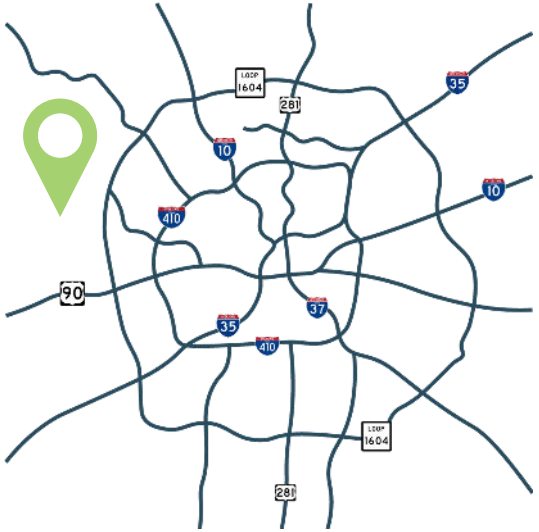
SPACE AVAILABLE

THE SHOPS AT SAWMILL GLADE

13772 OLD FM 471 WEST, SAN ANTONIO, TX 78253



The Shops at Sawmill Glade is a **new Class-A retail, medical, and professional office development at the corner of Old FM 471 and Sawmill Glade in San Antonio's fast-growing Alamo Ranch corridor.** The center sits across from an expanding residential subdivision and within walking distance of six Northside ISD campuses serving roughly 7,500 students. With the surrounding trade area projected for strong continued growth, the property offers built-in demand for retail, medical, and service-based tenants. Suites from approximately 1,780 to 6,648 square feet are available in this newly built, fast-leasing center.



FORESITE®
COMMERCIAL REAL ESTATE

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THE SHOPS AT SAWMILL GLADE

SAN ANTONIO, TEXAS

PROPERTY HIGHLIGHTS

1. Newly constructed Class-A real estate situated in San Antonio's rapidly expanding Alamo Ranch submarket (78253).
2. Highly versatile suites ranging from 1,780 to 6,648 SF, tailored to accommodate retail, medical, or professional office uses.
3. Conveniently positioned directly across from a new residential development and within easy walking distance of six Northside ISD schools.

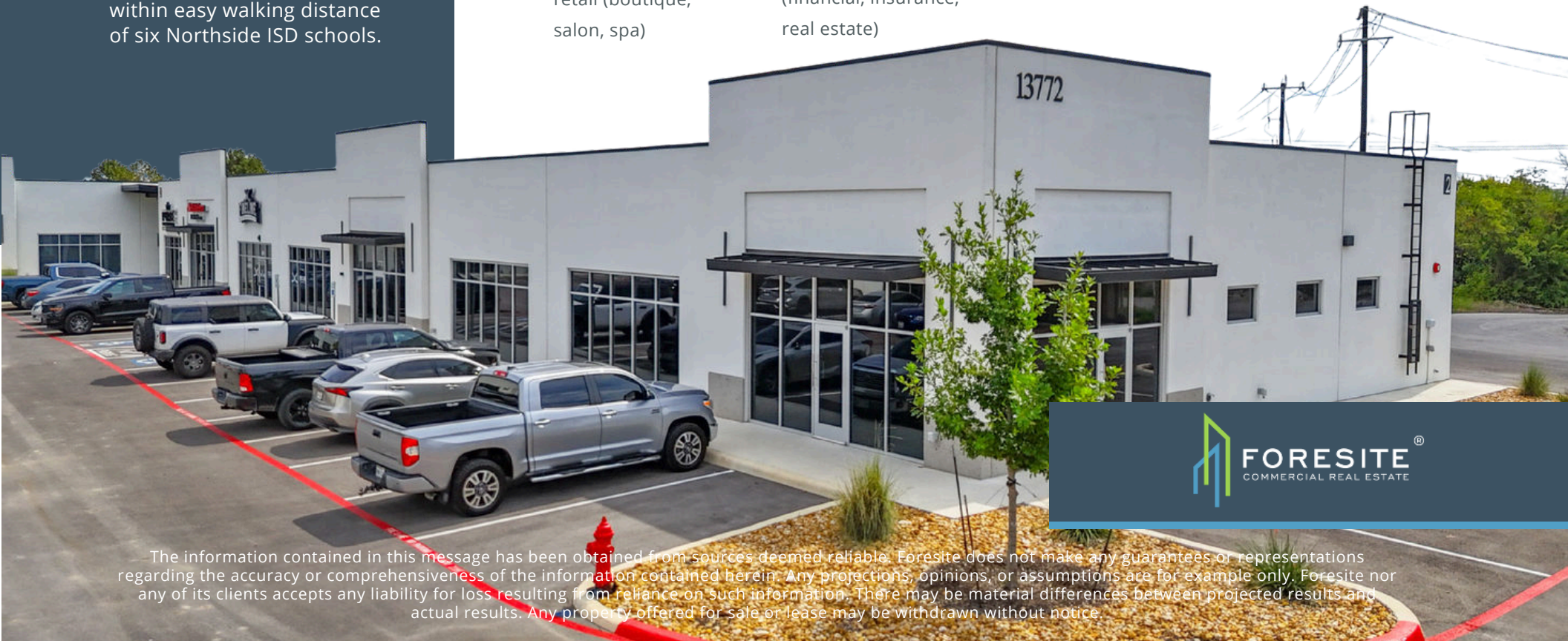
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,692	81,379	155,559
Household Income	$155,075	$152,674	$147,793
Households	1,768	26,616	52,501
Median Age	35.2	35.1	34.7

DESIRED USES

- Pediatric & Primary Care Medical Office
- Family-oriented retail (boutique, salon, spa)
- Quick-service or fast-casual restaurant
- Professional services (financial, insurance, real estate)

> This location sits right in the path of progress. It combines high-end, Class-A construction with built-in daily foot traffic from surrounding schools and neighborhoods.
>
> *C. CAMPBELL*



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THE SHOPS AT SAWMILL GLADE

SAN ANTONIO, TEXAS





PROPERTY SUMMARY

Year Built/Renovated	2025
Available SF:	6,648 SF
Building Size:	34,805 SF
Rental Rate:	Contact Broker
Zoning:	OCL
Parking Ratio:	5:1000



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THE SHOPS AT SAWMILL GLADE

SAN ANTONIO, TEXAS



THE SHOPS AT SAWMILL GLADE

SAN ANTONIO, TEXAS



THE SHOPS AT SAWMILL GLADE

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite	SF	Condition	
105	1,780	1st Cold Shell	
209	2,216	1st Cold Shell	can be combined up to 6,648 SF
212	2,216	1st Cold Shell	
215	2,216	1st Cold Shell	
301	2,079	1st Cold Shell	can be combined up to 4,158 SF
302	2,079	1st Cold Shell	

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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