

**FOR
LEASE**

5,250 SF

New
Construction

Alamo Ranch



TRANSWESTERN

REAL ESTATE
SERVICES

HILLSIDE BUSINESS CENTER

11145 Westwood Loop San Antonio, TX 78253



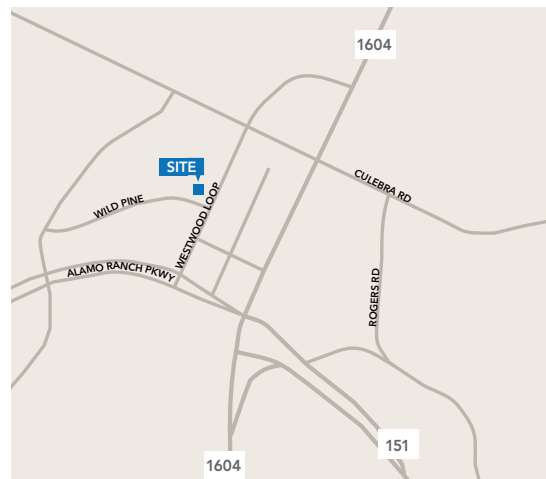
**BUILDING III
READY FOR CUSTOM FINISH OUT**

Space Details

- Ready for custom finish out
- Building III: 2,000-5,250 SF Available
- 4.57/1,000 Parking Ratio

Area Amenities:

- Next to Alamo Ranch Shopping Center
- Abundant Dining Options within a 1/2 Mile Radius
- Zoning: OCL
- Located just outside Loop 1604 and accessible via Culebra Rd and Alamo Ranch Pkwy



For Information:

