

CASTLE HILLS MARKET

2211 NW MILITARY HWY SAN ANTONIO, TX 78213

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TABLE OF CONTENTS

PG. **3** PROJECT SCOPE

PG. **4** SITE MAP

PG. **5** NEIGHBORHOOD VIBE

PG. **6-7** AERIALS

PG. **8-14** DRONE PHOTOS

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PROJECT SCOPE

Castle Hills Market is a 97,682-square-foot shopping center located at the prominent intersection of NW Military Highway and West Avenue. It serves an affluent demographic, making it ideal for businesses seeking access to a high-income customer base. The center's prime location offers excellent visibility and traffic flow, positioning it as a key destination for upscale retail, dining, and service tenants looking to establish themselves in a thriving, well-trafficked area.

AVAILABILITY

- 933 SF - 2,980 SF
- Contact Broker for details

TRAFFIC COUNTS

- West Ave 16,832 VPD
- NW Military Hwy 20,996 VPD

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	10,993	116,141	295,229
Avg. HH Income	\$94,213	\$88,548	\$94,315
Total Housing Units	4,961	51,758	132,383
Daytime Population	11,374	156,654	450,862
Medium Home Value	\$353,846	\$326,994	\$331,751

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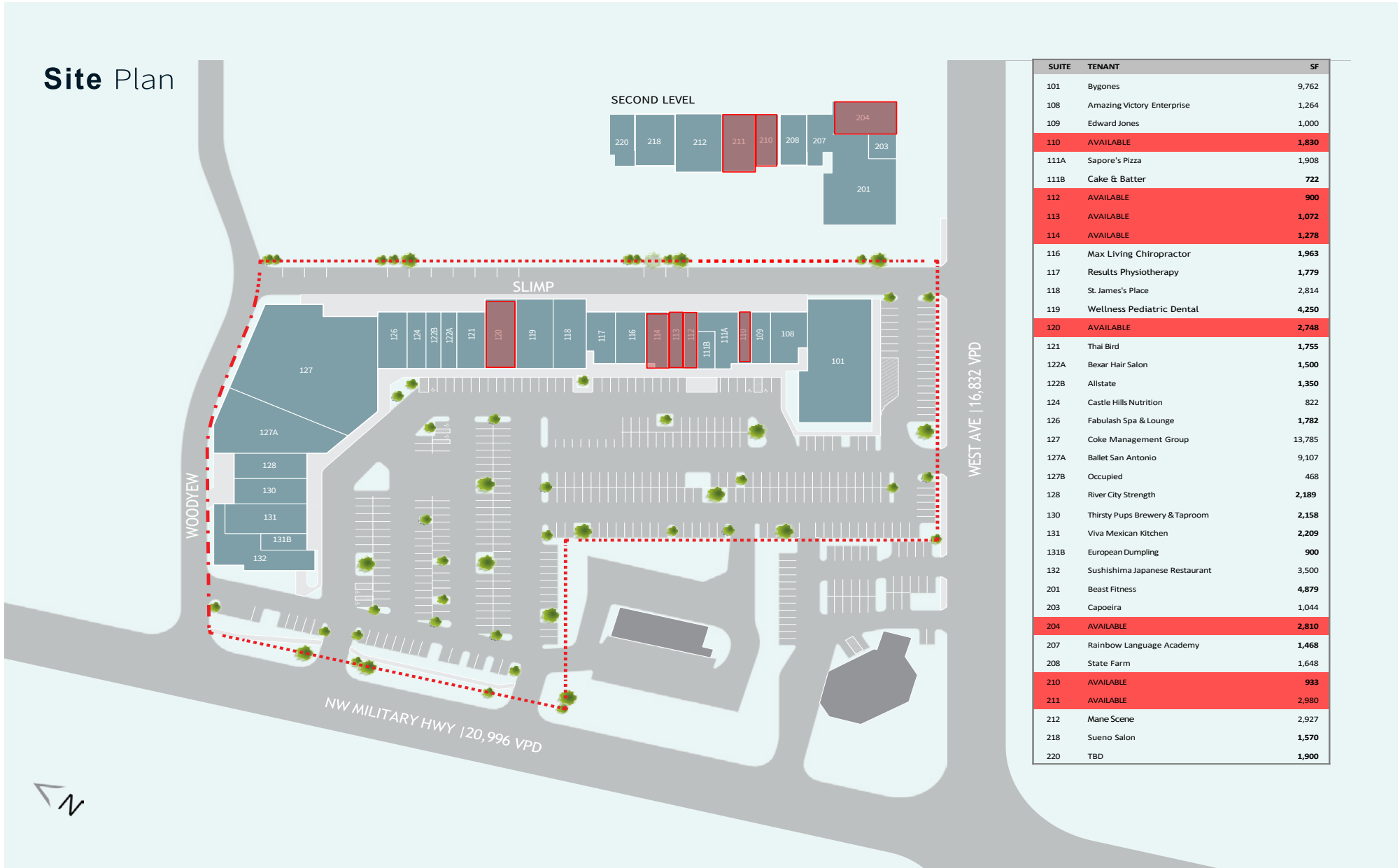
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Site Plan



