



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting

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# SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224



# FOR LEASE

DRONE FOOTAGE: [https://youtu.be/kmGxEIHCT\\_M](https://youtu.be/kmGxEIHCT_M)

360° PANORAMIC VIEW: <https://kuula.co/post/NgkCD>



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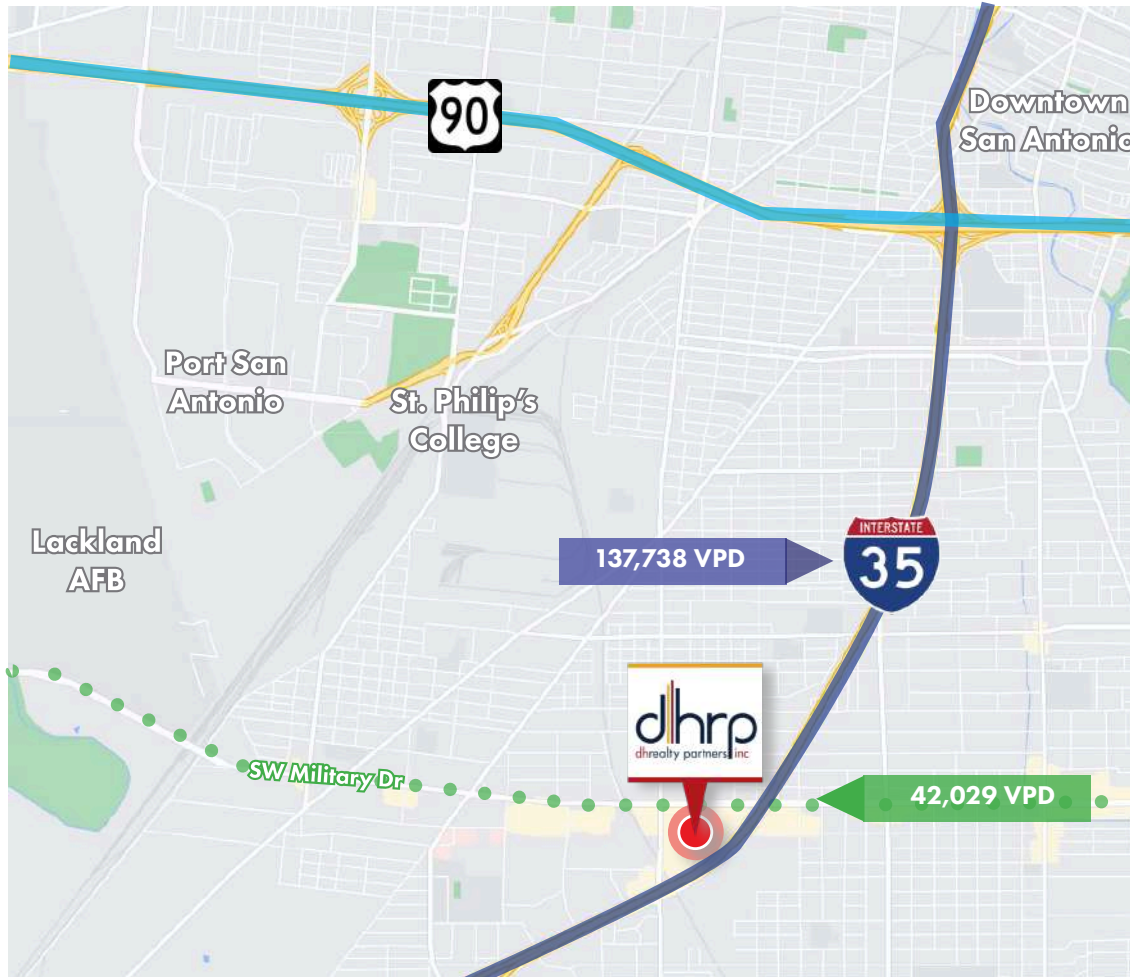
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### LOCATION

Shoppers World is located in South Park Mall, the premier and only regional shopping center located on the south side of San Antonio, TX. It is strategically located on a highly visible site at I-35 and SW Military Drive. South Park Mall serves a multi-county trade area stretching throughout South Texas and Mexico and draws **11 million shoppers annually**.

South Park Mall is anchored by Macy's, JCPenney and Dick's Sporting Goods and offers over 90 shops and restaurants including popular brands like Old Navy, Bath & Body Works, Victoria's Secret, American Eagle, ULTA Beauty and James Avery.

