

# OLMOS PARK

3910 McCULLOUGH AVENUE | SAN ANTONIO, TX



## INFILL ANCHOR RETAIL SPACE AVAILABLE

- Located on the NEQ of McCullough Avenue and Hildebrand Avenue in San Antonio, Texas.

### AVAILABLE SPACE

- 11,198 SF

### AREA RETAILERS



Olmos Park Shopping Center is located in the heart of Olmos Park, which boasts both high density and high incomes. This area is currently underserved, making this a tremendous opportunity for both retailers and restaurants. It is also well positioned to serve the student populations at Trinity University and the University of Incarnate Word.

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	14,221	132,709	338,179
Avg HH Income	\$136,436	\$96,572	\$76,300
Total Households	5,580	50,878	128,599

### TRAFFIC COUNTS

11,000 VPD on McCullough Ave  
22,000 VPD on Hildebrand Ave

### CONTACT FOR MORE INFORMATION

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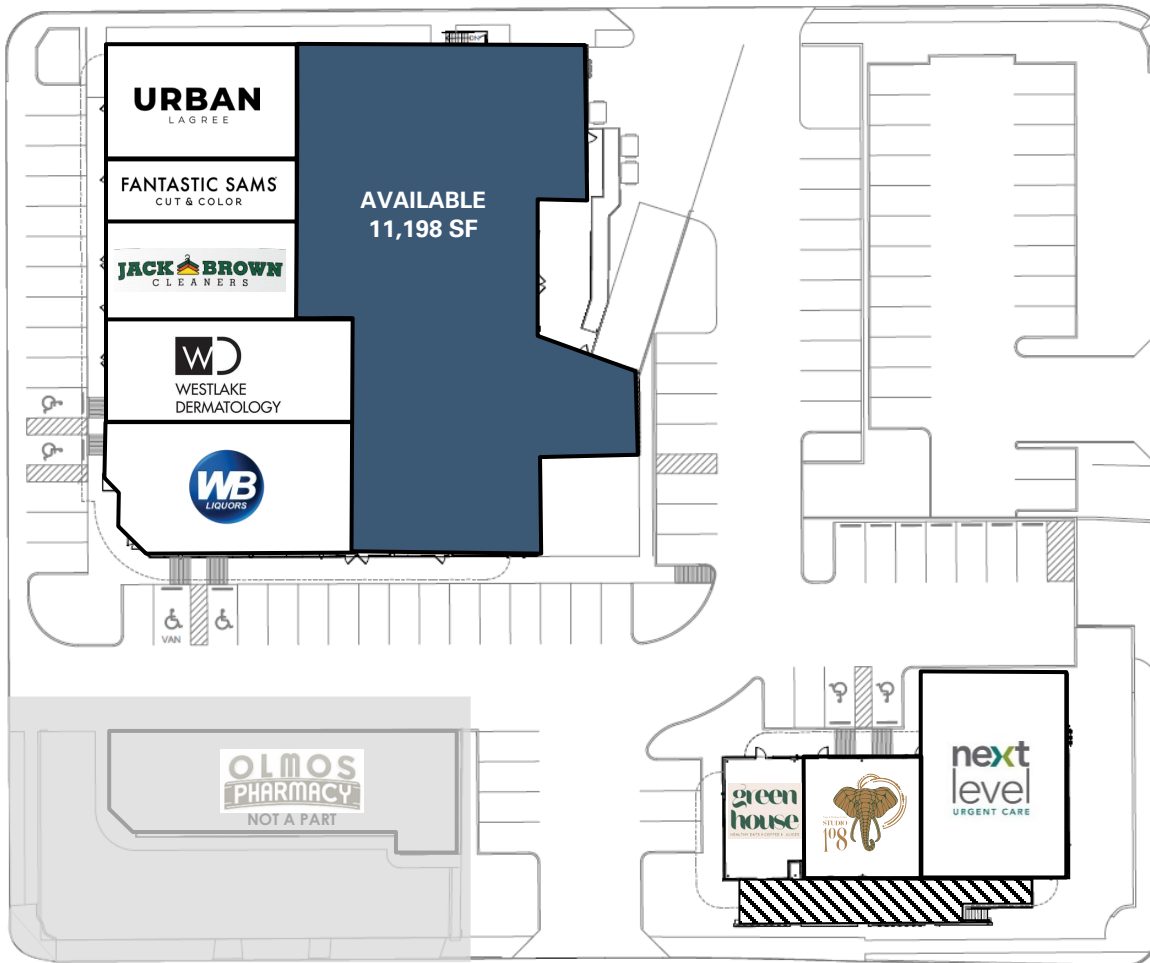
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McCULLOUGH AVENUE

HOLLAND AVENUE

JUDSON STREET



HILDEBRAND AVENUE

**TENANT BASE**

**Existing Retail Building**

- 1 Urban Lagree.....
- 2 Fantastic Sam's.....
- 3 Jack Brown Cleaners.....
- 4 Westlake Dermatology.....
- 5 WB Liquors.....
- 6 **11,198 SF AVAILABLE**.....

**New Retail Building**

- 7 Greenhouse.....
- 8 Studio 108 .....
- 9 Next Level Urgent Care.....







