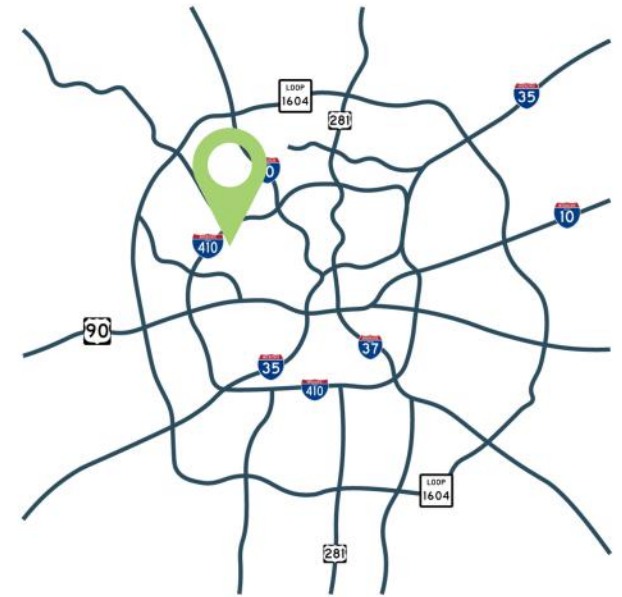


SPACE AVAILABLE

INGRAM HILLS

6050 INGRAM RD. | SAN ANTONIO, TEXAS | 78238

This thriving Poco Loco-anchored shopping center is located at the bustling intersection of Ingram Road & Callaghan Road. This dynamic trade area boasts high residential density and seamless access to Loop 410.



JON GALINDO, CCIM
SENIOR ASSOCIATE
(210) 816-2734
JGALINDO@FORESITECRE.COM

WHAT I LOVE
ABOUT THIS
PROPERTY:

“

The center is located at busy intersection and benefits from Ingram Mall's foot traffic.

Jon Galindo

”

INGRAM HILLS

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,744	120,597	374,215
Household Income	\$53,126	\$56,432	\$59,384
Total Households	5,489	44,234	138,545
Median Age	36.2	32.9	33.5

KEY TENANTS



PROPERTY HIGHLIGHTS

- 1 Center area with **strong residential density**.
- 2 **Anchored by grocery center**, Poco Loco Super Mercado, with presence of national chains.
- 3 **Easy access** to Loop 410 Highway.



INGRAM HILLS

SAN ANTONIO, TEXAS



PROPERTY DESCRIPTION

Gross Leasable Area: 80,347 SF (approx.)

Area Retailers

- Family Dollar
- Walgreens
- Church's Chicken
- McDonald's
- Sonic Drive-in
- Pizza Hut



INGRAM HILLS

SAN ANTONIO, TEXAS



INGRAM HILLS

SAN ANTONIO, TEXAS



SUITE	TENANT	SF
6000	AVAILABLE	2,000 SF
6002	TINY HEARTS ACADEMY	1,500 SF
6004	US NAILS	1,200 SF
6012	VOGUE BEAUTY ACADEMY	6,300 SF
6014	AVAILABLE	2,000 SF
6020	DOLLAR TREE	10,998 SF
6021	SUBWAY	1,657 SF
6030	LUIGI'S PIZZA	1,500 SF
6031	CLINICA FAMILIAR	1,463 SF
6040	PLS	2,100 SF
6050	POCO LOCO SUPER MERCADO	43,279 SF
6064	AQUA DENTAL	4,000 SF
6076	FRED LOYA INSURANCE AGENCY	1,150 SF
6080	AVAILABLE	1,100 SF

AVAILABLE SPACE

Suite Number	SF	Condition
Suite 6000	2,000	Freestanding - Former Bank with drive thru
Suite 6014	2,100	Former Tax Office
Suite 6080	1,100	2nd Gen Space





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>Jon Galindo</u>	<u>740297</u>	<u>jgalindo@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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