SUITE	TENANT	SF
101	Bygones	9,762
108	Amazing Victory Enterprise	1,264
109	Edward Jones	1,000
110	AVAILABLE	1,830
111A	Sapore's Pizza	1,908
111B	Cake & Batter	722
112	AVAILABLE	900
113	AVAILABLE	1,072
114	AVAILABLE	1,278
116	Max Living Chiropractor	1,963
117	Results Physiotherapy	1,779
118	St. James's Place	2,814
119	Wellness Pediatric Dental	4,250
120	AVAILABLE	2,748
121	Thai Bird	1,755
122A	Bexar Hair Salon	1,500
122B	Allstate	1,350
124	Castle Hills Nutrition	822
126	Fabulash Spa & Lounge	1,782
127	Coke Management Group	13,785
127A	Ballet San Antonio	9,107
127B	Occupied	468
128	River City Strength	2,189
130	Thirsty Pups Brewery & Taproom	2,158
131	Viva Mexican Kitchen	2,209
131B	European Dumpling	900
132	Sushishima Japanese Restaurant	3,500
201	Beast Fitness	4,879
203	Capoeira	1,044
204	AVAILABLE	2,810
207	Rainbow Language Academy	1,468
208	State Farm	1,648
210	AVAILABLE	933
211	AVAILABLE	2,980
212	Mane Scene	2,927
218	Sueno Salon	1,570
220	TBD	1,900

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NEIGHBORHOOD VIBE



SUSHIHANA

Contemporary spot offering an array of sushi & Asian fusion dishes in a serene setting with a patio.



EL MIRASOL

Vibrant Mexican restaurant featuring creative cuisines and margaritas.



MYRON'S

Wet-aged steaks, seafood & wines served in a contemporary chophouse with a full bar.



CLEMENTINE

Globally-inspired, seasonal menu served in a bright, stylish interior decorated with food art.



BYGONES

A real treasure trove of upscale fine consignment furniture and accessories.



BILIA

In the heart of Castle Hills bringing over 305 flavors. Modern American food with Latin American and Miami influences.



PRESS COFFEE

Handcrafted coffee, amazing muffins, fresh meat, eggs and produce and home good with a good vibe.



SUSHISHIMA

Offering memorable dining experience in the heart of San Antonio. Hand picked ingredients prepared for every dish.



JUGO ACAI & JUICE BAR

Casual, low-key shop offering a range of healthy juices, smoothies, superfood bowls & to-go options.



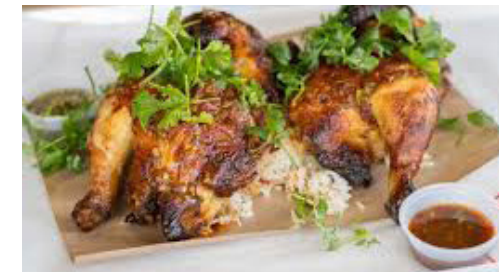
FREDERICK'S BISTRO

Eatery with window-lined walls, a broad menu of Asian-French fusion & large wine list.



TU ASADOR

Spacious locale with a casual vibe specialized in rustic Mexican fare, steaks & sharing plates.



