



For Lease

22,500 SF Anchor Space Available

- **TruFit Athletic Club and Urban Air Adventure Park now open**
- 162,531 sf retail center well located between IH-35 and IH-37 at a major intersection along the strong retail corridor of Military Drive
- 900 - 22,500 sf available
- Densely populated trade area
- Zoned C-3
- Area retailers include Walmart Supercenter, H-E-B, Skechers, Melrose and many others

**Southwest Junction
Shopping Center
165 SW Military
San Antonio, Texas**

Base Rent

Call for pricing

NNN

\$4.43 - \$7.83 PSF

<i>Demographics</i>	1 mile	3 mile	5 mile
Estimate Population	15,767	113,570	276,101
Daytime Population	7,386	32,949	121,901
Avg. Household Income	\$46,313	\$44,409	\$46,893
Households	5,322	36,723	89,722

Year: 2019 | Esri

<i>Traffic Counts</i>	CPD
Military Drive	35,000
Flores south of Military Drive	9,669

Year: 2015 | TxDOT / 2015 | COSA

Land Folkes

Associate
+1 210 839 2002
land.folkes@am.jll.com

Jonathan Haag

Senior Associate
+1 210 839 2024
jonathan.haag@am.jll.com

Guyla Sineni

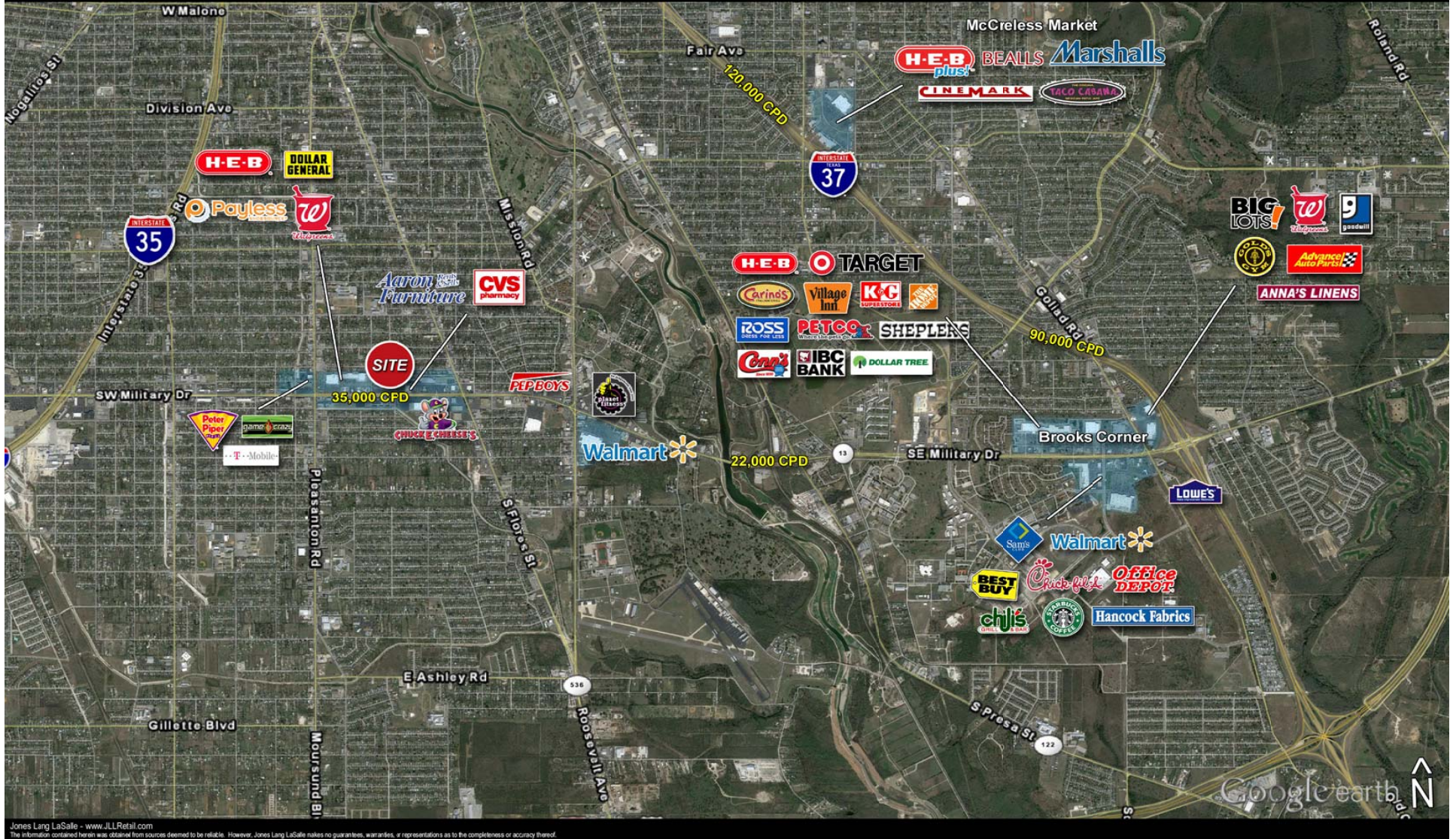
Vice President
+1 210 839 2021
guyla.sineni@am.jll.com