**Fitness Connection OPEN NOW!**

### HIGHLIGHTS

- Anchored by Macy's, JC Penney's, and Dick's Sporting Goods
- 137,000 Vehicles per day along SW Military Drive
- \$37,329 in disposable income within a 3-mile radius
- Serving over 11 million shoppers per year
- Renovations completed in 2018, which include new tile floors, remodeled restrooms, modernized food court with charging stations and children's play area
- Several national retailers annually rank amongst the highest in their districts for sales trends
- Over 50,000 military personnel based within 7 miles

**BUILDING SIZE**  
±783,978 SF

**AVAILABLE SPACE**  
SEE PAGE 6

**LEASE RATE**  
CONTACT BROKERS

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### AERIAL MAP



### POINTS OF INTEREST

- Academy Sports & Outdoors
- Ashley Furniture
- Baptist Healthcare
- Chick-Fil-A
- Chili's
- Denny's
- Dick's Sporting Goods
- Dollar Tree
- Dutch Bro's
- EVO Entertainment
- Finish Line
- Five Below
- Freddy's
- Fitness Connection
- H-E-B Plus!
- Home Depot
- James Avery
- Lowe's
- Macy's
- Mama Margies
- Olive Garden
- Panda Express
- Party City
- Planet Fitness
- QuikTrip
- Raising Cane's
- Red Lobster
- Ross Dress For Less
- Santiko's Theatre
- Starbucks **(NOW OPEN!)**
- Target
- Texas Urgent Care
- Tru-Fit
- Ultra Beauty
- VA
- Verizon Wireless
- Wing Stop
- Zachry Group

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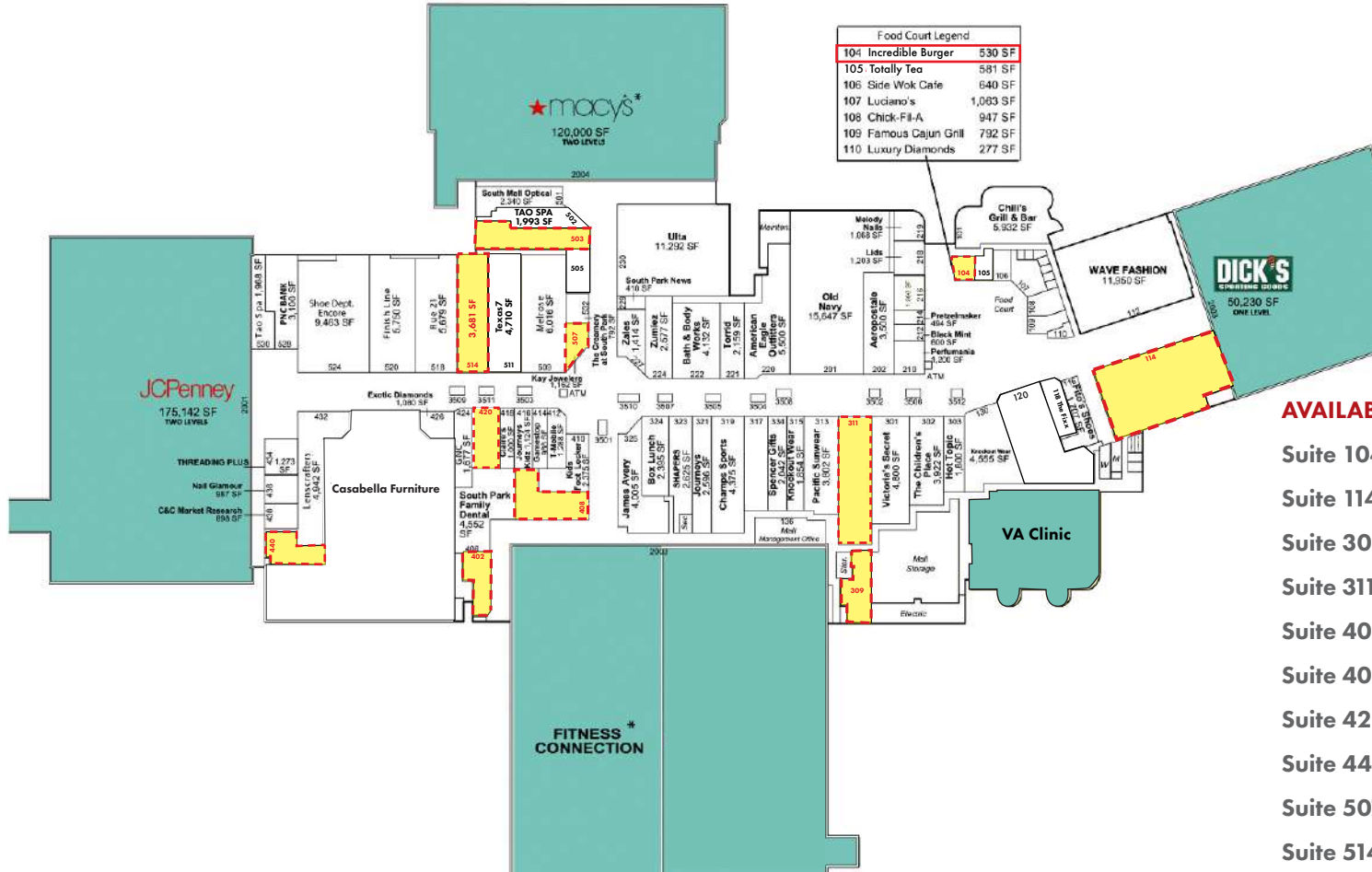
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- AVAILABLE SPACE**
- Suite 104: ±530 SF
  - Suite 114: ±9,530 SF (COLD SHELL)
  - Suite 309: ±2,039 SF
  - Suite 311: ±4,970 SF
  - Suite 402: ±1,594 SF (SECOND GEN DOCTORS OFFICE)
  - Suite 408: ±3,000 SF
  - Suite 420: ±2,063 SF
  - Suite 440: ±1,689 SF
  - Suite 507: ±1,100 SF
  - Suite 514: ±3,681 SF

