

Freestanding 2nd Gen. Restaurant

City Base West Shopping Center - 2707 S.E. Military Dr., San Antonio, TX 78223



Site Summary

Available: 5,551 SF – Freestanding 2nd Gen Restaurant
Land Area: 1.257 Acres
Annual Rent: \$150,000/yr + NNN's
Zoning: C3
Traffic Counts: SE Military Dr. – 29,806 vpd
New Braunfels Ave - 15,708 vpd
*(Gram Traffic 2014)

Demographics- (2015 Nielsen)

Area	Population	Avg. Income
1 Mile	7,771	\$38,065
3 Miles	85,628	\$46,656
5 Miles	205,773	\$45,692

Description

- Rare 2nd Gen. Restaurant on SE Military at main entrance to Brooks City Base and sitting in front of top 100 theater in the nation doing over 650,000 individual ticket sales a year.
- S.E. Military Dr. and New Braunfels Ave. is part of the regional S.E. retail corridor servicing all of South San Antonio and surrounding areas.
- Retailers in the area include Super Wal-Mart, HEB, Lowe's, Sam's, Starbucks, Target, Home Depot, Ross, Best Buy, Chick-Fil-A and many others.
- City Base West sits at the main entrance of Brooks City Base, there is the new Mission Trail Baptist Hospital, University of Incarnate Word Medical School, DPT Labs, and Texas A&M San Antonio.

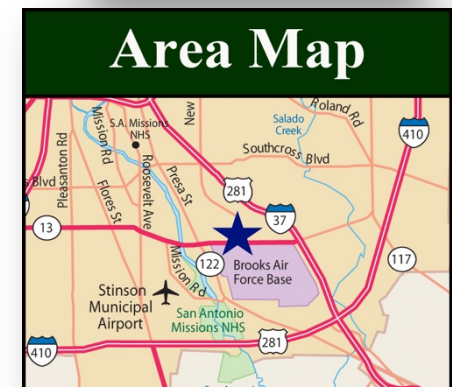
For Information Contact:

Adam Schiller

Phone: 210.424.3793

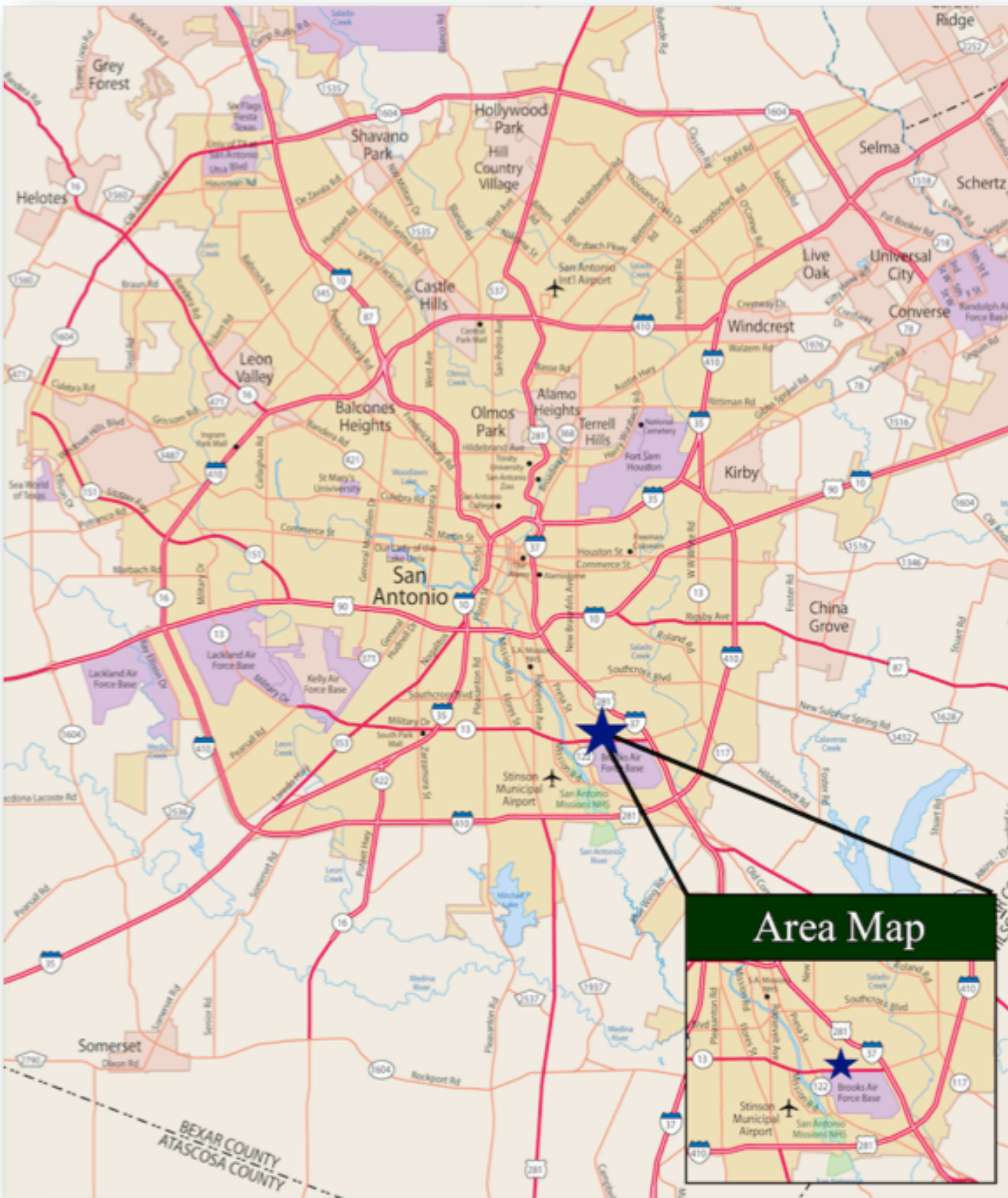
Cell: 210.232.4409

schiller@gfrdevelopment.com

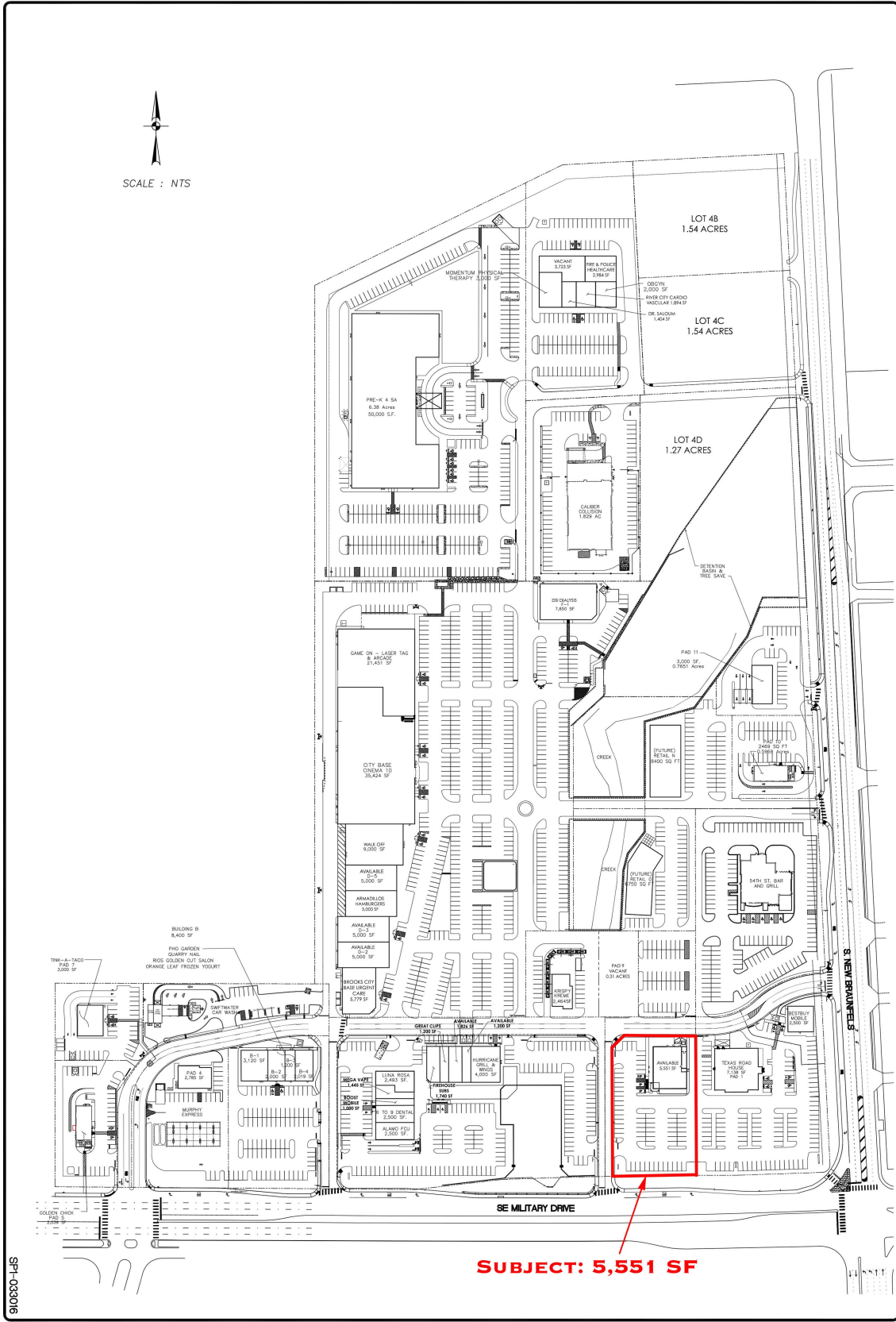


Locator Map

2707 S.E. Military Drive



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SP1-033016

SUBJECT: 5,551 SF

SP1

PREPARED BY: GFR
 CHECKED BY: []
 DATE: []

