

# HUNTINGTON SQUARE

4050 WEST LOOP 1604  
SHAVANO PARK, TEXAS



### PROJECT HIGHLIGHTS

Huntington Square is a newly constructed shopping center with retail and medical/office space available. Located on the SEQ of Loop 1604 and NW Military Highway. This location enjoys great visibility and easy access to Loop 1604. This is an excellent opportunity for the best in class retailers, service providers and medical professionals wishing to establish themselves in one of the city's most affluent trade areas.

### LOCATION

4050 West Loop 1604, Shavano Park, Texas 78231

### GLA

24,048 SF

### SIZE AVAILABLE

Lower Level 1,300 - 12,000 SF

### RENTAL RATE

Contact Broker for pricing

### AREA RETAILERS

Academy Sports & Outdoors, Local Coffee, Starbucks, Freddy's, Freetail Brewing Co., Chase Bank, Discount Tire, Living Spaces Furniture

### TRAFFIC COUNTS

Loop 1604	144,265 CPD
NW Military Hwy	17,635 CPD

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	6,852	62,708	194,461
2018 Households	7,446	68,209	211,430
Daytime Population	1,542	20,346	125,929
AVG HH Income	\$159,205	\$143,532	\$110,540

### CONTACT US

DAVID BALLARD, CCIM  
Partner  
210.841.3239  
dballard@reatares.com

PARKER LABARGE  
Assistant Vice President  
210.841.3207  
plabarge@reatares.com



### OUR OFFICES

1100 NE LOOP 410, STE 400  
SAN ANTONIO, TX 78209  
TEL 210.930.4111  
FAX 210.930.1114



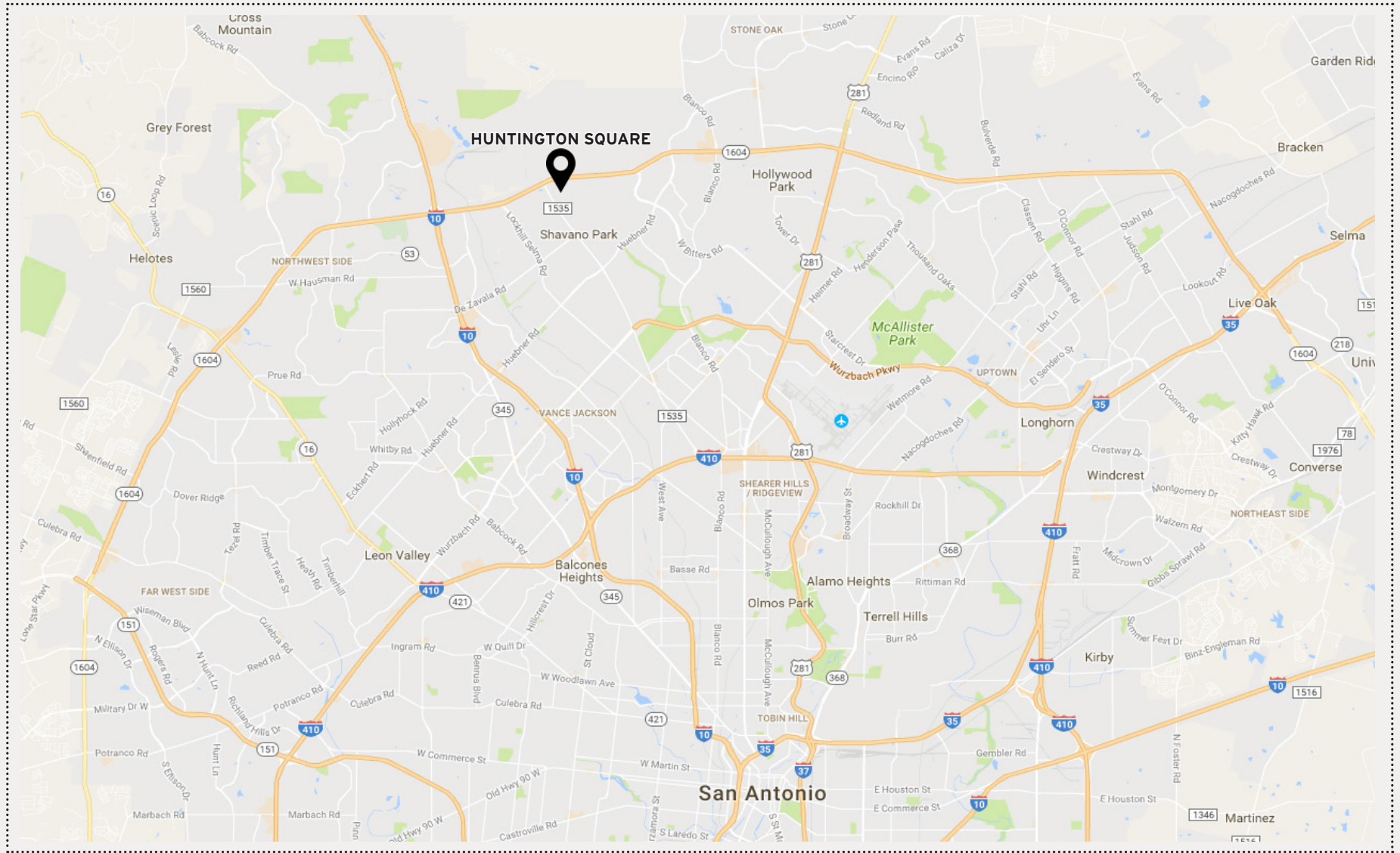
REATAREALSTATE.COM

# HUNTINGTON SQUARE

4050 WEST LOOP 1604  
SHAVANO PARK, TEXAS



**REATA**  
REAL ESTATE

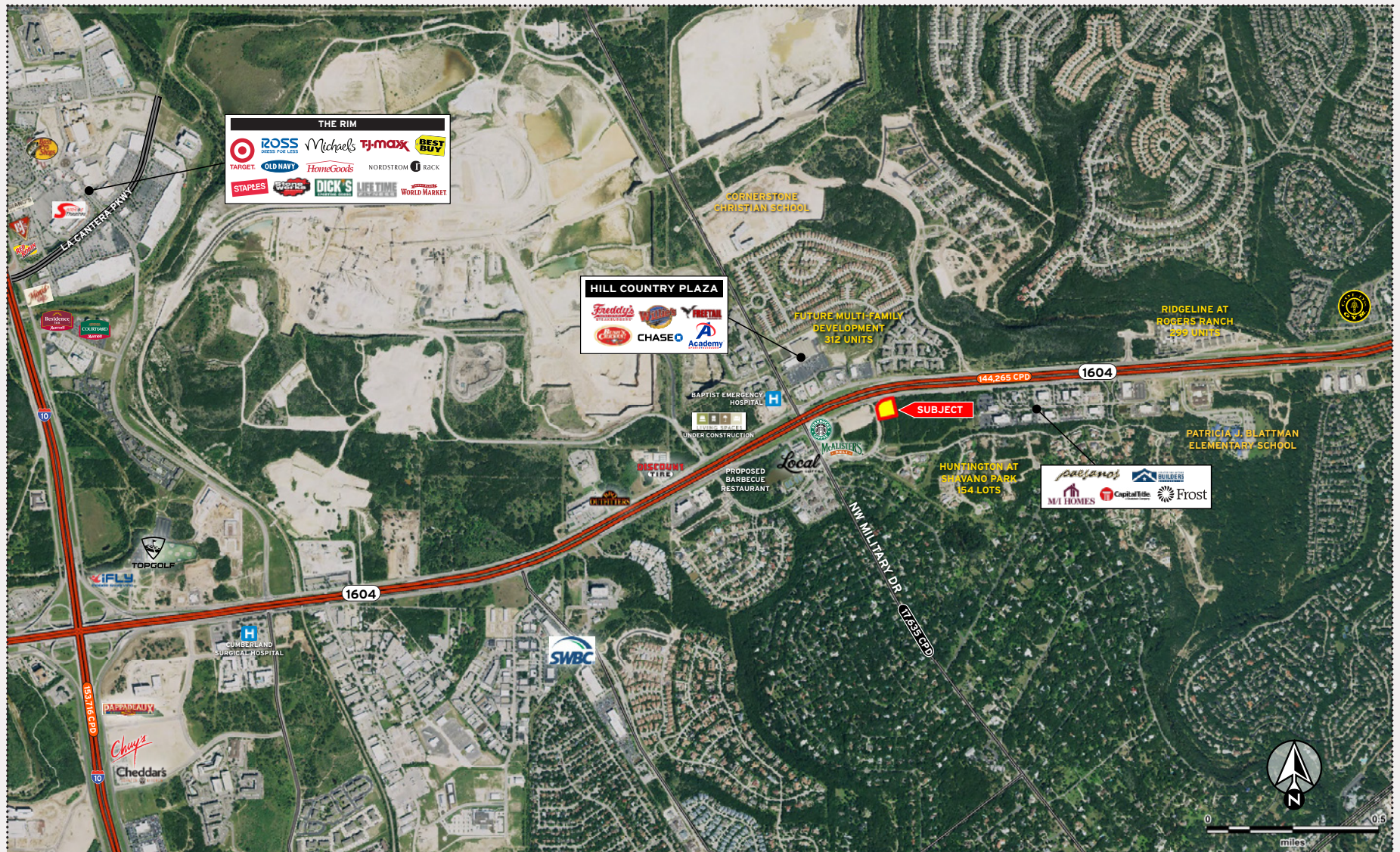


# HUNTINGTON SQUARE

4050 WEST LOOP 1604  
SHAVANO PARK, TEXAS



REATA  
REAL ESTATE



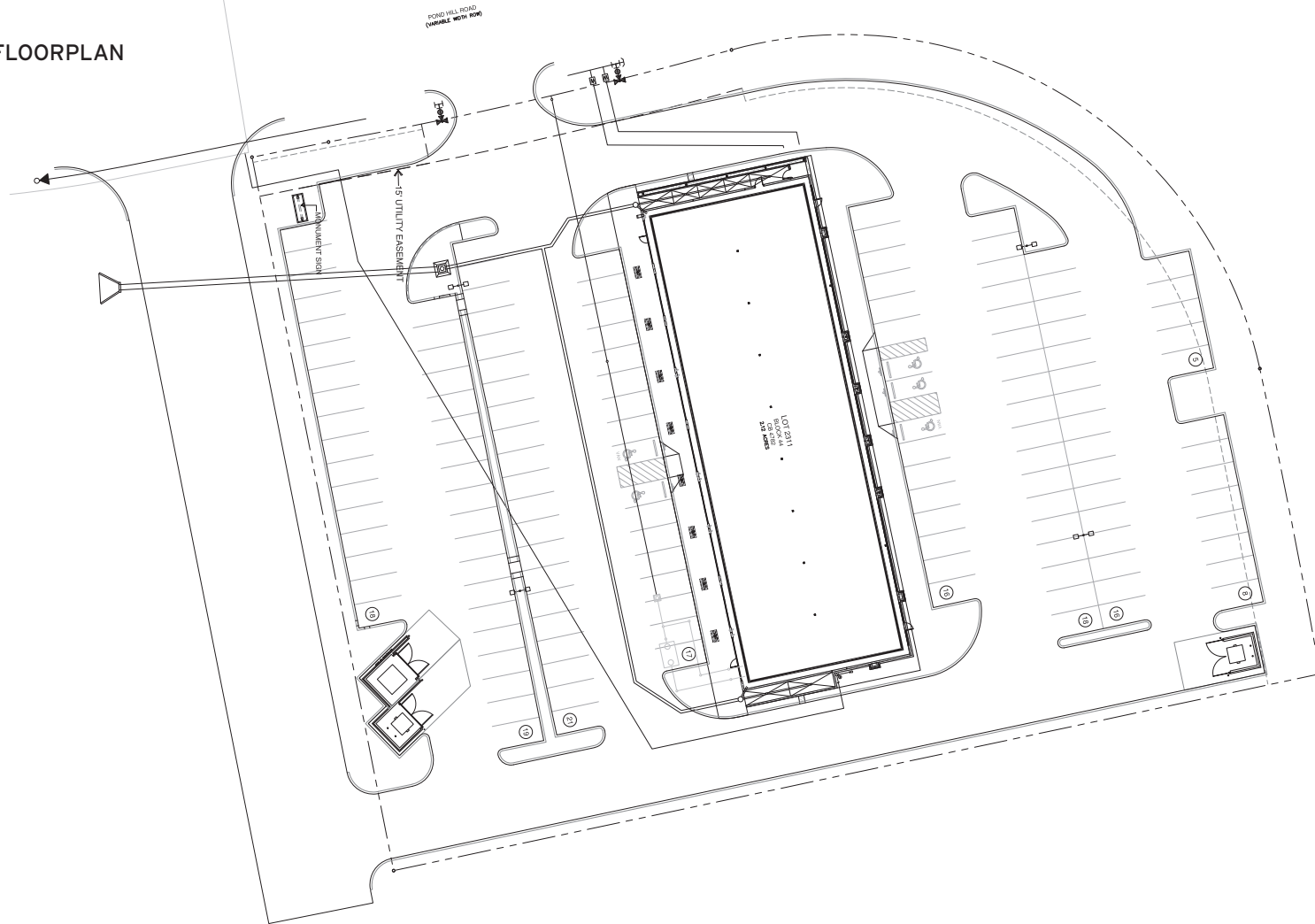
# HUNTINGTON SQUARE

4050 WEST LOOP 1604  
SHAVANO PARK, TEXAS



