



Collin Newton
Associate
210-268-9880

FOR LEASE | 2,429 RSF | RETAIL

Shoppes at Government Hill

1947 N. New Braunfels,
San Antonio, TX 78208



Rendering

Property Overview

1947 N. New Braunfels Ave.,
San Antonio, TX 78208

The Subject Property is a 7,369 Sf, multi-tenant retail building located in Historic Government Hill in San Antonio, TX. The property was originally built in 1950, but recently underwent capital improvements to upgrade mechanical and plumbing systems. The property is currently comprised of several well-known local businesses including Betty's Battalion Bar and Folklores Coffee House. New ownership will modernize the exterior, paint a mural on the south side of the building, activate existing patio space and improve lighting and signage (please see the rendering on page 1).



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Executive Summary

1947 N. New Braunfels Ave.,
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Executive Summary

- Building Size: 7,369 Sf
- Available Space: 2,429 Sf
- Year Built/Renovated: 1950/2020
- Property Type: Retail
- Rate: \$25/Sf+NNN
- Zoning: H C-2 IDZ
- Previous Space Use: Vintage Store
- Parking: Surface & Street Available



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Proximate Businesses



Property Highlights



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Natural
Lighting



Open Floor
Plan



Amenity Rich
Location

Location Overview

Government Hill

The Subject Property is strategically positioned within an established urban neighborhood in San Antonio. Specifically, it resides in the Historic Government Hill District. Government Hill's name is derived from its proximity to Ft. Sam Houston, a +3,000-acre Army base that is home to over 36,000 active duty & DOD civilians, 48,000 family members and 76,000 retirees. The government installation traces its roots back to 1845 and today houses the 502d Air Base Wing, U.S. Army North, U.S. Army South, the Army Medical Department, Army Regional Health Command Central, Brooke Army Medical Center, U.S. Army Medical Center of Excellence, Navy Regional Recruiting, and the Medical Education and Training Campus, which graduates over 16,500 students from 49 medical programs annually. The Subject lies next door to one of the Fort's busiest entrances and will greatly benefit from the consistent daily traffic to and from the base.

In addition to the Subject's positioning near Ft. Sam Houston, it also has the advantage of immediate access to Interstate 35. Just 1,500 feet south of the Subject is the entrance to I-35 North and South where over 160,000 vehicles pass everyday. In addition to IH-10 and U.S 281, I-35 is one of San Antonio's most important highways. Its origins are in Laredo at the Texas-Mexico border, where it then traverses north for over 1,500 miles before ending in Duluth, MN at the U.S-Canada border. In Texas, IH-35 connects San Antonio, Austin and Dallas. Locally, this thoroughfare provides service not only to Loop 410 & I-35, but also to IH-10 and U.S 281, so customers are able to reach the Subject Property within 15-20 minutes from the furthest points of San Antonio proper.

In addition to excellent access via I-35 and its positioning within an infill neighborhood, our property greatly benefits from its proximity to the Pearl Brewery District. Just one mile west of the Subject, The Pearl is a multi-decade redevelopment of the original 1883 Pearl Brewery. Purchased in 2002 by local billionaire, Kit Goldsbury, the once defunct brewery is now home to hundreds of apartments, dozens of restaurants and bars, new office towers and one of the top hotels in the United States. Its success has spurred institutional multi-family & office developments along lower Broadway, near downtown San Antonio and most importantly on the east side of Broadway in Government Hill.

Dubbed Broadway East, Fulcrum Development is planning a 14-acre, +\$500MM master-planned development less than a mile west of the Subject Property. Once complete, the project will feature 1.6MM Sf feet of mixed-use product, usher in hundreds of new jobs and thousands of new residents to the neighborhood. Investors are already making their mark in the neighborhood though. Two large apartment complexes totaling approximately 650 units are currently under construction and scheduled to be completed in the next two years. Once delivered, Government Hill will have its first two Class "A" multi-family buildings and nearly a thousand new residents to support surrounding businesses. These projects along with Broadway East will change the dynamic of Government Hill and directly impact the Subject Property.