CITY BASE WEST
 MARKETING SITE PLAN
 SAN ANTONIO, TEXAS

GFR
 Development Services

VILLA PARK
 ARCHITECTURE / PLANNING / INTERIORS
 PH: (210) 384-8900

City Base West

2707 S.E. Military Drive

Aerial



Building B

- Rip's Salons
- Orange Leaf
- City Base Nails
- Pho Garden

Building AA

- ALAMO
- 6 To 9 Dental
- Luna Rosa Tapas Bar
- Mega Vape
- boost mobile

Building A

- FIREHOUSE SUBS
- Great Clips
- HURRICANE GRILL & WINGS

Medical Office Bldg.

- RIVER CITY CARDIO VASCULAR
- PRIMARY MED CLINIC
- Momentum Physical Therapy & Sports Rehab
- FIRE & POLICE HEALTHCARE



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Trade Area - Aerial



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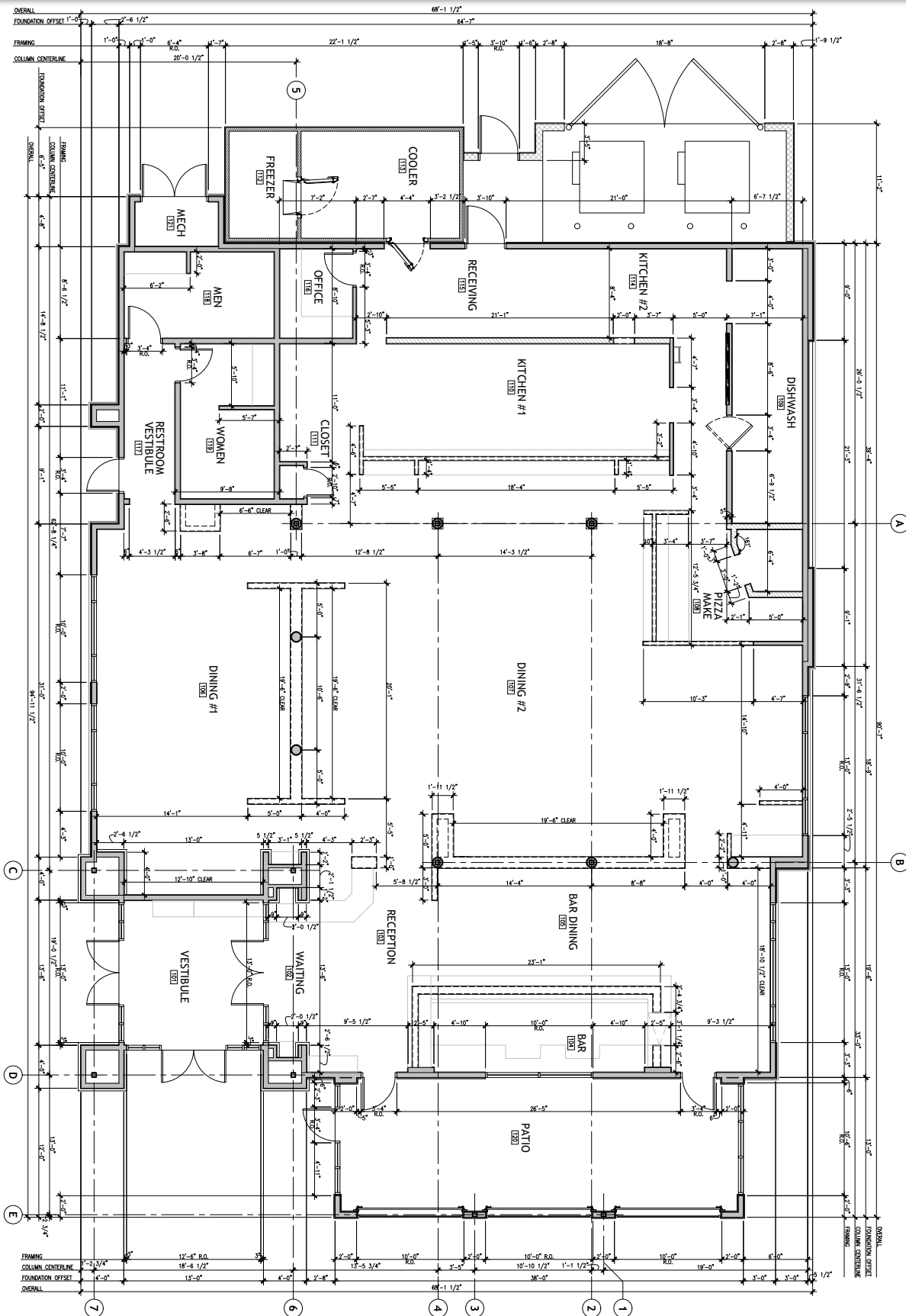
Property Photo



