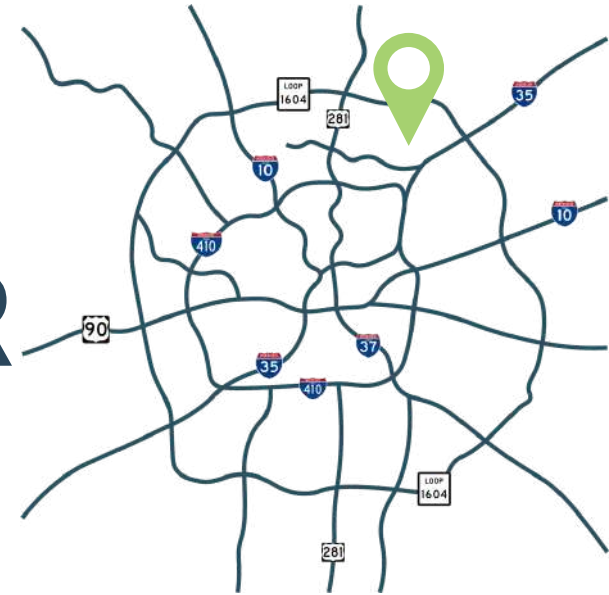


SPACE AVAILABLE

# NORTHERN HILLS SHOPPING CENTER

12311 NACOGDOCHES RD, SAN ANTONIO, TX 78217, USA

Located along Nacogdoches Road, one of San Antonio's most established retail corridors, this property offers easy accessibility, strong co-tenancy, and consistent traffic generated by surrounding retailers.



Suite  
107



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



WHAT I LOVE  
ABOUT THIS  
PROPERTY:

“

It offers a rare  
opportunity for second-  
generation medical  
space in a competitive  
submarket.

MIRANDA HENRY

”

# NORTHERN HILLS SHOPPING CENTER

SAN ANTONIO, TEXAS

## DEMOGRAPHICS

|                  | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------|----------|----------|----------|
| Population       | 13,867   | 105,826  | 266,065  |
| Household Income | \$79,626 | \$87,917 | \$95,368 |
| Total Households | 5,734    | 43,337   | 109,199  |
| Median Age       | 37.9     | 38.5     | 38.7     |

## JOIN THESE TENANTS

**DUNKIN'**  
**DONUTS**



Great  
Clips



## PROPERTY HIGHLIGHTS

1

Situated within a well-established, densely populated trade area, the property benefits from **strong demographics and a stable customer base.**

2

A strong tenant mix in and around the center generates **excellent cross-traffic, establishing it as a proven retail destination.**

3

Situated on Nacogdoches Road, a **busy corridor in Northeast San Antonio with approximately 25,000 vehicles per day**, this property benefits from an active retail trade area.





# NORTHERN HILLS SHOPPING CENTER

SAN ANTONIO, TEXAS



## PROPERTY SUMMARY

|                |                |
|----------------|----------------|
| Year Built:    | 1984           |
| Available SF:  | 1,800 SF       |
| Building Size: | 19,833 SF      |
| Rental Rate:   | Contact Broker |
| Zoning:        | C-3            |





# NORTHERN HILLS SHOPPING CENTER

SAN ANTONIO, TEXAS

Green Spring Valley

Northern Hills  
(1,500 homes)

Thousand Oaks Dr (21,265 VPD)

Nacogdoches Rd (30,675 VPD)

El Dorado  
(2,500 Homes)

HEROES STADIUM

Wurzbach Pkwy (37,229 VPD)