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### SUITE 402: SECOND GEN DOCTOR'S OFFICE



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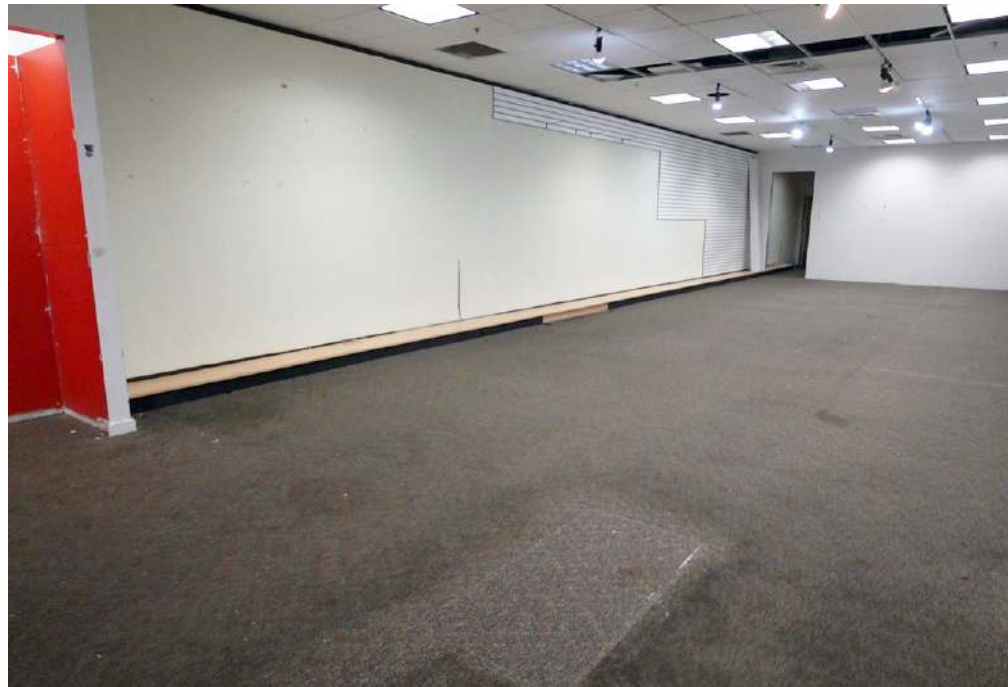
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### SUITE 503



