

2101 Lockhill Selma Road

NW Military Hwy & Lockhill Selma Rd ▪ San Antonio ▪ TX ▪ 78213



Property Highlights:

- Located in an Established, High-Traffic and High-Income Area of San Antonio
- Adjacent to City of Castle Hills
- Visibility From Both NW Military and Lockhill Selma
- Over 37,000 Vehicles Per Day (TXDOT)
- Excellent Demographics – Strong Employment
- Ample Parking – Including Rear Parking Lot
- Minutes from Three Major Highways
- Close Proximity to San Antonio Int'l Airport
- Prime Pylon Visibility for Office Spaces
- Attractive and Renovated 17,000 SF Office Complex
- LED Lighting Throughout
- Available: 807 SF, 1,070 SF, & 1,408 SF
- Rent: \$15.00 PSF FSG Office | \$13.50 PSF MG Office



For More Information Contact:
Joe M. Kboudi, Omri Russo
Joe M. Kboudi Real Estate, Inc.
7300 Blanco Road, Suite 706
San Antonio, Texas 78216

TEL: (210) 344-1002
FAX: (210) 342-3405
www.kboudi.com
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This information has been secured from sources deemed to be reliable, but we made no representation on warranties expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

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Site Plan – First Floor



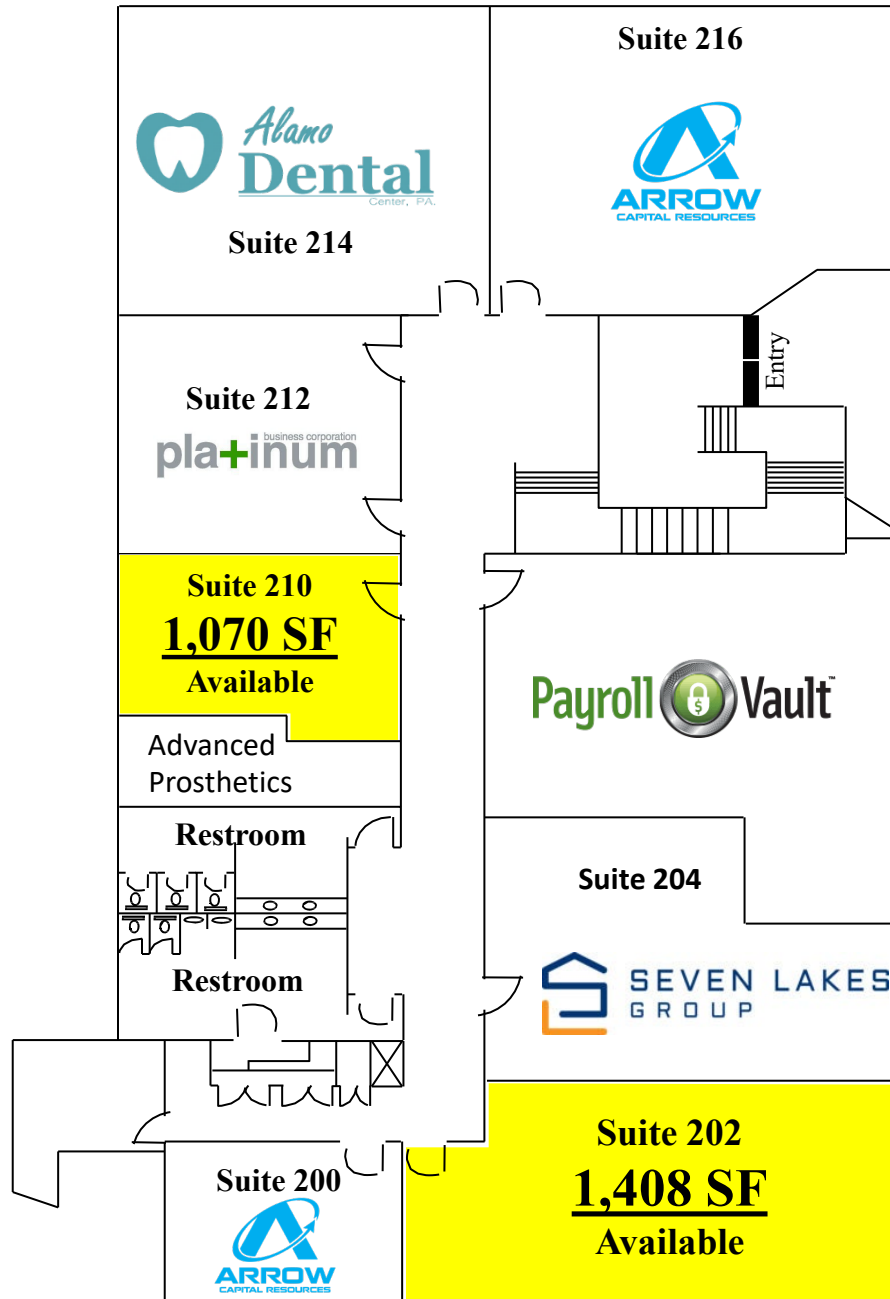
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Site Plan – Second Floor