Luis Garza, CCIM

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Luis.Garza@transwestern.com

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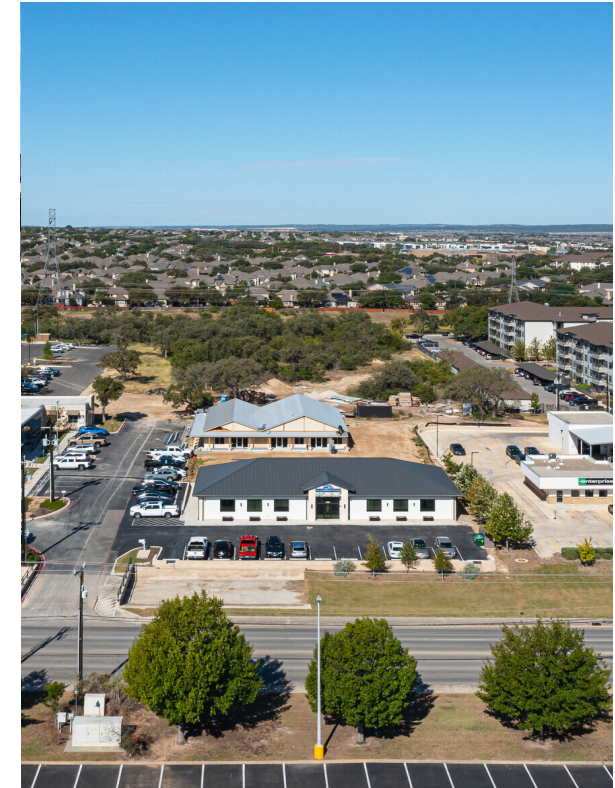
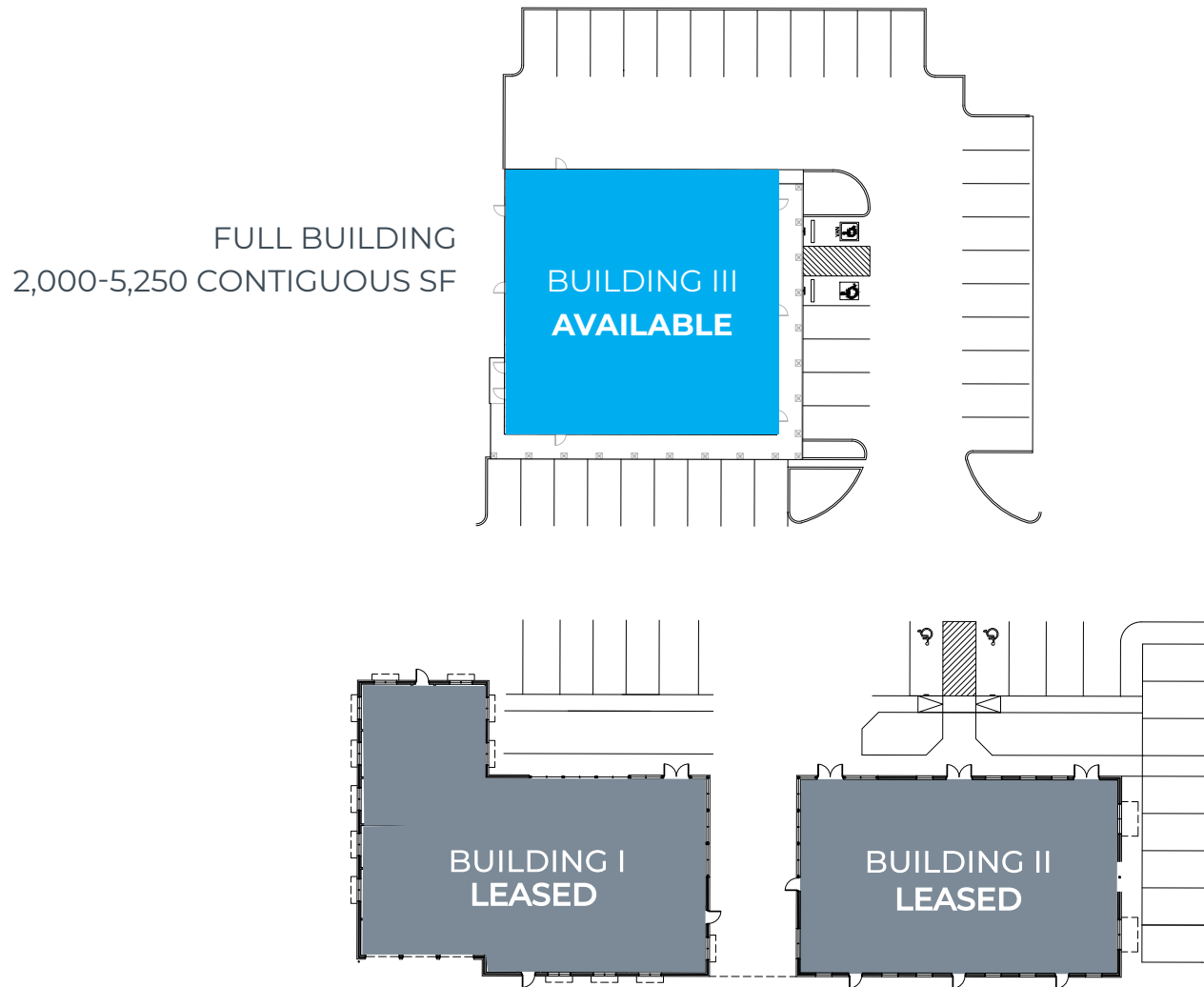
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SITE PLAN