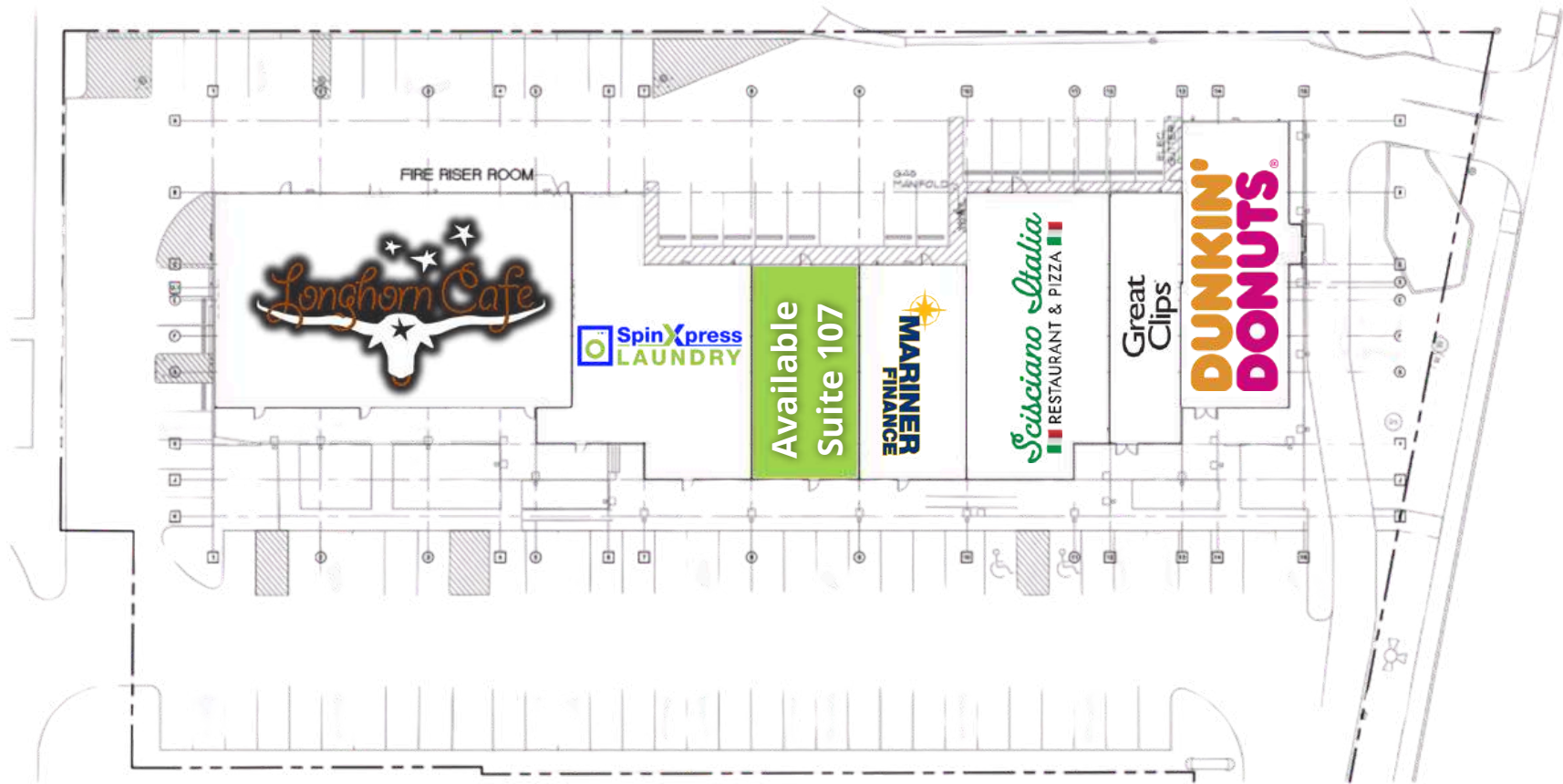
Nacogdoches Rd (30,675 VPD)





# NORTHERN HILLS SHOPPING CENTER

SAN ANTONIO, TEXAS



## AVAILABLE SPACE

| Suite Number | SF   | Condition      |
|--------------|------|----------------|
| 107          | 1800 | 2nd Gen Dental |





# 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.

|   |              |                          |                |
|---|--------------|--------------------------|----------------|
| Foresite Real Estate, Inc.  | 9003568      |                          | (210) 816-2734 |
| Licensed Broker/ Broker Firm Name or<br>Primary Assumed Business Name | Licensed No. | E-Mail                   | Phone          |
| Bethany Babcock   | 598255       | bbabcock@foresitecre.com | (210) 816-2734 |
| Designated Broker of Firm   |              | E-Mail                   | Phone          |
| Chad Knibbe   | 497303       | cknibbe@foresitecre.com  | (210) 816-2734 |
| Licensed Supervisor of Sales Agents/<br>Associate                     |              | E-Mail                   | Phone          |
| Miranda Henry   | 711565       | mhenry@foresitecre.com   | (210) 816-2734 |
| 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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