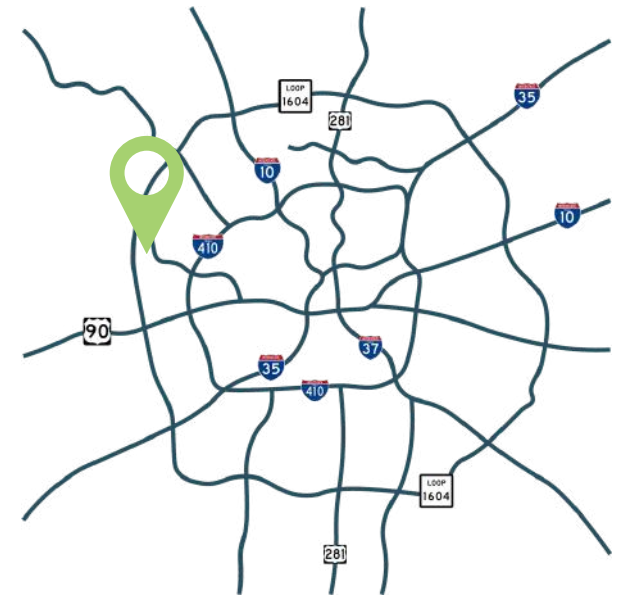


# RETAIL DEVELOPMENT

# ESCALA

MILITARY & HWY 151 | SAN ANTONIO, TEXAS | 78251

23 Acre Site at the hard corner of Military and Hwy 151. The project features several access points and visibility from highway 151 and Military drive and surrounding Escala parkway. Multiple drive thrus and patio end caps available.



Opening Fall of 2023



**BETHANY BABCOCK**  
MANAGING BROKER  
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**ZACH PARRA**  
ASSISTANT DIRECTOR OF LEASING  
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## WHAT I LOVE ABOUT THIS PROPERTY:

“

A rare site that has both strong daytime and evening population numbers with high household income and unprecedented visibility and access.

*B. BABCOCK*

”

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,561	120,397	320,103
Household Income	\$99,357	\$92,408	\$89,550
Households	6,630	42,030	109,878
Median Age	31.7	32.0	33.0
Daytime Population	16,026	99,936	252,667

## DESIRED USES

- Upscale Fast Casual
- Shop Users
- Entertainment
- Sit Down Dining

# ESCALA

SAN ANTONIO, TEXAS

## PROPERTY HIGHLIGHTS

- 1** **Visibility** of this project is a feature. The slope of the site benefits traffic in all directions to maximize visibility for all tenants
- 2** **Access** from three major roads that completely surround the development with five curb cuts in Phase 1
- 3** **Drive Thru's and Patio Spaces** to accommodate the area's dense daytime and evening population that continues to grow
- 4** **High traffic counts** produce a strong retail corridor



# ESCALA

SAN ANTONIO, TEXAS



- RESTAURANTS
- RETAIL
- HOTEL

# ESCALA

SAN ANTONIO, TEXAS



Far Northwest San Antonio is one of the city's largest, fastest-growing employment and residential hubs.