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### SUITE 505



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### AERIAL MAP



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- Ashley Furniture
- Baptist Healthcare
- Burlington
- Chase Bank
- Chic Fil-A
- Circle K
- Davita Medical
- Denny's
- Dutch Bro's
- Freddy's
- Frost Bank
- Game Stop
- Goodwill
- H-E-B Plus!
- Home Depot
- KFC
- Longhorn Steakhouse
- Lowe's
- Mama Margies
- Mega Furniture
- Olive Garden
- Party City
- Planet Fitness
- Raising Cane's
- RBFCU
- Red Lobster
- Ross Dress For Less
- Sam's Club
- Santiko's Theatre

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### CURRENT TENANTS


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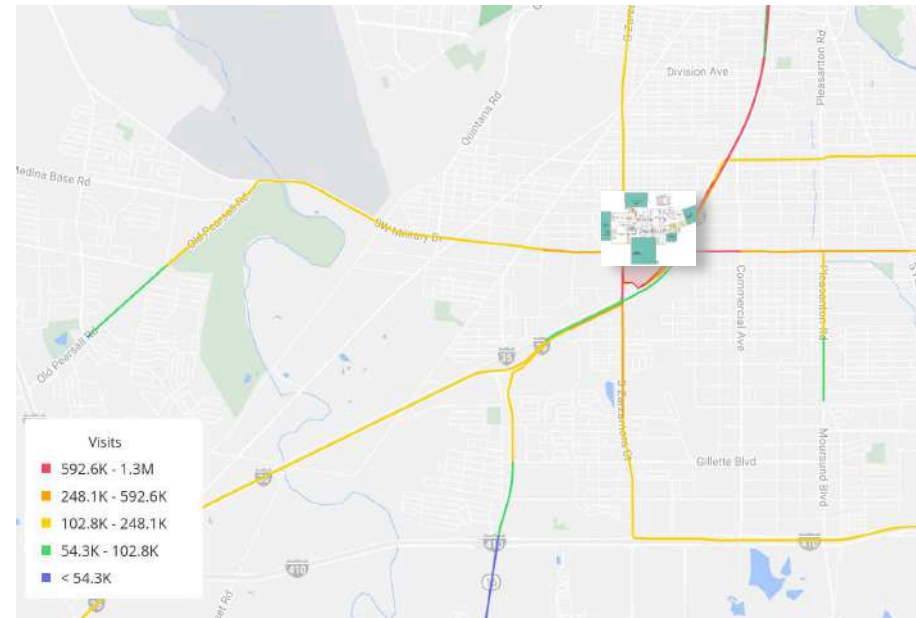
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### PLACER AI DATA

#### ANNUAL VISITATION METRICS

Visits	5.2M	Visit Frequency	6.25
Visits / sq ft	6.69	Avg. Dwell Time	56 min
Size - sq ft	784K (GLA)	Panel Visits	317K
Visitors	843.2K	Visits YoY	+7.4%

#### TRAFFIC MAP



#### OVERALL PROPERTY RANKING

Nationwide

287 / 559

48%

Texas

26 / 46

45%



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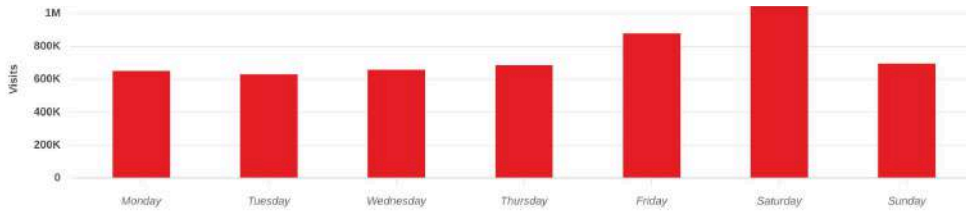
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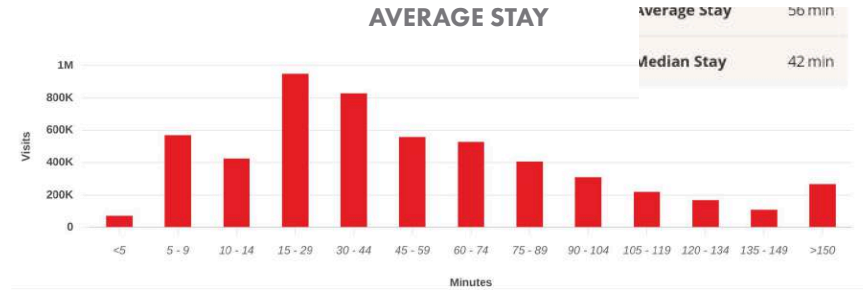
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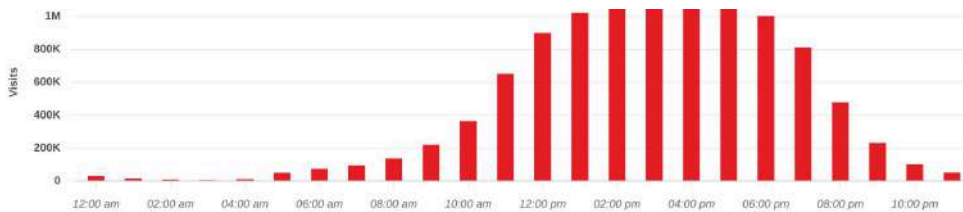
#### WEEKLY VISITATION METRICS



