

# Brooks Corner Shopping Center

3143 SE Military Dr, San Antonio, TX 78223



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For Lease

## THE PROJECT

- Class-A Shopping Center located the northwest corner of I-37 & Military Drive in San Antonio, Texas
- Anchored by HEB, Target, Home Depot, Ross Dress for Less and ULTA
- Ample Access from both Military Drive and Goliad. 4 traffic signals at the shopping center.
- Regional Shopping Center with a broad reach and sales trade area
- High-Barrier to entry submarket
- Adjacent to the Brooks City Base Redevelopment

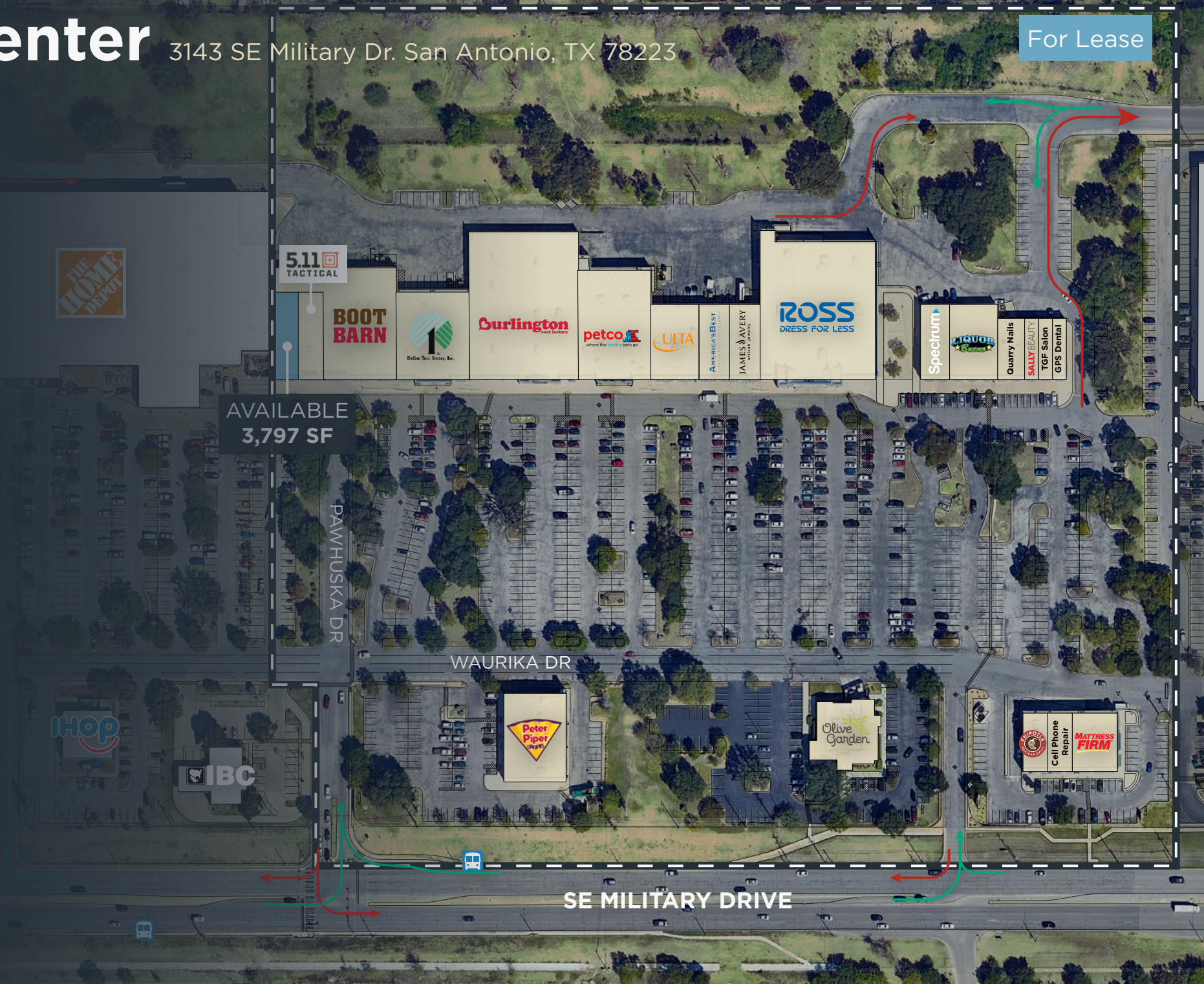
## SPACE AVAILABLE

- 3,797 SF