*SAN ANTONIO  
BUSINESS JOURNAL*



# ESCALA

SAN ANTONIO, TEXAS



# ESCALA

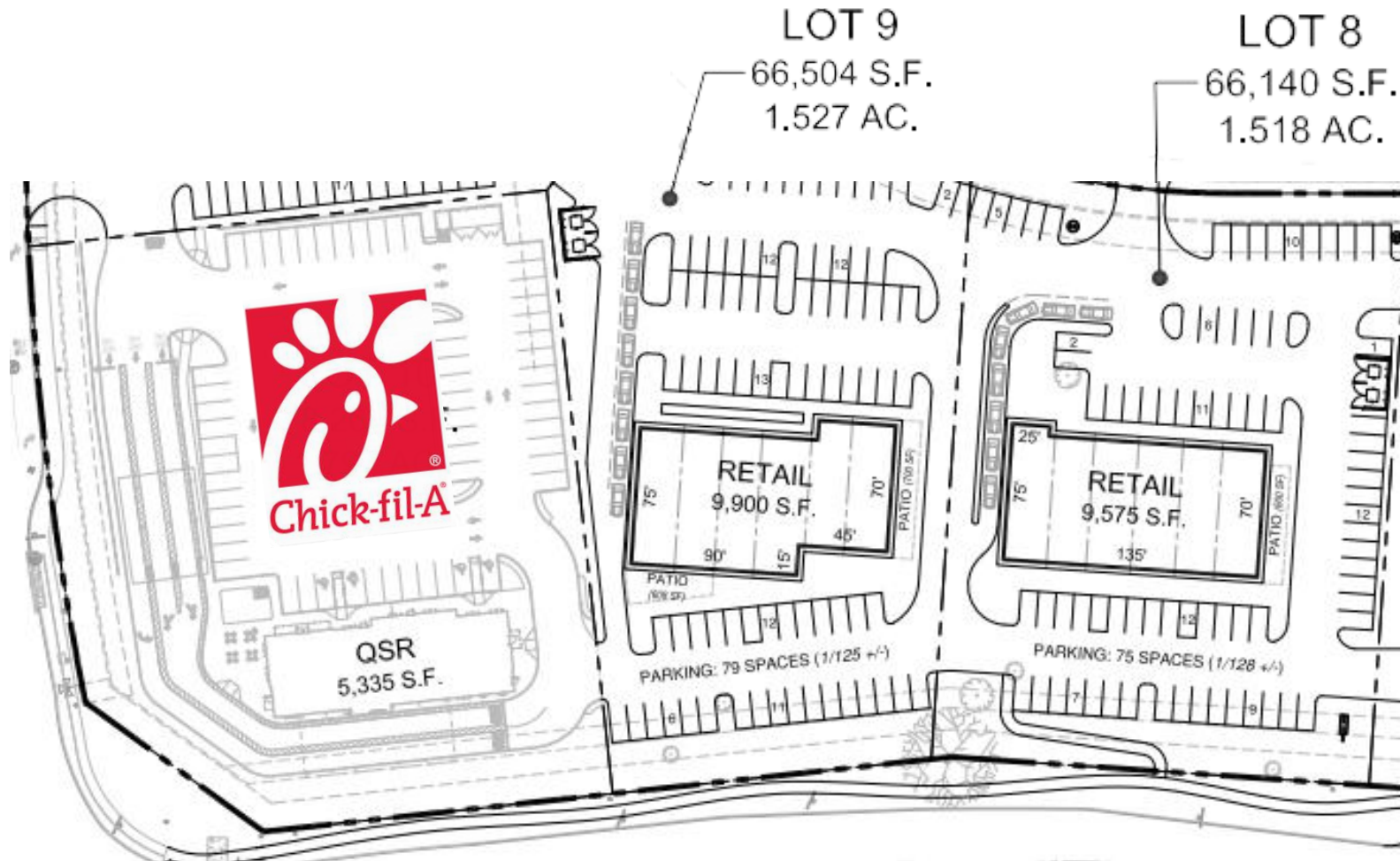
SAN ANTONIO, TEXAS



<b>PARKING TABLE - PHASE I</b>					
<b>LOT</b>	<b>TENANT</b>	<b>S.F.</b>	<b>RATIO</b>	<b>PARKS (REQD)</b>	<b>PARKS (PROVD)</b>
6	RESTAURANT	8,700	1/100	87	87
	PATIO	2,900	1/100	29	29
	<b>TOTAL</b>	<b>8,700</b>		<b>116</b>	<b>116</b>
7	RESTAURANT (W/ DRIVE THRU)	3,262	1/100	33	44
	PATIO	870	1/100	9	10
	<b>TOTAL</b>	<b>3,262</b>		<b>42</b>	<b>84</b>
8	RESTAURANT (W/ DRIVE THRU)	1,875	1/150	13	13
	RESTAURANT	4,200	1/100	42	4
	RETAIL	3,500	1/300	12	12
	PATIO	600	1/100	6	6
	<b>TOTAL</b>	<b>9,575</b>		<b>73</b>	<b>75</b>
9	RESTAURANT (W/ DRIVE THRU)	3,375	1/150	23	23
	RESTAURANT	3,150	1/100	32	32
	RETAIL	3,375	1/300	11	11
	PATIO	1,308	1/100	13	13
	<b>TOTAL</b>	<b>9,900</b>		<b>79</b>	<b>79</b>
10	RESTAURANT (W/ DRIVE THRU)	5,335	1/150	36	83
12	RESTAURANT (W/ DRIVE THRU)	1,625	1/150	11	11
	RESTAURANT	3,425	1/100	34	38
	RETAIL	2,750	1/300	9	9
	PATIO	1,090	1/100	11	11
	<b>TOTAL</b>	<b>9,600</b>		<b>65</b>	<b>69</b>
<b>TOTAL - PHASE I</b>		<b>46,372</b>		<b>411</b>	<b>472</b>

# ESCALA

SAN ANTONIO, TEXAS







# 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>Zach Parra</u>	<u>631015</u>	<u>zparra@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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