THAI BIRD

Casual eatery featuring fried and roasted chicken, Asian inspired sides, plus wine.

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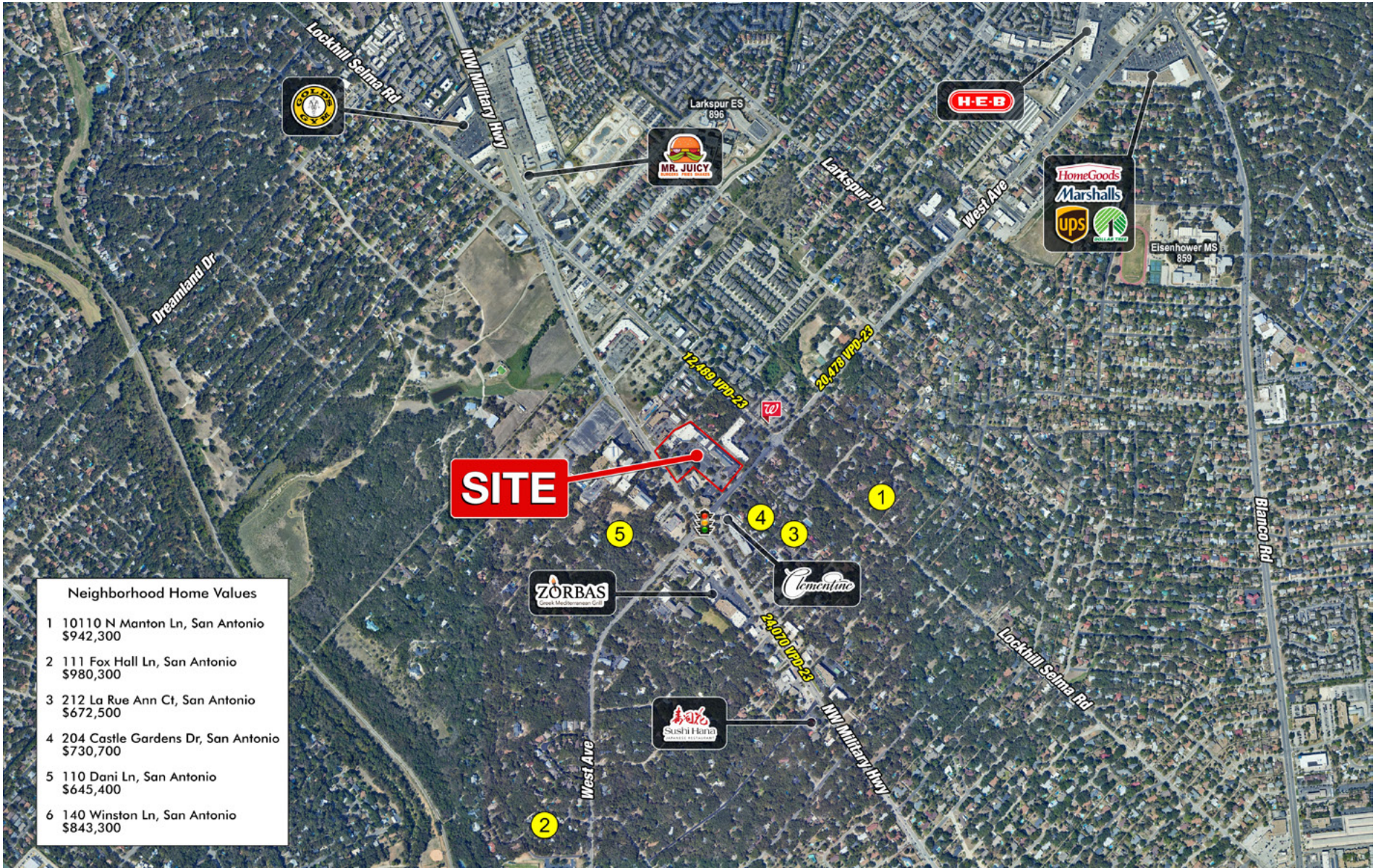


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NEIGHBORHOOD HOME VALUES



#1 \$942,300



#2 \$980,300



#3 \$672,500



#4 \$730,700



#5 \$645,400



#6 \$843,300

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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.

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. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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