



For Lease

1,200 - 1,511 SF Available

- 13,732 sf well established retail center located near IH-35 and South Park Mall
- Great exposure to SW Military Drive
- Dense population
- Area retailers include HEB Plus!, Target, JC Penney, Macy's, Sears and many others
- Zoned C-3

Demographics	1 mile	3 mile	5 mile
Estimated Population	17,264	116,792	262,276
Daytime Population	5,027	31,671	109,191
Avg Household Income	\$44,384	\$45,467	\$45,616
Median Age	35.1	34.3	33.5

Year: 2019 | Esri

Traffic Counts	CPD
IH-35	115,550
SW Military	28,485

Year: 2017 | TxDOT

**1310 SW Military Drive
Shopping Center
San Antonio, Texas**

Available Space

- Suite 1318: 1,307 SF
- Suite 1310: 1,511 SF
- Suite 1324: 1,200 SF
- Suite 1314: 1,350 SF

Rates | NNN

\$18.00 PSF | \$7.22 PSF

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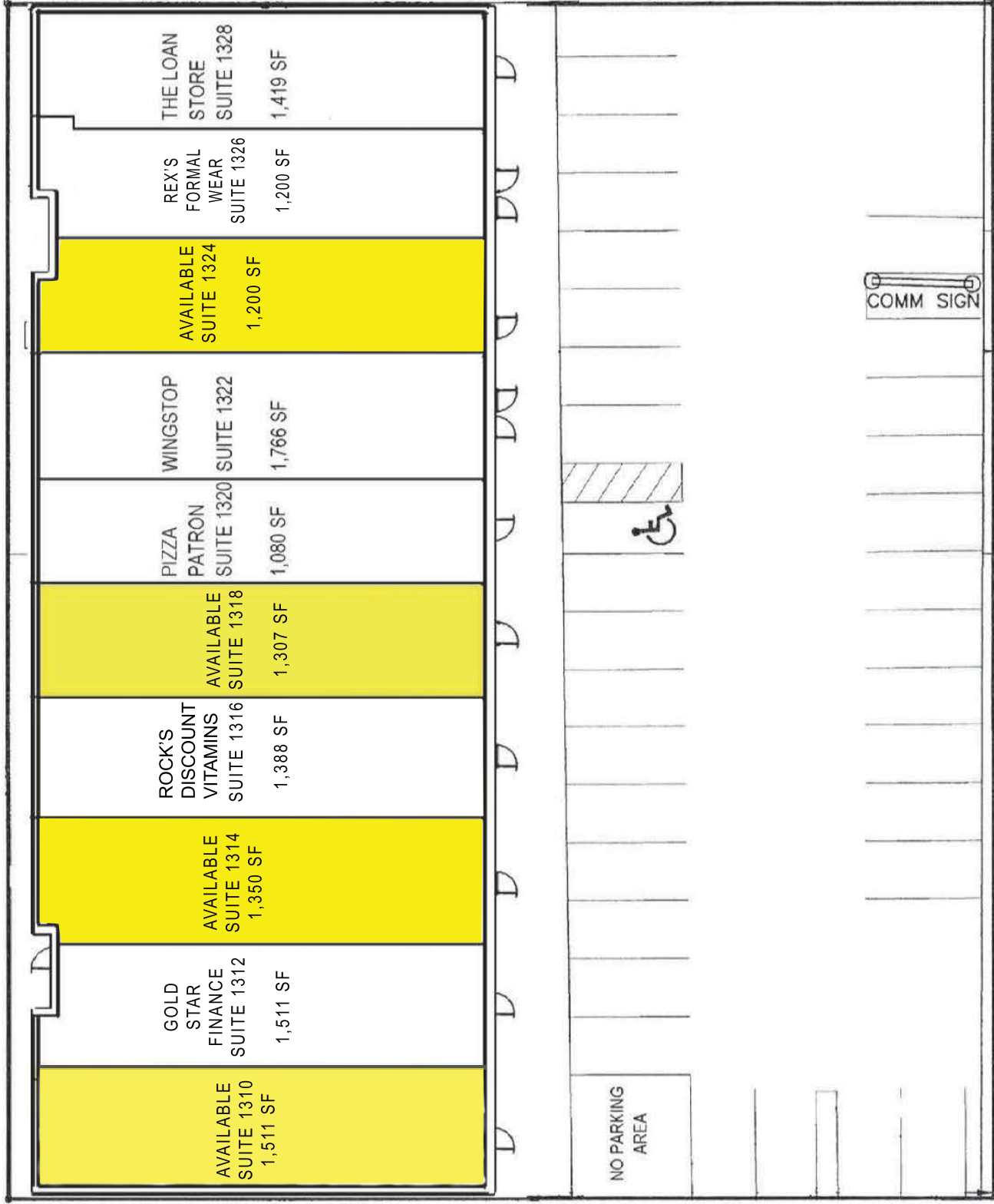
Aerial