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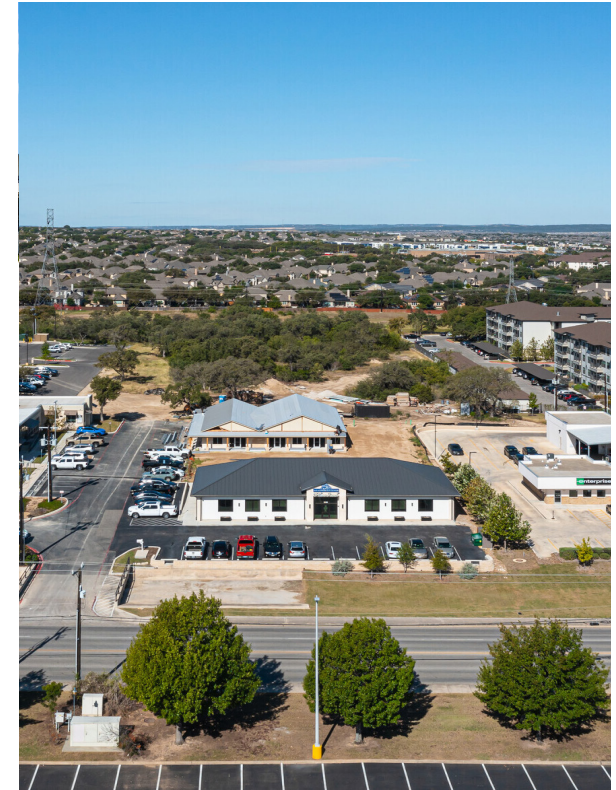
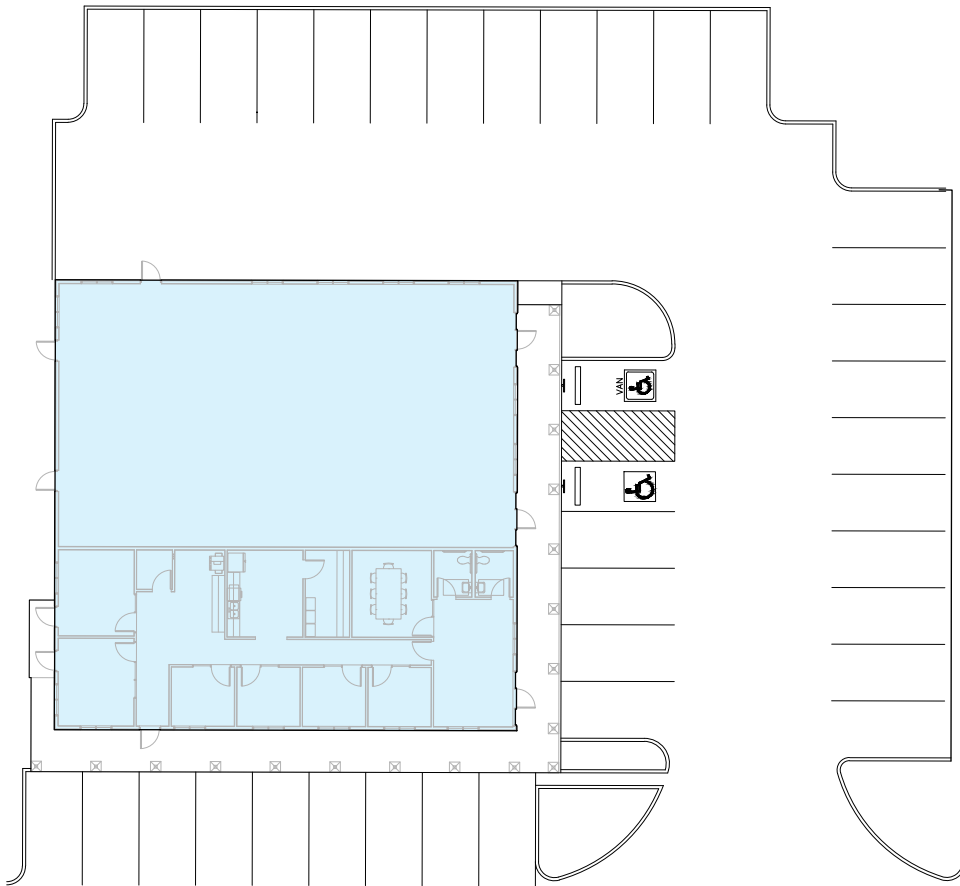