**REATA**  
REAL ESTATE

## FLOORPLAN



© 2011 REATA REAL ESTATE

# HUNTINGTON SQUARE

4050 WEST LOOP 1604  
SHAVANO PARK, TEXAS



**REATA**  
REAL ESTATE



# HUNTINGTON SQUARE

4050 WEST LOOP 1604  
SHAVANO PARK, TEXAS



REATA  
REAL ESTATE



# HUNTINGTON SQUARE

4050 WEST LOOP 1604  
SHAVANO PARK, TEXAS



<b>Demographic Summary</b>		<b>2017</b>	<b>2022</b>
Population		1,803	2,106
Households		798	935
Families		529	613
Median Household Income		\$136,698	\$139,983
Males per 100 Females		96.2	97.0
<b>Population By Age</b>			
Population <5 Years		3.6%	3.8%
Population 65+ Years		22.5%	23.9%
Median Age		44.7	43.6
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	223	\$12,461.92	\$9,944,615
<b>Medical Care</b>	221	\$4,284.15	\$3,418,748
Physician Services	228	\$548.29	\$437,538
Dental Services	237	\$879.72	\$702,015
Eyecare Services	220	\$133.58	\$106,593
Lab Tests, X-Rays	211	\$129.31	\$103,186
Hospital Room and Hospital Services	210	\$366.11	\$292,153
Convalescent or Nursing Home Care	203	\$67.92	\$54,199
Other Medical services (1)	223	\$244.14	\$194,823
Nonprescription Drugs	222	\$283.04	\$225,868
Prescription Drugs	208	\$805.76	\$642,994
Nonprescription Vitamins	238	\$173.37	\$138,352
Medicare Prescription Drug Premium	197	\$223.06	\$178,005
Eyeglasses and Contact Lenses	228	\$214.97	\$171,544
Hearing Aids	219	\$60.85	\$48,560
Medical Equipment for General Use	252	\$14.21	\$11,342
Other Medical Supplies/Equipment (2)	235	\$139.82	\$111,577
<b>Health Insurance</b>	224	\$8,177.78	\$6,525,867
Blue Cross/Blue Shield	226	\$2,794.44	\$2,229,965
Fee for Service Health Plan	232	\$1,731.26	\$1,381,545
HMO	236	\$1,804.63	\$1,440,094
Medicare Payments	196	\$1,095.93	\$874,553
Long Term Care Insurance	239	\$239.96	\$191,491
Other Health Insurance (3)	206	\$511.55	\$408,219