San Antonio, TX
Southwest Military



The information contained herein was obtained from sources deemed to be reliable. However, JLL makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.

1310 SW MILITARY



SW MILITARY DRIVE



JLL Demographic Summary

1310 SW Military Dr, San Antonio, Texas, 78221 2
 1310 SW Military Dr, San Antonio, Texas, 78221
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.35664
 Longitude: -98.51302

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,480	115,097	244,367
2010 Total Population	16,749	113,163	245,461
2019 Total Population	17,264	116,792	262,276
2024 Total Population	17,648	120,584	273,789
2019-2024 Annual Rate	0.44%	0.64%	0.86%
Total Households	5,421	36,696	84,187
Data for all businesses in area			
Total Businesses:	547	2,761	7,070
Total Employees:	5,027	31,671	109,191
Total Residential Population:	17,264	116,792	262,276
Employee/Residential Population Ratio:	0.29:1	0.27:1	0.42:1
Labor Force By Occupation - White Collar	38.1%	40.9%	43.2%
Labor Force By Occupation - Blue Collar	34.4%	32.0%	30.8%
Median Age			
2019 Median Age	35.1	34.3	33.5
Median Household Income			
2019 Median Household Income	\$35,465	\$35,308	\$33,829
2024 Median Household Income	\$38,720	\$39,502	\$38,123
2019-2024 Annual Rate	1.77%	2.27%	2.42%
Average Household Income			
2019 Average Household Income	\$44,384	\$45,467	\$45,616
2024 Average Household Income	\$50,721	\$52,091	\$52,571
2019-2024 Annual Rate	2.71%	2.76%	2.88%
Per Capita Income			
2019 Per Capita Income	\$13,913	\$14,338	\$14,859
2024 Per Capita Income	\$15,901	\$16,409	\$17,158
2019-2024 Annual Rate	2.71%	2.74%	2.92%
2019 Population 25+ by Educational Attainment			
Total	11,042	74,169	164,658
Less than 9th Grade	18.4%	16.5%	15.4%
9th - 12th Grade, No Diploma	16.5%	15.3%	16.5%
High School Graduate	30.0%	28.9%	27.1%
GED/Alternative Credential	9.8%	7.7%	7.4%
Some College, No Degree	14.4%	19.5%	19.4%
Associate Degree	5.1%	4.6%	4.9%
Bachelor's Degree	4.3%	5.8%	6.8%
Graduate/Professional Degree	1.5%	1.6%	2.5%
2019 Population by Sex			
Males	8,490	57,552	130,557
Females	8,774	59,240	131,720
2019 Population by Race/Ethnicity			
Total	17,264	116,791	262,277
White Alone	71.4%	73.8%	72.5%
Black Alone	0.8%	1.1%	3.0%
American Indian Alone	1.0%	1.1%	1.1%
Asian Alone	0.2%	0.3%	0.4%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	23.3%	21.0%	20.2%
Two or More Races	3.2%	2.7%	2.8%
Hispanic Origin	93.4%	93.5%	90.2%
Diversity Index	55.3	52.1	56.6



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.

Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@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
Jonathan Haag	561368	jonathan.haag@am.jll.com	210-839-2024
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
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