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Wurzbach Parkway

PHIL HARDBERGER
PARK CONSERVANCY

Walmart

H-E-B
STARBUCKS COFFEE
Chick-fil-A
CHRISTUS Health
TWIN LIQUORS
FINE WINE & SPIRITS
Great Clips

Winston Churchill
High School

SITE

ROSS
DRESS FOR LESS
GOLD'S GYM
O'Reilly
AUTO PARTS
PAPA JOHN'S
Batteries + Bulbs
DOLLAR GENERAL
metro
by T-Mobile
cricket
wireless
SUPERCUTS

H-E-B
McDonald's
Advance Auto Parts
Marshalls
Church's
Pizza Hut
SALLY
BEAUTY SUPPLY
The UPS Store

CVS
Health

IBC
BANK

CH
Castle Hills, TX

INTERSTATE
410

Lockhill-Selma Rd
NW Military Hwy

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Suite 2107 Images - 807 SF (Downstairs)



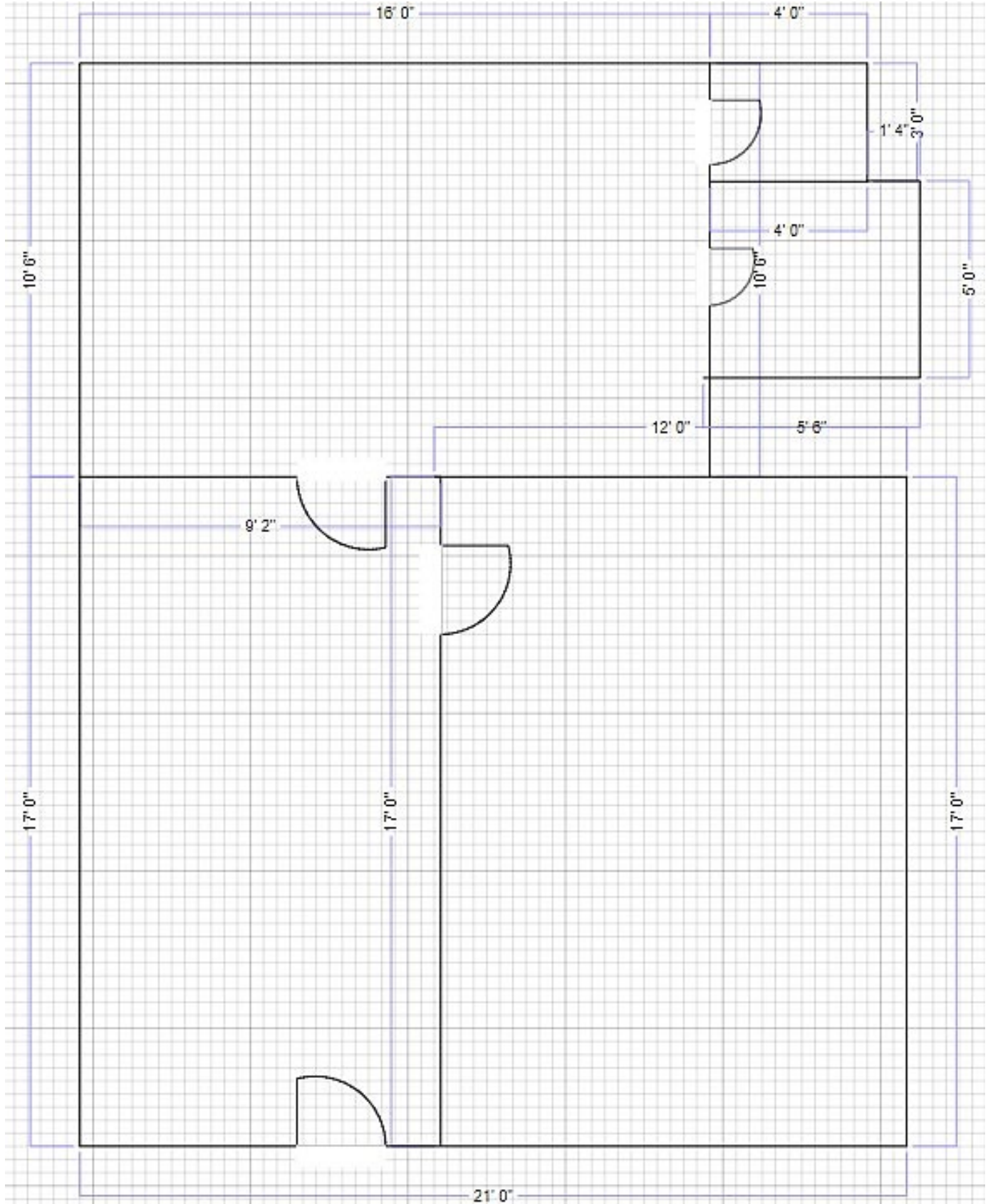
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Suite 2107 Floor Plan – 807 SF (Downstairs)