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BUILDING III

Full Building Available 2,000-5,250 Contiguous SF



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BUILDING I



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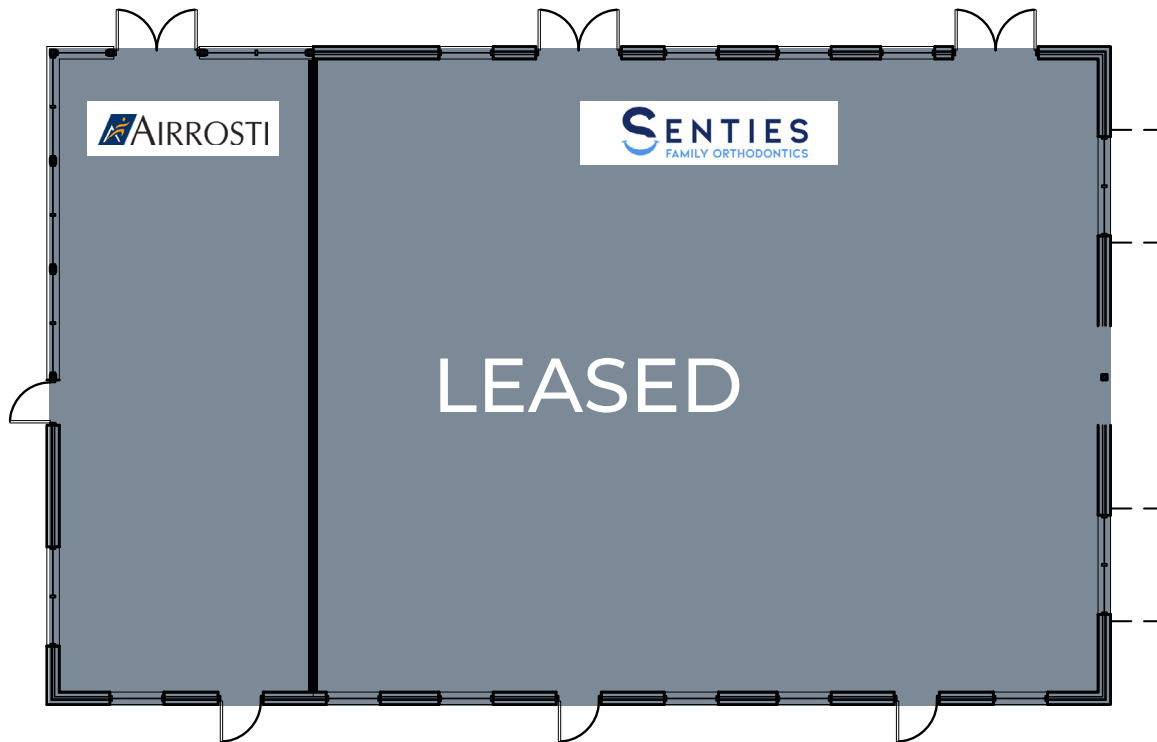
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BUILDING II



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TRAFFIC COUNTS

	CPD	DISTANCE
Culebra Rd @ Westwood Loop	41,661	.15
Loop 1604 @ Culebra Rd	103,626	.34
Culebra Rd @ Huckleberry	30,477	.35
Leslie Rd @ Westwood Loop	18,581	.39

ALAMO RANCH GROWTH & DEVELOPMENT

- "The far West Side has been one of Bexar County's fastest-growing areas over the last decade due to its abundance of land, its good schools, its relatively clear roads and its lack of regulations."
- SABOR
- Alamo Ranch is the 6th top selling master-planned community in the U.S.
- Alamo Ranch community consists of more than 3,000 acres located at Loop 1604, State Highway 151 and Culebra Rd.
- Located in close proximity to major business headquarters, retail shopping centers, restaurants, and growing residential communities.

HILLSIDE BUSINESS CENTER

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DINING

- 1 Pollo Tropic
- 2 CiCi's Pizza
- 3 Jim's
- 4 Sonic
- 5 Coldstone
- 6 Mama Margie's
- 7 Bill Miller BBQ
- 8 McDonald's
- 9 Arby's
- 10 Popeye's
- 11 Taco Bell
- 12 Red Robin
- 13 Starbucks
- 14 Carls Jr.
- 15 In & out Burger
- 16 Hop & Vine
- 17 Cane's
- 18 Burger King
- 19 Schlotzky's
- 20 Dunkin Donuts
- 21 Dominos Pizza
- 22 Chick-fil-a
- 23 Las Palapas
- 24 BJ's Restaurant
- 25 Olive Garden
- 26 Logan's Roadhouse
- 27 Freddy's Frozen Custard
- 28 Buffalo Wild Wings
- 29 Chili's
- 30 Whataburger
- 31 Taco Cabana
- 32 54th Street Grill