## MEDICAL EXPENDITURES 1 MILE RADIUS

**DATA NOTE:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) **OTHER MEDICAL SERVICES** include Services by Medical Professionals other than physicians, Nursing Services, Therapeutic Treatments, Blood Donation, Ambulance, Emergency Room and Outpatient Hospital Services.

(2) **OTHER MEDICAL SUPPLIES** includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use and Rental of Supportive and Convalescent Medical Equipment.

(3) **OTHER HEALTH INSURANCE** includes Medicare Supplements and Other Health Insurance excluding Blue Cross/Blue Shield.

**SOURCE:** Esri forecasts for 2017 and 2022; Consumer Spending data is derived from the 2014 and 2015 Consumer Expenditure Surveys, Bureau of Labor Statistics.

# HUNTINGTON SQUARE

4050 WEST LOOP 1604  
SHAVANO PARK, TEXAS



<b>Demographic Summary</b>	<b>2017</b>	<b>2022</b>	
Population	53,025	57,819	
Households	22,181	24,225	
Families	13,451	14,453	
Median Household Income	\$99,311	\$105,897	
Males per 100 Females	96.2	96.7	
<b>Population By Age</b>			
Population <5 Years	4.4%	4.5%	
Population 65+ Years	15.1%	16.8%	
Median Age	38.3	38.2	
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	162	\$9,049.37	\$200,723,988
<b>Medical Care</b>	161	\$3,129.10	\$69,406,477
Physician Services	167	\$401.49	\$8,905,369
Dental Services	170	\$629.88	\$13,971,329
Eyecare Services	160	\$97.29	\$2,158,062
Lab Tests, X-Rays	158	\$96.84	\$2,147,926
Hospital Room and Hospital Services	159	\$276.77	\$6,139,015
Convalescent or Nursing Home Care	152	\$50.74	\$1,125,521
Other Medical services (1)	166	\$181.84	\$4,033,432
Nonprescription Drugs	161	\$205.97	\$4,568,574
Prescription Drugs	153	\$592.74	\$13,147,507
Nonprescription Vitamins	169	\$123.51	\$2,739,504
Medicare Prescription Drug Premium	142	\$161.31	\$3,578,089
Eyeglasses and Contact Lenses	165	\$156.28	\$3,466,346
Hearing Aids	155	\$43.18	\$957,740
Medical Equipment for General Use	178	\$10.06	\$223,215
Other Medical Supplies/Equipment (2)	170	\$101.21	\$2,244,849
<b>Health Insurance</b>	162	\$5,920.27	\$131,317,511
Blue Cross/Blue Shield	164	\$2,019.11	\$44,785,789
Fee for Service Health Plan	169	\$1,262.72	\$28,008,330
HMO	171	\$1,305.63	\$28,960,285
Medicare Payments	143	\$798.61	\$17,714,024
Long Term Care Insurance	165	\$165.86	\$3,679,044
Other Health Insurance (3)	148	\$368.34	\$8,170,040

## MEDICAL EXPENDITURES 3 MILE RADIUS

**DATA NOTE:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) **OTHER MEDICAL SERVICES** include Services by Medical Professionals other than physicians, Nursing Services, Therapeutic Treatments, Blood Donation, Ambulance, Emergency Room and Outpatient Hospital Services.

(2) **OTHER MEDICAL SUPPLIES** includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use and Rental of Supportive and Convalescent Medical Equipment.

(3) **OTHER HEALTH INSURANCE** includes Medicare Supplements and Other Health Insurance excluding Blue Cross/Blue Shield.

