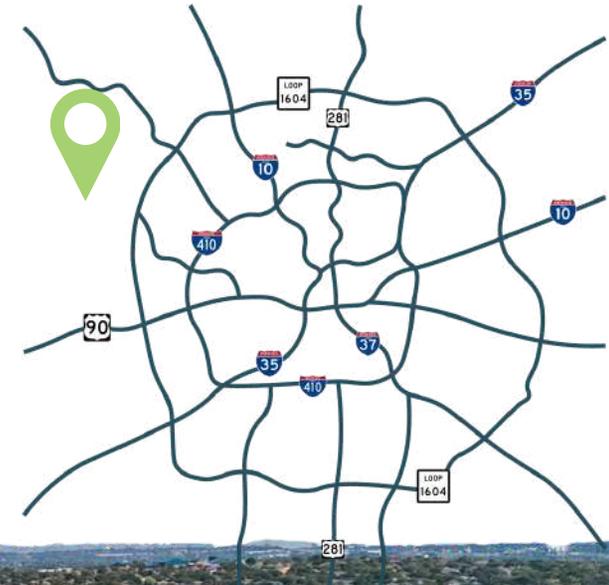


SPACE AVAILABLE

# CARMEL CANYON

11823 & 11831 CULEBRA ROAD, SAN ANTONIO, TEXAS 78253

Located on Culebra Road, one of San Antonio's **most active retail corridors**, Carmel Canyon offers exceptional **visibility**, **high traffic exposure**, and access to **strong surrounding demographics**.



**MIRANDA HENRY**  
SENIOR ASSOCIATE  
(210) 816-2734  
MHENRY@FORESITECRE.COM

## WHAT I LOVE ABOUT THIS PROPERTY:

“

A rare opportunity for a second-generation medical space in a strong, well-established submarket.

MIRANDA HENRY

”

# CARMEL CANYON

SAN ANTONIO, TEXAS

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,523	108,351	249,019
Household Income	\$119,575	\$128,960	\$126,551
Total Households	5,483	37,536	86,251
Median Age	31.7	34.4	35.5

## JOIN THESE TENANTS



## PROPERTY HIGHLIGHTS

- 1 Situated in a densely populated submarket, the property benefits from **strong and stable demographics** that support retail, medical, and service-oriented businesses.
- 2 Located at the intersection of **Alamo Parkway and Culebra Road, two major thoroughfares in the area**, this property experiences approximately 184,043 vehicles per day.
- 3 A diverse and synergistic tenant mix drives **strong foot traffic and positions the property as a sought after destination** for medical, retail, and service users.



# CARMEL CANYON

SAN ANTONIO, TEXAS



## PROPERTY SUMMARY

Year Built/Renovated:	2015/2018
Available SF:	3,242 SF
Building Size:	15,498 SF
Rental Rate:	Contact Broker
Zoning:	C-3
Parking:	99



# CARMEL CANYON

SAN ANTONIO, TEXAS

Del Webb at Alamo Ranch  
(850 Homes)

Bricewood  
(400 Homes)



**Burlington** **UPTOWN**  
CHEAPSKATE

**H-E-B**

**THE HOME DEPOT** **HOBBY LOBBY**

Culebra Commons

**TACO PALENQUE** **DUTCH BROS** **LAZBOY** **VIA313 PIZZERIA** **PARRY'S** **BUBBA'S 33** **TEXAS** **PNC** **DUCK DONUTS** **TRAPPERS SUSHI CO**

**five BELOW** **DICK'S SPORTING GOODS** **BUFFALO WILD WINGS**

**PETSMART** **Freddy's** **crumbl cookies**

**BEST BUY** **Olive Garden** **MEN'S WEARHOUSE** **BARNES & NOBLE**

**Walmart** **Target** **ROSS DRESS POPULARS** **Marshalls** **Michael's** **JCPenney** **LOWE'S**

# CARMEL CANYON

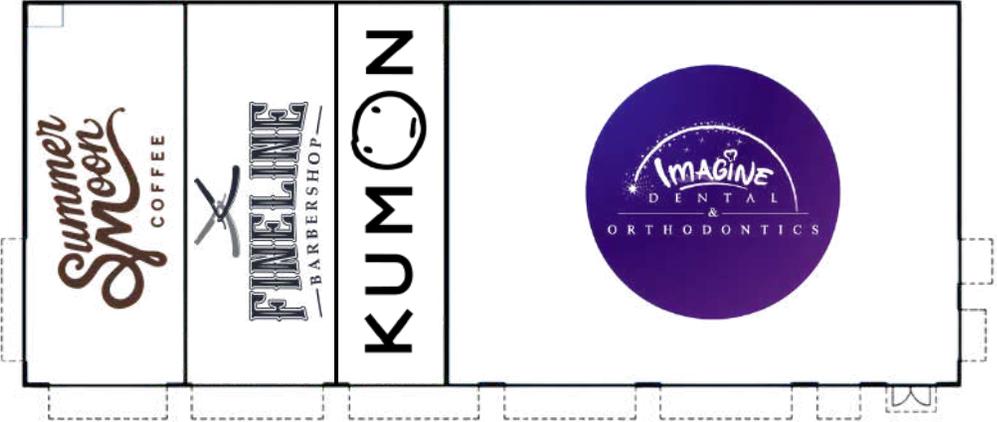
SAN ANTONIO, TEXAS



EXTERIOR ELEVATION

BUILDING 2

BUILDING 1



**AVAILABLE SPACE**

Suite Number	SF	Condition
105	3,242	2nd Gen Medical





# 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>Miranda Henry</u>	<u>711565</u>	<u>mhenry@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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