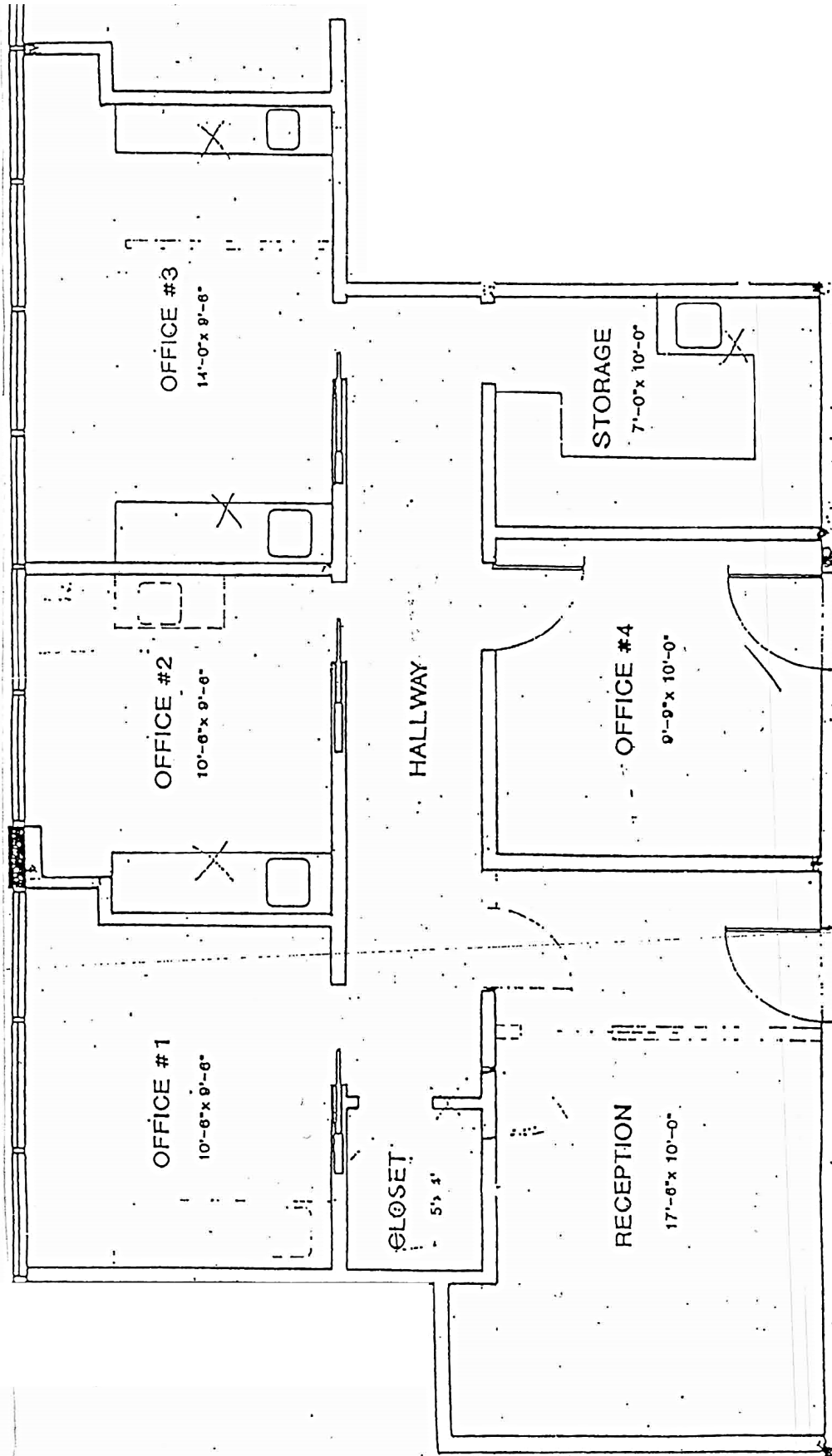
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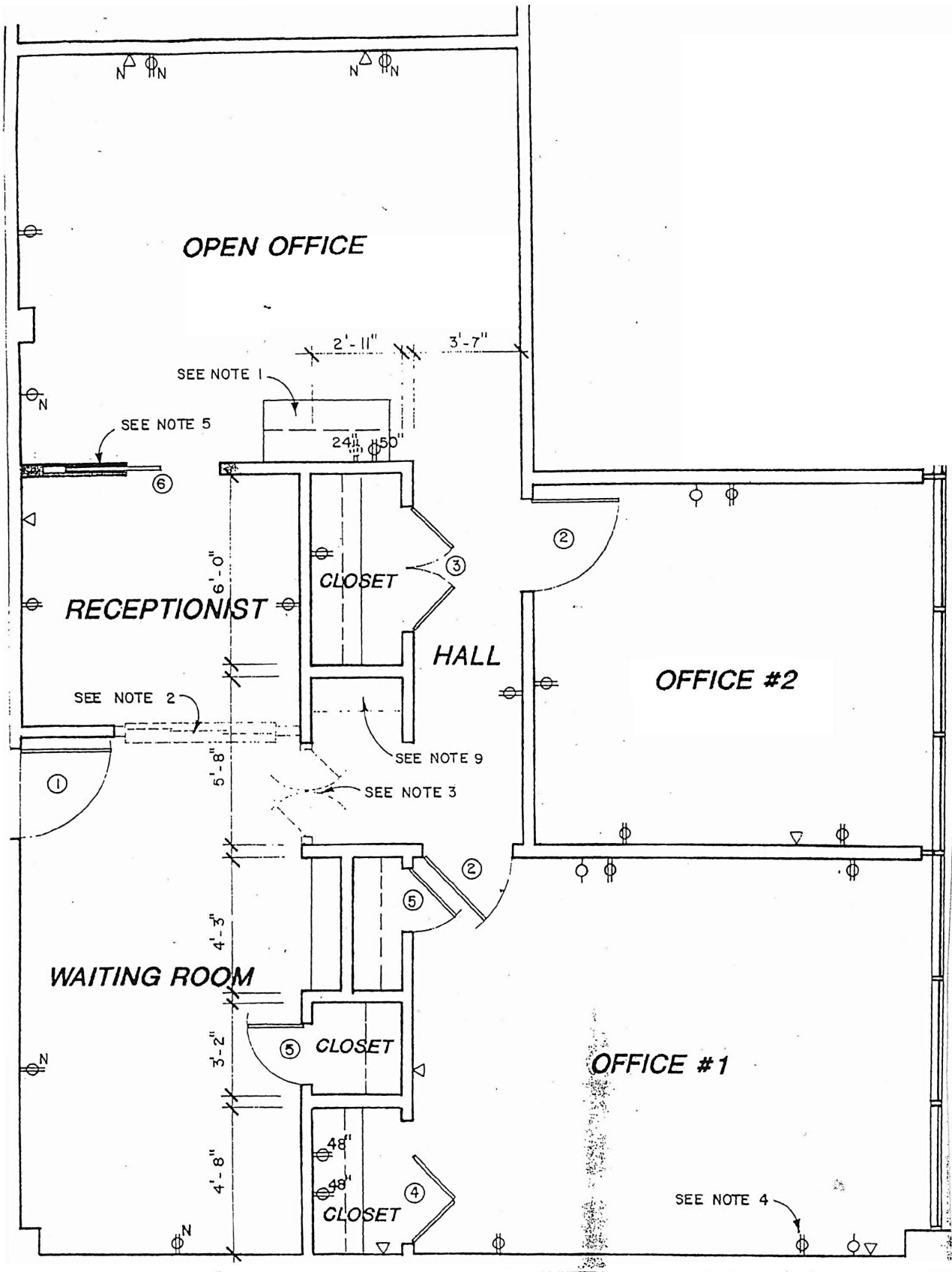
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Suite 210 Floor Plan - 1,070 SF (Upstairs)