DISCLAIMER

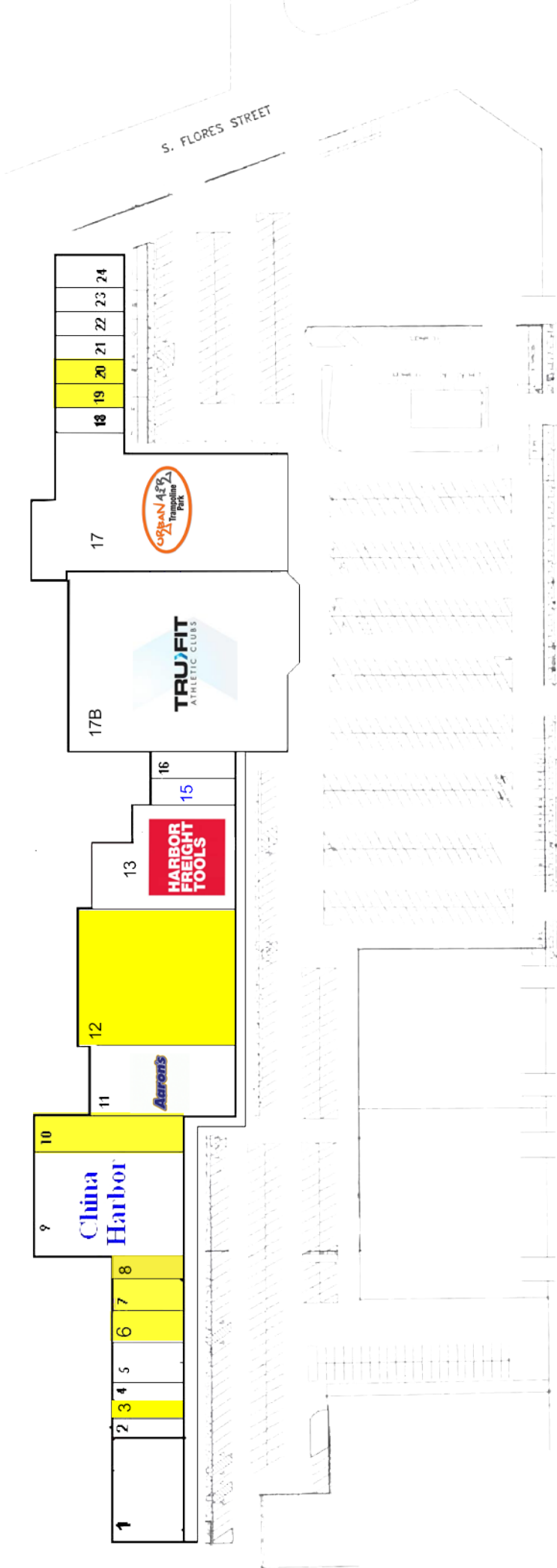
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San Antonio, TX
Southwest Junction