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Floor Plan

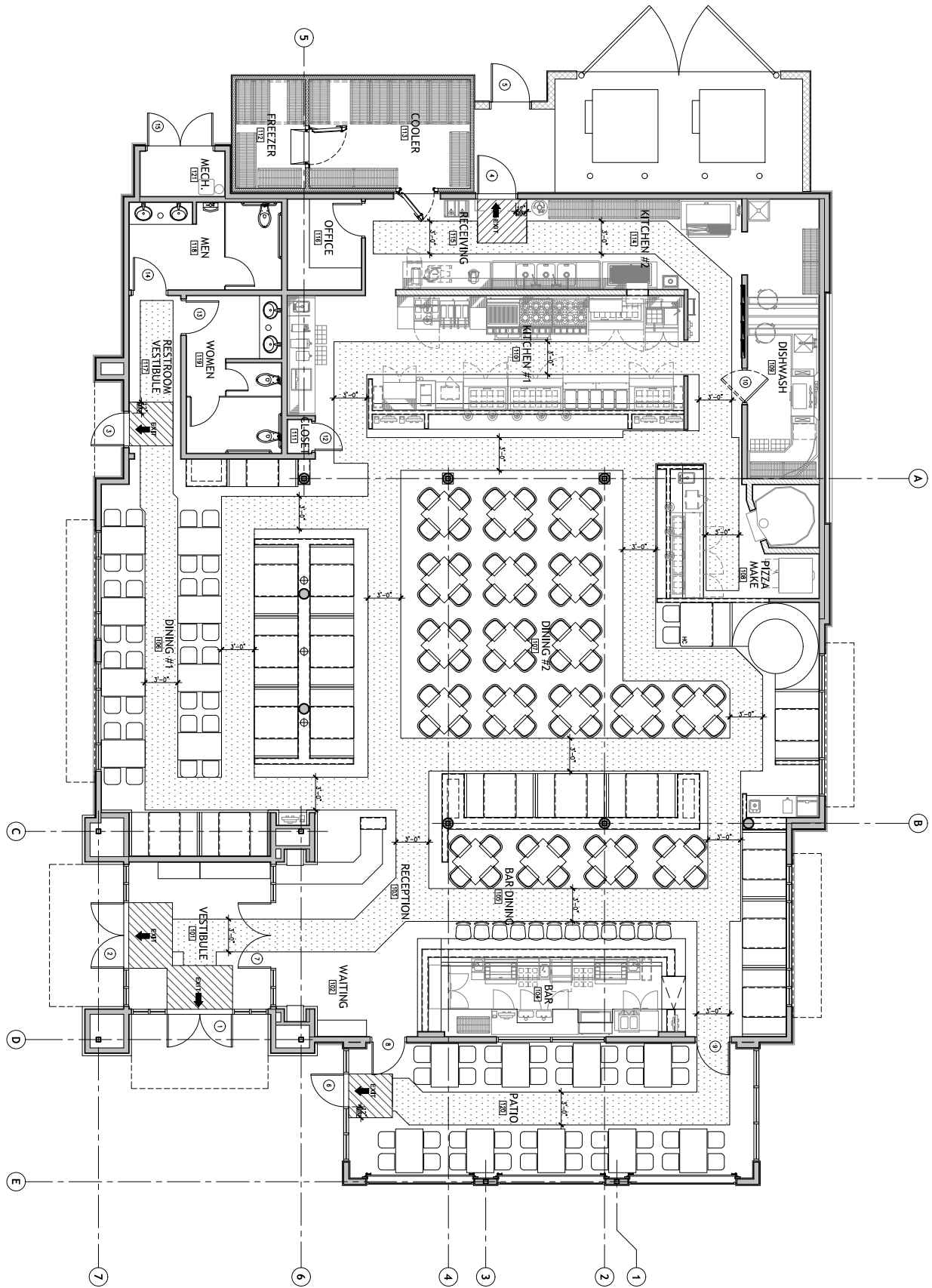
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Furnishing Floor Plan

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OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY _____

I Certify that I have provided _____ the Prospective Buyer or Tenant, with a copy of this information.

Brokerage Company Name: GFR Development Services LLC.

BROKER or AGENT: _____ DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order, or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or (512) 465-3960.

TREC No. OP-K

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