Suite 202 Floor Plan - 1,408 SF (Upstairs)



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Exterior Photos



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Demographics

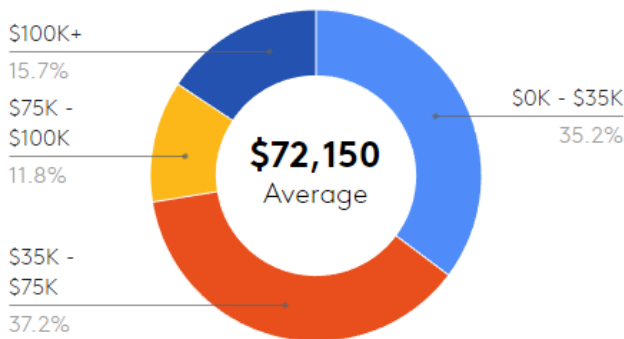
Key Variables	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	17,763	128,385	321,000
Avg Household Income	\$64,484	\$72,150	\$73,182

Population			
2024 Est Population	19,154	137,124	344,676
2010 Population	15,244	117,966	284,106
Absolute Growth	25.6%	16.2%	21.3%
Median Age	33.8	35.3	35.5

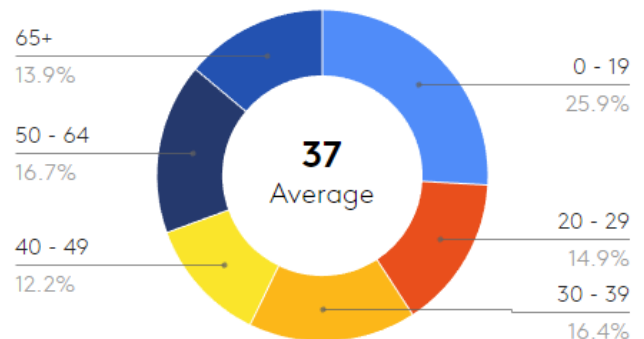
Income			
Median Household Income	\$47,518	\$50,275	\$51,242
Avg Household Income	\$64,484	\$72,150	\$73,182
Avg Housing Unit Value	\$250,812	\$247,488	\$248,804

Housing			
Total Households	8,021	55,971	137,018
Owner	2,327	23,187	59,972
Renter	5,694	32,785	77,045

HOUSEHOLD INCOME



AGE DISTRIBUTION



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Omri S. Russo	643027	omri@kboudi.com	(210) 344-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date