## RATES

- Please reach out for pricing

## NEARBY RETAILERS



## DEMOGRAPHICS (Q4 2023)



### POPULATION

1 mi	3 mi	5 mi
12,674	74,424	194,721



### DAYTIME POPULATION

1 mi	3 mi	5 mi
16,067	71,056	197,985



### MED. HOUSEHOLD INCOME

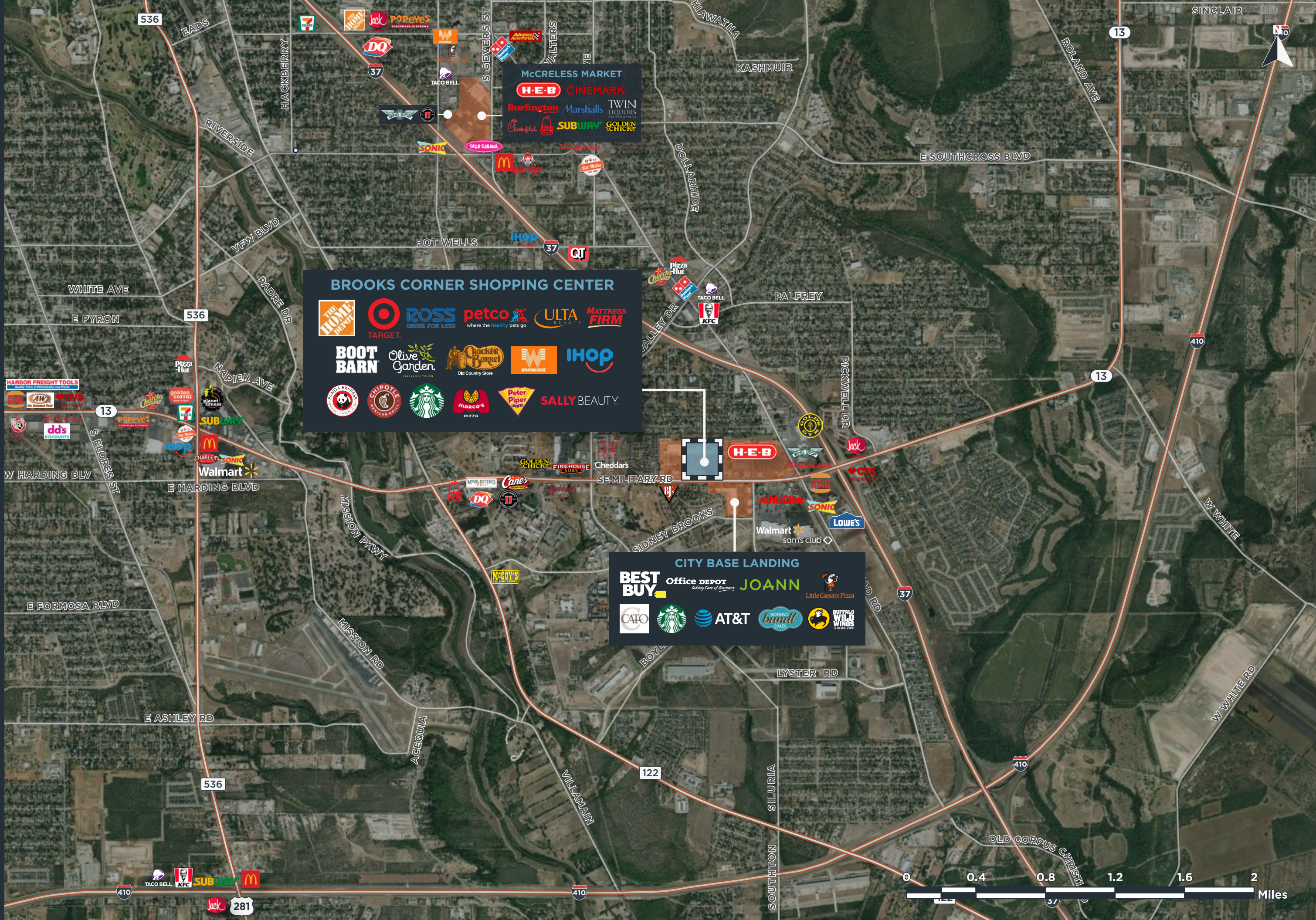
1 mi	3 mi	5 mi
\$42,119	\$47,684	\$51,124



### TRAFFIC COUNTS

- 78,151 VPD (IH-37 / Lucian Adams Fwy )
- 33,328 VPD (SE Military Dr, both ways)





**MCCRELESS MARKET**

H-E-B CINEMARK

Burlington Marshalls TWIN LIQUORS

Chick-fil-A SUBWAY GOLDEN CHICK

**BROOKS CORNER SHOPPING CENTER**

THE HOME DEPOT TARGET ROSS DRESS FOR LESS petco where the healthy pets go ULTA BEAUTY MATTRESS FIRM