GROCERY & PHARMACY

- 34 HEB
- 35 Walgreens
- 36 Walmart
- 37 Target

BANKING

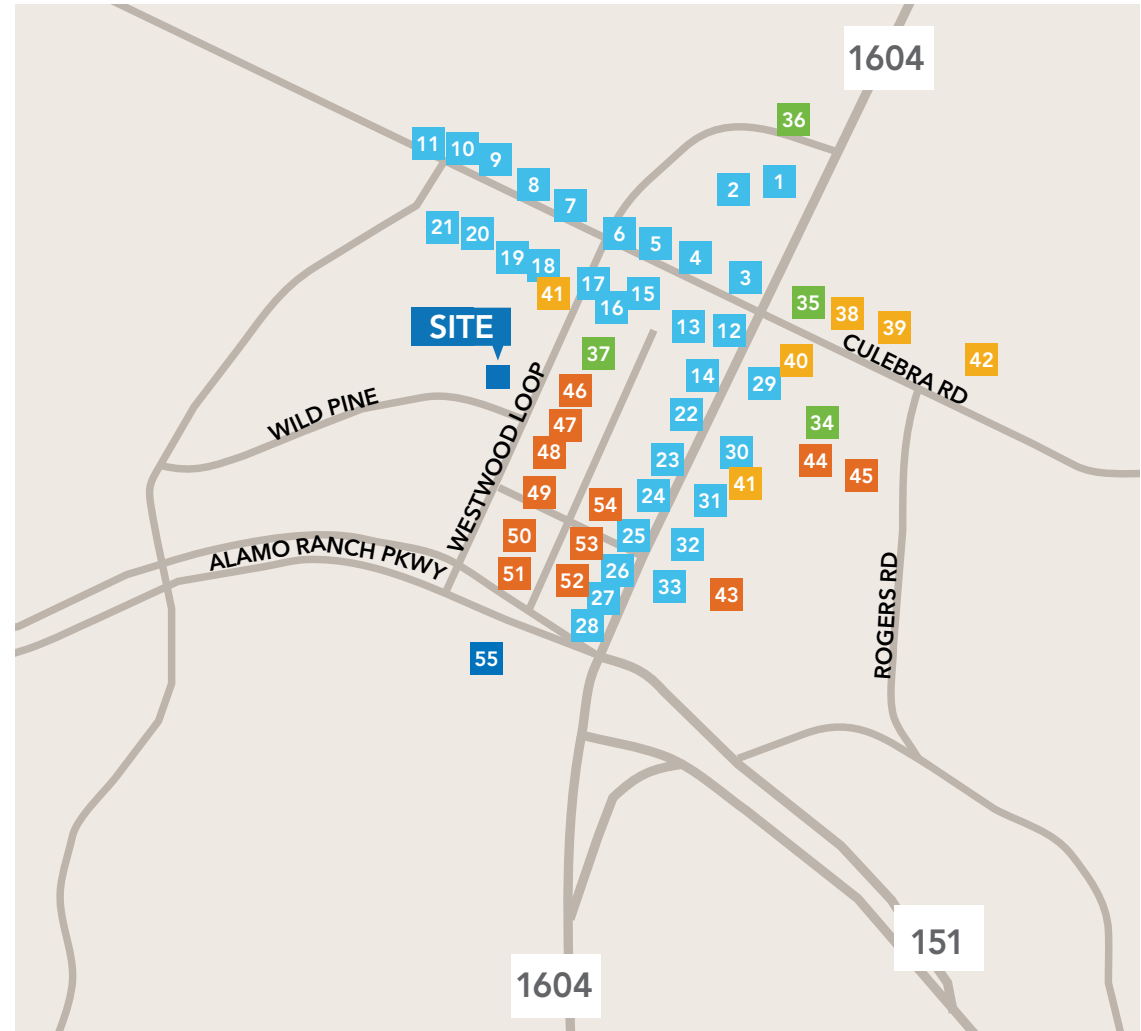
- 38 Bank of America
- 39 Wells Fargo
- 40 Chase Bank
- 41 Security Service FCU
- 42 Randolph Brooks FCU

SHOPPING

- 43 Home Depot
- 44 Party City
- 45 Hobby Lobby
- 46 Kirklands
- 47 Ross
- 48 Marshalls
- 49 Ulta
- 50 JCPenny
- 51 Lowes
- 52 Best Buy
- 53 Petsmart
- 54 Dicks Sporting Goods

ENTERTAINMENT

- 55 Santikos Cinemas





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.

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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
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Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials _____ Date _____			