#### AVERAGE STAY



#### DAILY VISITATION METRICS



#### LOYAL VS. CASUAL



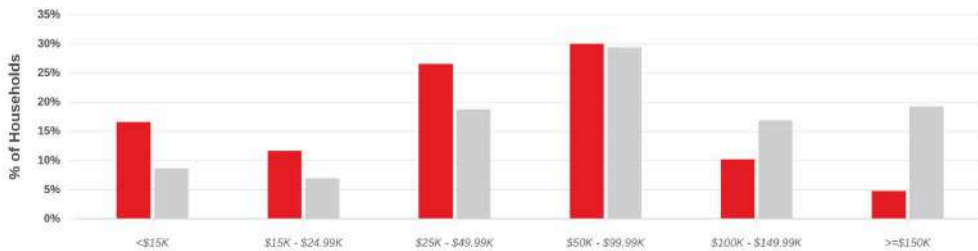
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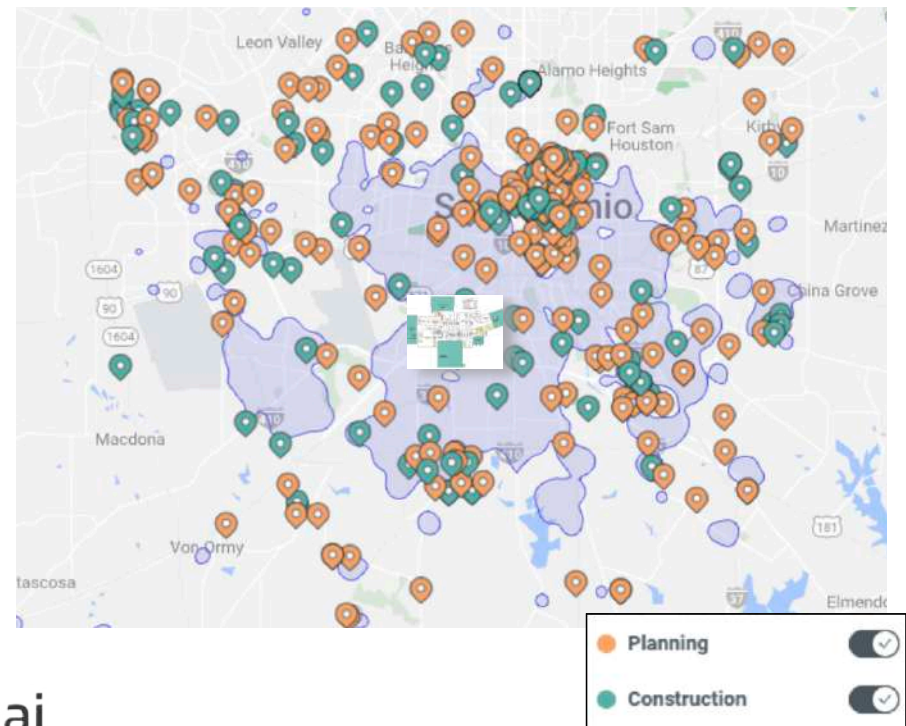
HOUSEHOLD INCOME



TRUE TRADE AREA



LOCAL CONSTRUCTION



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### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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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.

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**DH Realty Partners, Inc.** 147342 **www.dhrp.us** (210)222-2424

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

**Daniel Briggs**

311372

danielbriggs@dhrp.us

(210)222-2424

Designated Broker of Firm

License No.

Email

Phone

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Licensed Supervisor of Sales Agent/ Associate

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Sales Agent/Associate's Name

License No.

Email

Phone

\_\_\_\_ Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date

Regulated by the Texas Real Estate Commission

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