  
457 sq.ft.

1-4-25  
Alamo Hills Shopping Center  
1248 Austin Hwy. #212  
San Antonio, Texas 78209



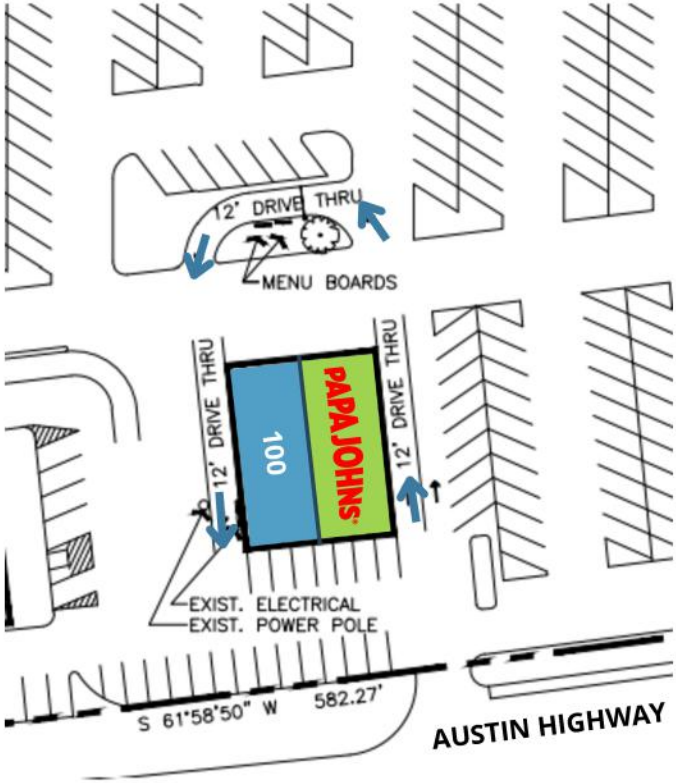
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# ALAMO HILLS

SAN ANTONIO, TEXAS

## PROPOSED DRIVE THRU

Suite 100  
(next to Papa John's Pizza)



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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.



## 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></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Vicki Adelstein</u>	<u>540915</u>	<u>vadelstein@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)

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