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SW JUNCTION



Tenant	SF	Suite
1. Southwest School of Business	6656	229
2. Allstate Insurance	1000	217
3. AVAILABLE	2224	215
4. SW Medical	5580	207
5. Check N Go	1200	205
6. AVAILABLE	2200	203
7. AVAILABLE	904	199
8. AVAILABLE	1216	197
9. China Harbor	14000	191
10. AVAILABLE	5500	189
11. Aarons	9664	187
12. AVAILABLE	22500	197
13. Harbor Freight Tools	13,243	181
15. TitleMax	2400	171
16. Supercuts	1600	167
17. Urban Air Trampoline Park	25,693	165
17B TruFit	33,752	165B
18. Quantum Pain & Ortho	1,861	137
19. AVAILABLE	1540	135
20. AVAILABLE	1400	133
21. Dr. Olea, DDS	1400	131
22. Dr. Hebert, DDS	3521	125
23. Dr. Hebert, DDS	1100	123
24. Dr. Hebert, DDS	1200	101



JLL Demographic Summary

165 SW Military Dr, San Antonio, Texas, 78221
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.35676
Longitude: -98.49323

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	15,900	110,462	251,592
2010 Total Population	15,143	107,964	256,405
2019 Total Population	15,767	113,570	276,101
2024 Total Population	16,220	117,902	289,616
2019-2024 Annual Rate	0.57%	0.75%	0.96%
Total Households	5,322	36,723	89,722
Data for all businesses in area			
Total Businesses:	630	2,707	7,704
Total Employees:	7,386	32,949	121,901
Total Residential Population:	15,767	113,570	276,101
Employee/Residential Population Ratio:	0.47:1	0.29:1	0.44:1
Labor Force By Occupation - White Collar	42.4%	41.8%	44.0%
Labor Force By Occupation - Blue Collar	29.9%	31.4%	30.2%
Median Age			
2019 Median Age	36.0	34.3	33.6
Median Household Income			
2019 Median Household Income	\$36,593	\$34,192	\$35,083
2024 Median Household Income	\$40,743	\$38,379	\$39,250
2019-2024 Annual Rate	2.17%	2.34%	2.27%
Average Household Income			
2019 Average Household Income	\$46,313	\$44,409	\$46,893
2024 Average Household Income	\$53,091	\$51,069	\$53,949
2019-2024 Annual Rate	2.77%	2.83%	2.84%
Per Capita Income			
2019 Per Capita Income	\$15,603	\$14,469	\$15,432
2024 Per Capita Income	\$17,864	\$16,639	\$17,809
2019-2024 Annual Rate	2.74%	2.83%	2.91%
2019 Population 25+ by Educational Attainment			
Total	10,271	72,202	174,232
Less than 9th Grade	12.8%	15.9%	14.6%
9th - 12th Grade, No Diploma	15.5%	15.7%	15.5%
High School Graduate	31.5%	28.8%	26.8%
GED/Alternative Credential	8.2%	7.9%	7.3%
Some College, No Degree	19.0%	19.4%	20.0%
Associate Degree	5.8%	4.6%	5.4%
Bachelor's Degree	5.7%	6.0%	7.5%
Graduate/Professional Degree	1.5%	1.7%	2.9%
2019 Population by Sex			
Males	7,760	55,999	137,386
Females	8,007	57,571	138,716
2019 Population by Race/Ethnicity			
Total	15,768	113,570	276,102
White Alone	71.1%	72.9%	71.8%
Black Alone	1.2%	2.2%	4.2%
American Indian Alone	1.0%	1.1%	1.1%
Asian Alone	0.4%	0.4%	0.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	23.2%	20.6%	19.6%
Two or More Races	3.1%	2.8%	2.9%
Hispanic Origin	89.5%	90.4%	88.0%
Diversity Index	58.9	56.0	59.2

Source:



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.

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Jones Lang LaSalle Brokerage, Inc.	59175	renda.hampton@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Leland Palmer Folkes	714945	land.folkes@am.jll.com	210-839-2002
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Haag	561368	jonathan.haag@am.jll.com	210-839-2024
Sales Agent/Associate's Name	License No.	Email	Phone

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Guyla Sineni	181273	guyla.sineni@am.jll.com	210-839-2021
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____