CITY OF OLMOS PARK



**OLMOS PARK**

- WESTLAKE DERMATOLOGY
- JACK & BROWN CAFE
- green house HEALTHY BAKES & COFFEE JUICES
- next level URGENT CARE
- WB LIQUORS
- URBAN LAGREE
- FANTASTIC SAM'S CUT & COLOR
- ST. LOUIS 198



meadow

OLMOS DR

Edward Jones



SUBWAY

Glass and Plate RESTAURANT

BOY'S BENS

ANYTIME FITNESS

FRAMED



Julian Gold

TEXAS SHADE FACTORY



McCULLOUGH AVE

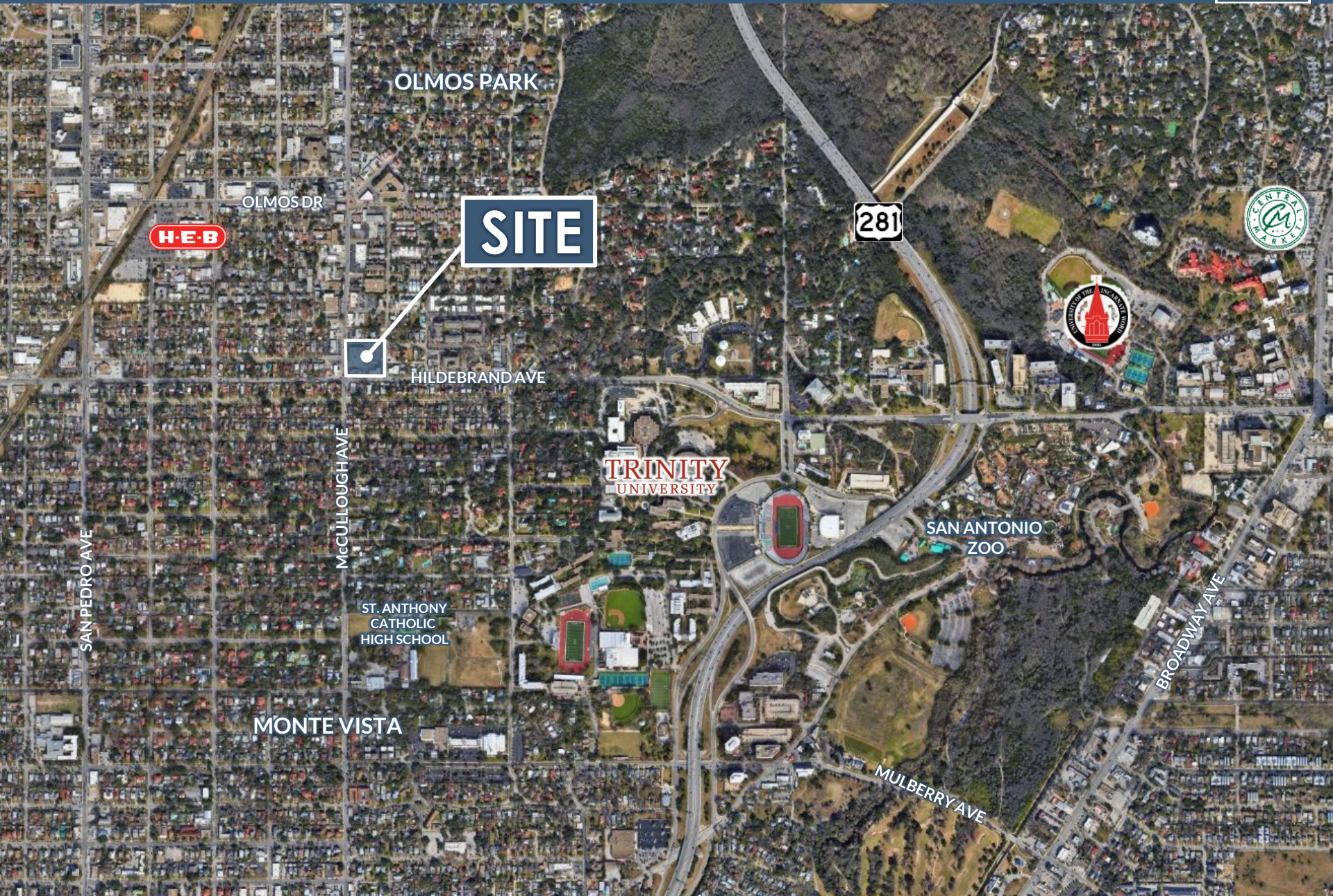


OLMOS PHARMACY



HILDEBRAND AVE

MONTE VISTA



OLMOS PARK

OLMOS DR



**SITE**

281



HILDEBRAND AVE

TRINITY  
UNIVERSITY

SAN ANTONIO  
ZOO

McCULLOUGH AVE

ST. ANTHONY  
CATHOLIC  
HIGH SCHOOL

BROADWAY AVE

SAN PEDRO AVE

MONTE VISTA

MULBERRY AVE



**UNIVERSITY OF INCARNATE WORD**  
6,241 students enrolled.



**TRINITY UNIVERSITY**

**TRINITY UNIVERSITY**  
2,299 students enrolled.



**ALAMO COLLEGES**  
SAN ANTONIO COLLEGE

**SAN ANTONIO COLLEGE**  
Over 22,000 students enrolled.



**FORT SAM HOUSTON**  
Major regional employer in San Antonio with over 32,000 employees onsite.



**PEARL BREWERY REDEVELOPMENT**  
Home to Hotel Emma, 324 apartments, fifteen restaurants and cafes, thirteen retailers and eighteen resident businesses as well as a twice weekly Farmers Market.



**DOWNTOWN SAN ANTONIO (CBD)**  
Central Business District of San Antonio, home to some of the most visited tourist attractions in the United States.

# 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 on 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 listening 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.

Ironwood Commercial Brokerage, LP

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Buyer/Tenant/Seller/Landlord Initial

Date