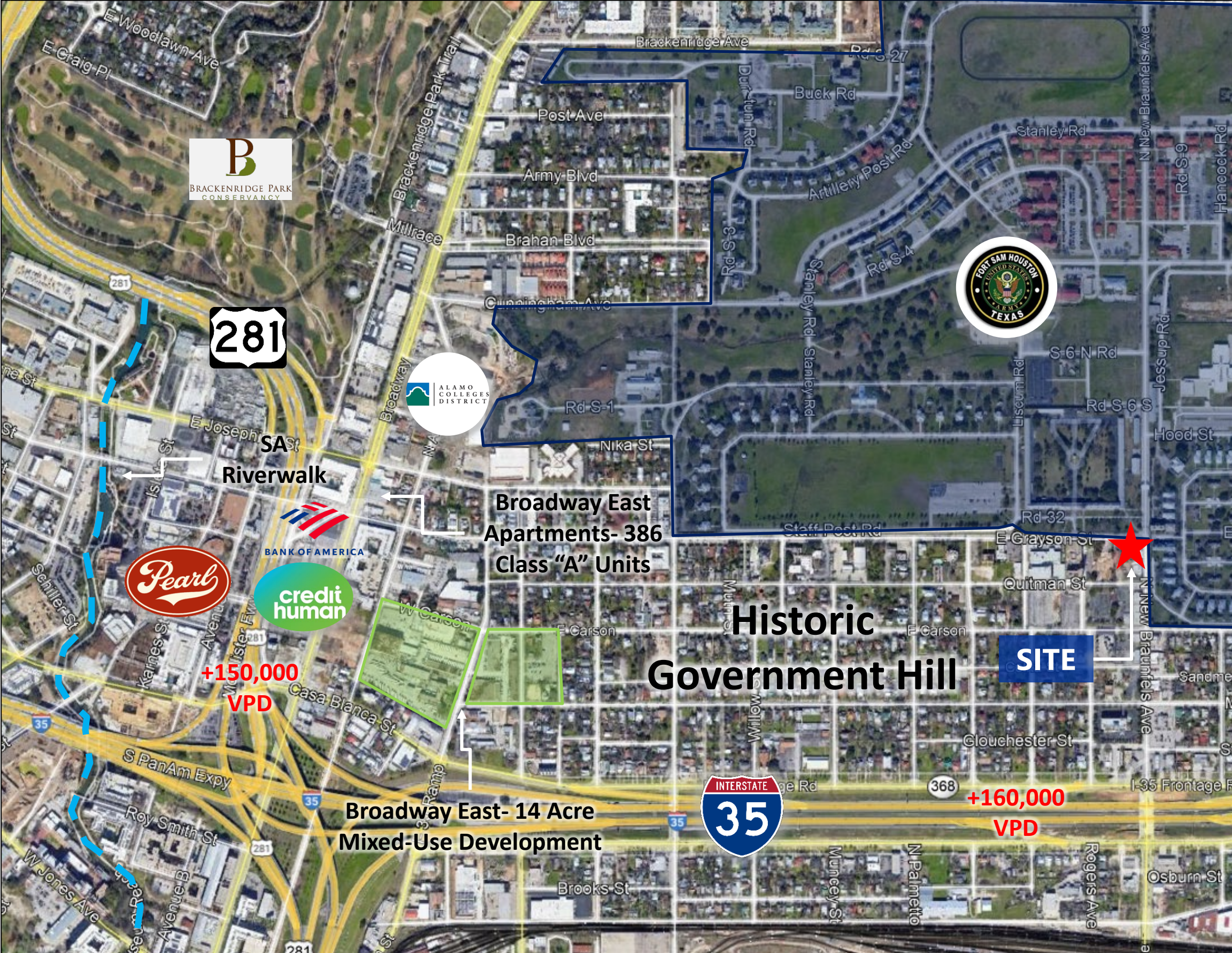


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AERIAL



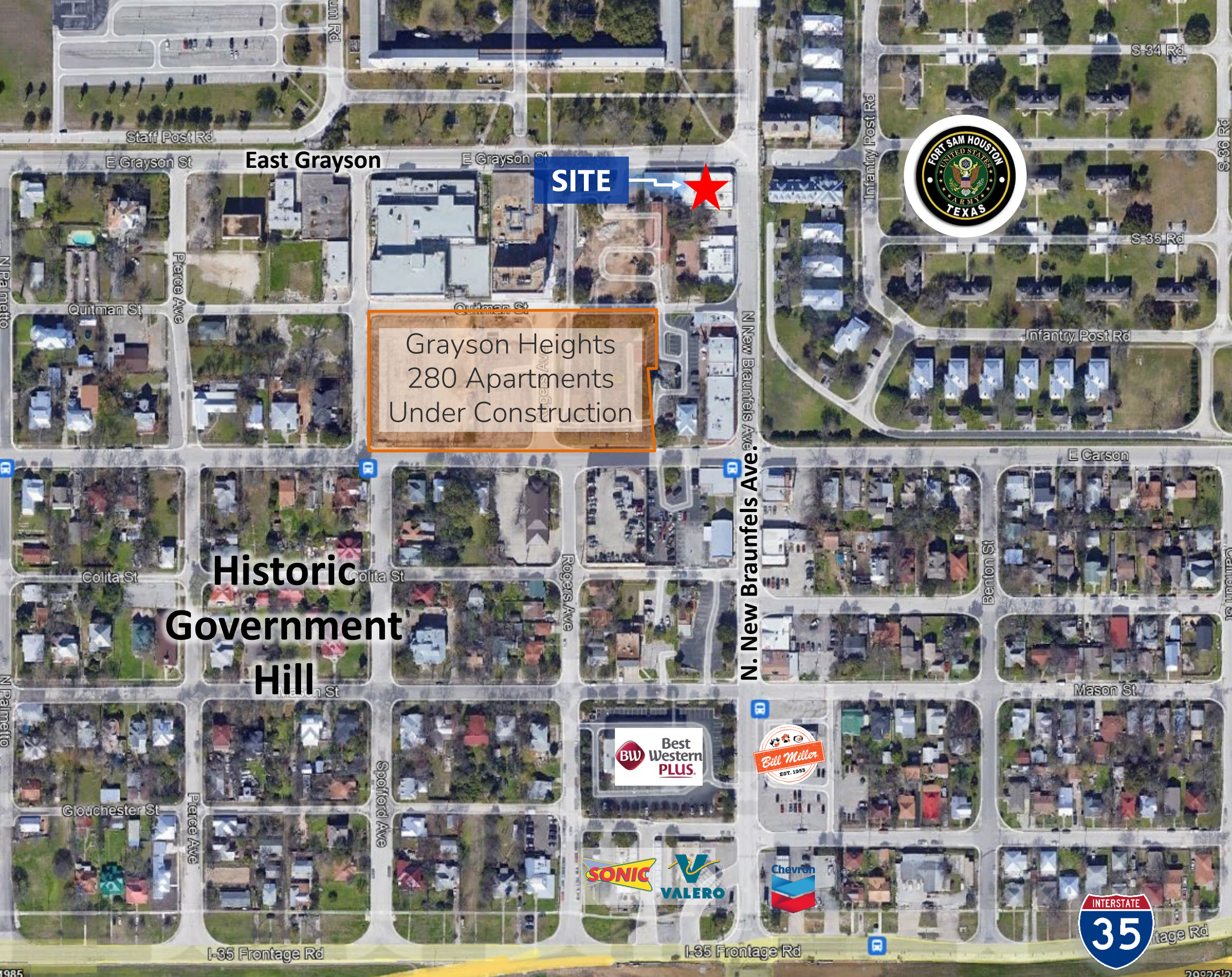
Shoppes at Government Hill



The Pearl Brewery



Broadway East 386 Apartments-Under Construction



Grayson Heights 280 Apartments Under Construction