BOOT BARN Olive Garden BOCKER BARREL IHOP

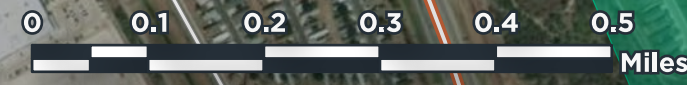
PANDA EXPRESS CHIPOTLE STARBUCKS MARCO'S PETER PIPER SALLY BEAUTY

**CITY BASE LANDING**

BEST BUY Office DEPOT Taking Care of Business JOANN Little Caesars Pizza

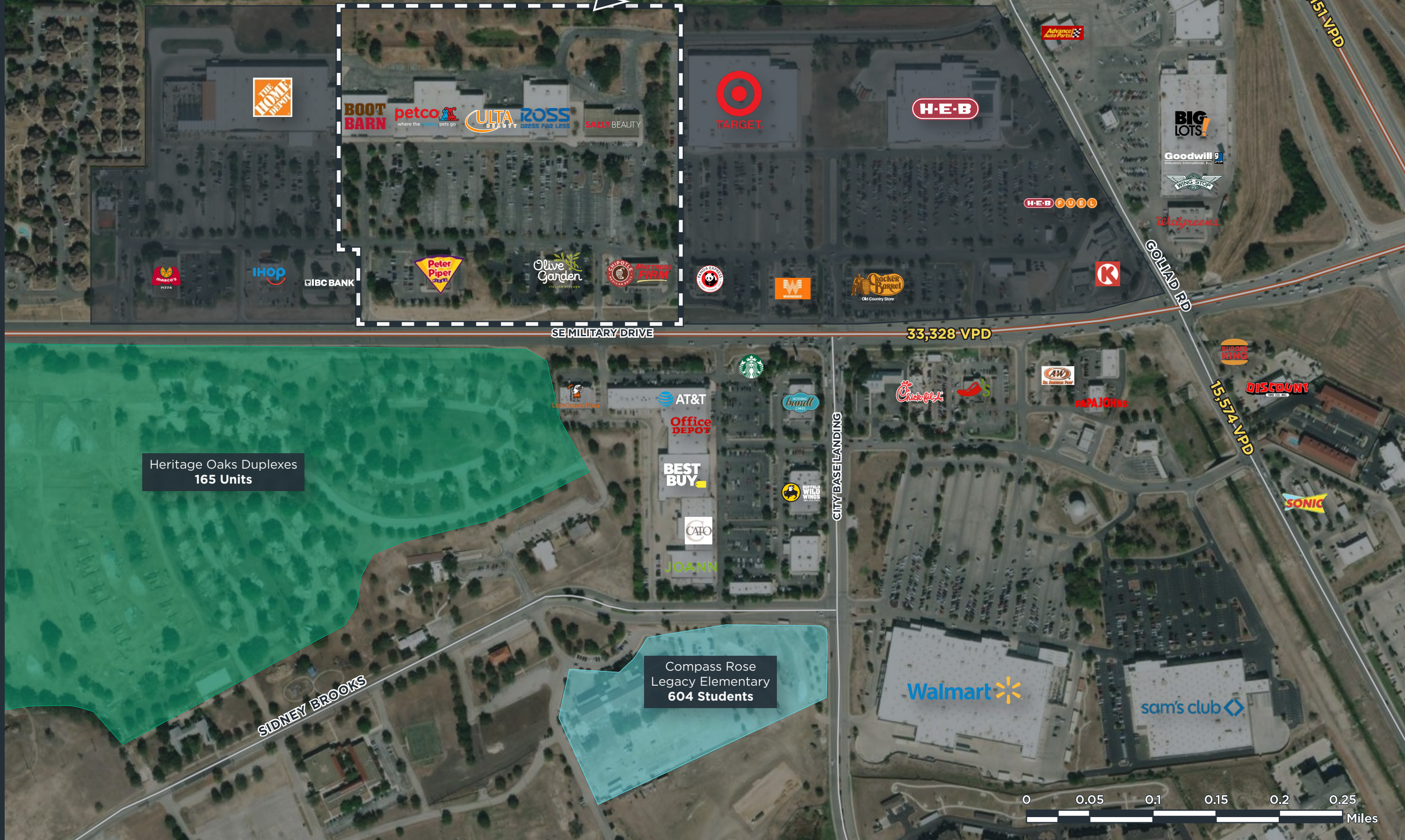
CAIO STARBUCKS AT&T HORNINGS BUNNELL CAGES BUFFALO WILD WINGS







# BROOKS CORNER SHOPPING CENTER

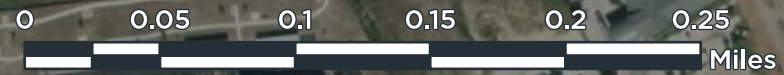


Heritage Oaks Duplexes  
165 Units

Compass Rose  
Legacy Elementary  
604 Students

33,328 VPD

15,574 VPD





TENANT	Size
<b>AVAILABLE</b>	<b>3,789 SF</b>
5.11 Tactical	4,000 SF
Boot Barn	17,703 SF
Dollar Tree	12,000 SF
Burlington	30,000 SF
Petco	15,000 SF
Ulta Beauty	6,500 SF
James Avery Artisan Jewelry	4,200 SF
Ross Dress for Less	30,105 SF
Spectrum	4,000 SF
Liquor Bueno	6,500 SF

TENANT	Size
Quarry Nails	3,100 SF
Sally Beauty Supply	1,548 SF
TGF Hair Salon	1,200 SF
Mattress Firm	6,000 SF
Cell Phone Repair	1,920 SF
Chipotle	2,580 SF
Olive Garden	6,836 SF
Peter Piper Pizza	10,000 SF

- Available
- LOI Working
- Negotiating Lease
- Lease Executed



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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 counteroffer 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.

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License Number

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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