**SOURCE:** Esri forecasts for 2017 and 2022; Consumer Spending date is derived from the 2014 and 2015 Consumer Expenditure Surveys, Bureau of Labor Statistics.



# HUNTINGTON SQUARE

4050 WEST LOOP 1604  
SHAVANO PARK, TEXAS



<b>Demographic Summary</b>	<b>2017</b>	<b>2022</b>	
Population	181,385	194,765	
Households	76,126	81,762	
Families	42,904	45,687	
Median Household Income	\$68,588	\$77,809	
Males per 100 Females	96.8	96.5	
<b>Population By Age</b>			
Population <5 Years	5.3%	5.5%	
Population 65+ Years	12.7%	14.1%	
Median Age	34.1	34.8	
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	121	\$6,741.09	\$513,172,525
<b>Medical Care</b>	120	\$2,331.48	\$177,486,114
Physician Services	123	\$297.41	\$22,640,972
Dental Services	121	\$450.38	\$34,285,834
Eyecare Services	119	\$71.98	\$5,479,428
Lab Tests, X-Rays	117	\$71.89	\$5,472,940
Hospital Room and Hospital Services	123	\$213.84	\$16,278,504
Convalescent or Nursing Home Care	109	\$36.56	\$2,782,994
Other Medical services (1)	127	\$138.33	\$10,530,526
Nonprescription Drugs	123	\$157.49	\$11,988,895
Prescription Drugs	115	\$447.20	\$34,043,413
Nonprescription Vitamins	129	\$94.00	\$7,155,624
Medicare Prescription Drug Premium	108	\$123.00	\$9,363,520
Eyeglasses and Contact Lenses	123	\$115.80	\$8,815,648
Hearing Aids	108	\$30.13	\$2,293,967
Medical Equipment for General Use	124	\$7.03	\$535,011
Other Medical Supplies/Equipment (2)	129	\$76.44	\$5,818,837
<b>Health Insurance</b>	121	\$4,409.62	\$335,686,411
Blue Cross/Blue Shield	122	\$1,507.77	\$114,780,412
Fee for Service Health Plan	126	\$941.04	\$71,637,373
HMO	128	\$975.53	\$74,263,119
Medicare Payments	108	\$603.89	\$45,972,013
Long Term Care Insurance	114	\$114.28	\$8,700,034
Other Health Insurance (3)	108	\$267.10	\$20,333,460

## MEDICAL EXPENDITURES 5 MILE RADIUS

**DATA NOTE:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) **OTHER MEDICAL SERVICES** include Services by Medical Professionals other than physicians, Nursing Services, Therapeutic Treatments, Blood Donation, Ambulance, Emergency Room and Outpatient Hospital Services.

(2) **OTHER MEDICAL SUPPLIES** includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use and Rental of Supportive and Convalescent Medical Equipment.

(3) **OTHER HEALTH INSURANCE** includes Medicare Supplements and Other Health Insurance excluding Blue Cross/Blue Shield.

**SOURCE:** Esri forecasts for 2017 and 2022; Consumer Spending data is derived from the 2014 and 2015 Consumer Expenditure Surveys, Bureau of Labor Statistics.

# HUNTINGTON SQUARE

4050 WEST LOOP 1604  
SHAVANO PARK, TEXAS



## 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. The information contained was obtained from sources believed reliable, however, REATA Real Estate Services, LP, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this project is submitted subject to the errors, omissions and change of price or conditions prior to lease or withdrawal.

### 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.

Regulated by the Texas Real Estate Commission. Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-0 02/16/16

REATA Real Estate Services, LP Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9002891 License Number	ttynq@reatares.com Email	210.930.4111 Phone
Thomas C. Tyng, Jr. Designated Broker of Firm	0406718 License Number	ttynq@reatares.com Email	210.930.4111 Phone
Kenneth David Ballard Sales Agent	0485071 License Number	dballard@reatares.com Email	210.930.4111 Phone
Parker LaBarge Sales Agent	0444018 License Number	plabarge@reatares.com Email	210.930.4111 Phone
Sales Agent	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	