Broadway East Mixed-Use Development 1.6MM SF

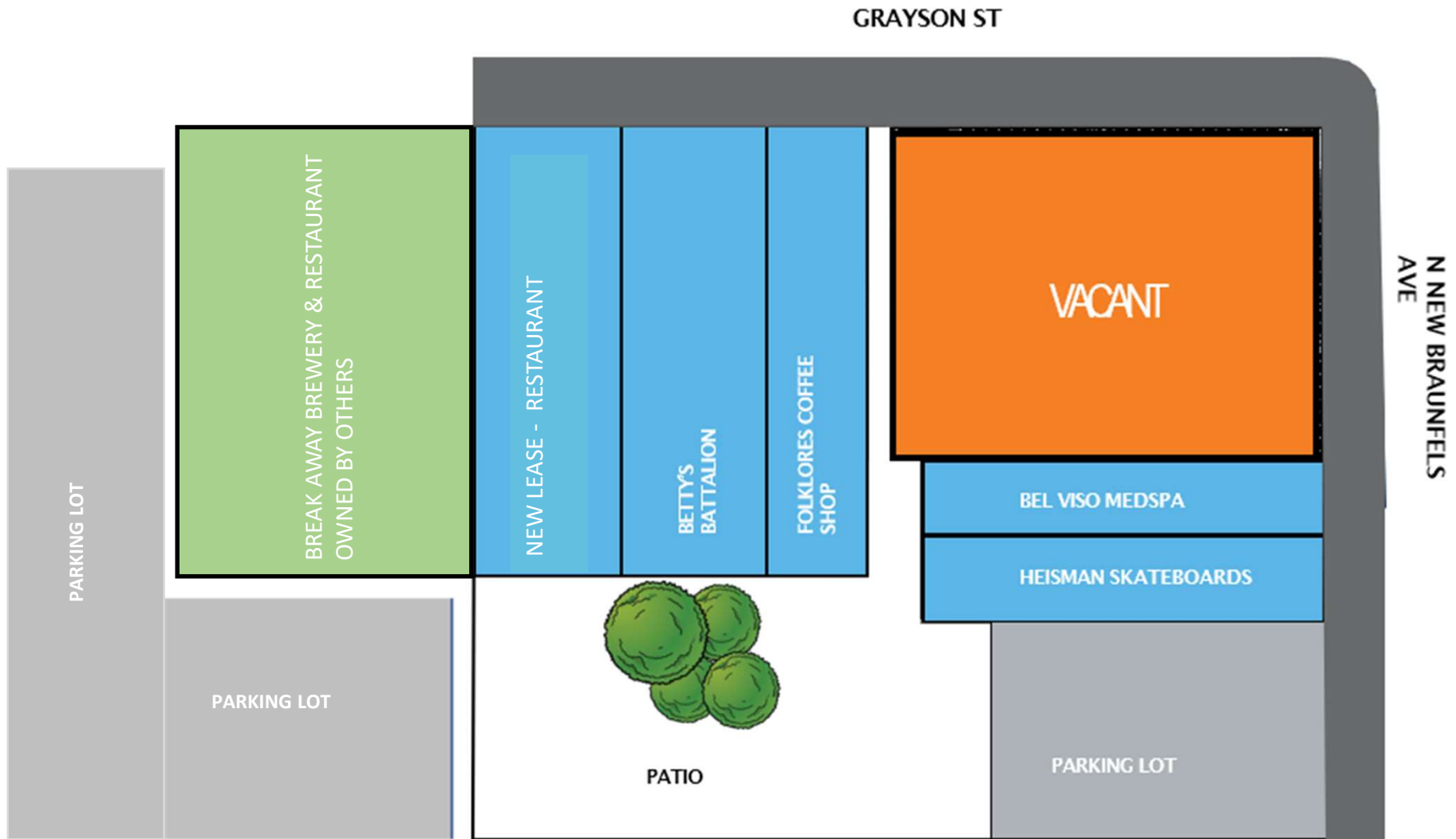


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Site Plan



FOR LEASE

Shoppes at Government Hill

2,429 RSF of Retail Space

Available: Immediately

Rate: \$25/Sf + NNN



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Demographics

	1 Mile	3 Mile	5 Mile
Population	14,292	105,113	322,168
Median Age	33.7	35	36
Median HH Income	\$32,624	\$43,519	\$41,227





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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TXR-2501

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