valcor
COMMERCIAL REAL ESTATE

For Lease

CITY BASE WEST

LOCATED AT SE MILITARY DR & S NEW BRAUNFELS
2535 SE Military Dr, San Antonio, TX 78223

CITY BASE WEST

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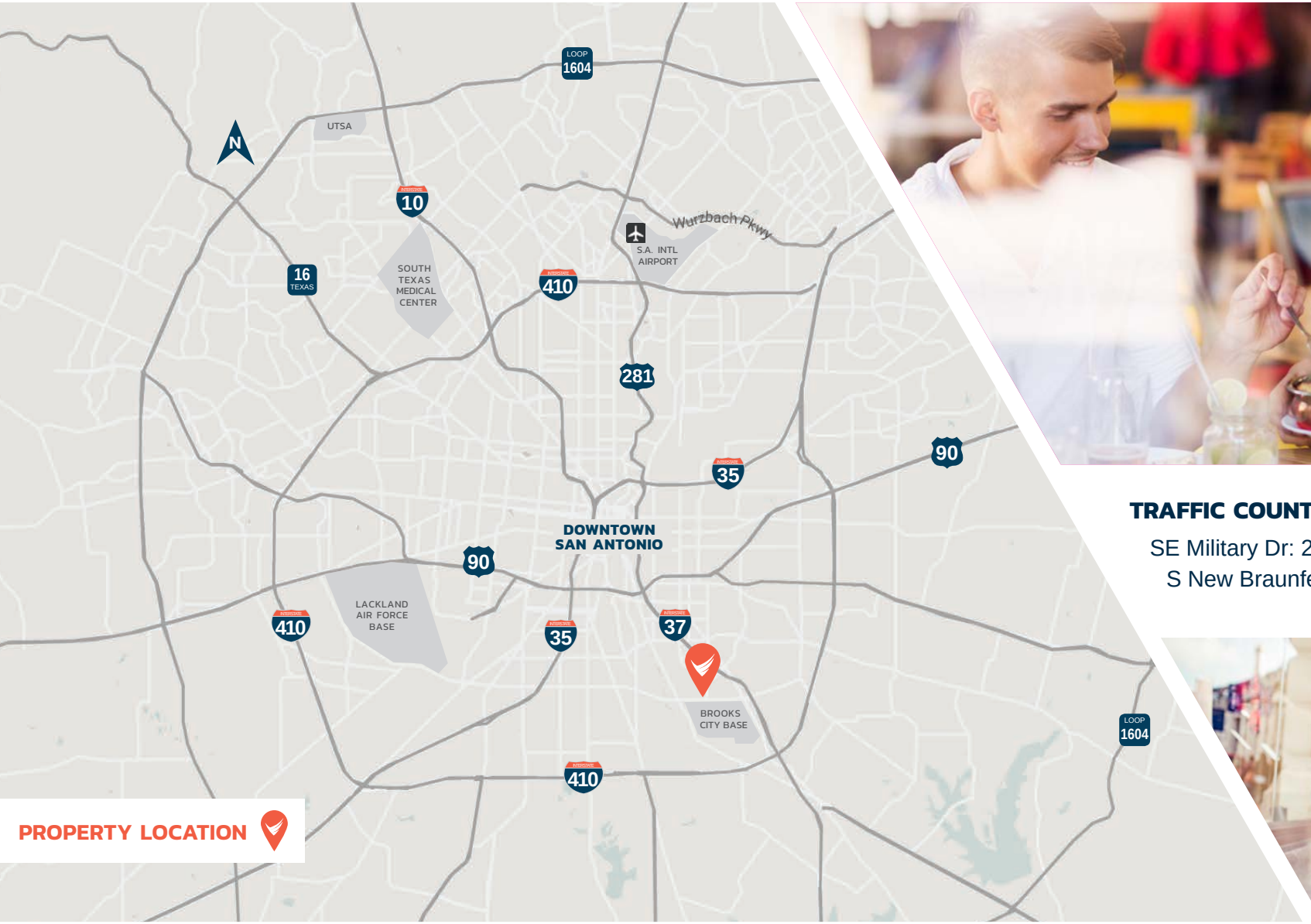
Location Aerial



PROPERTY LOCATION

TRAFFIC COUNTS

SE Military Dr: 29,806 vpd

S New Braunfels Ave: 15,708 vpd

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CITY BASE WEST

Property Overview

- S.E. Military Dr. and S. New Braunfels Ave. is part of the regional S.E. retail corridor servicing all of South San Antonio and surrounding areas.
- Retailers in the area include Super Wal-Mart, HEB, Lowe's, Sam's, Starbucks, Target, Home Depot, Ross, Best Buy, Chick-Fil-A and many others.
- City Base West sits at the main entrance of Brooks City Base, where you have the new Mission Trail Baptist Hospital, University of Incarnate Word Medical School, DPT Labs, and Texas A&M San Antonio.
- Area has greatly benefited from the Eagleford shale oil boom to the South.

AVAILABILITY

Retail Space: 1,000 SF – 10,000 SF

Pad Sites: 1-3 Acres

Annual Rent: Call for Pricing

Estimated NNN's: Estimated to be $9.82 psf/yr (2026)

DEMOGRAPHICS	2 Mile	5 Mile	10 Mile
Population	41,621	231,959	656,636
Average HH Income	$49,557	$53,560	$58,999
Employees	31,665	178,128	507,322

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Submarket Map

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Aerial View

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Site Map

SUITE	AVAILABLE SPACE
D105	5,000 SF
D110	5,000 SF
D105 + D110	10,000 SF
D115	5,000 SF
AA105	1,445 SF
A103	1,826 SF
A104	1,200 SF
A103 + A104	3,026 SF
2511	3,000 SF
2515	2,500 SF

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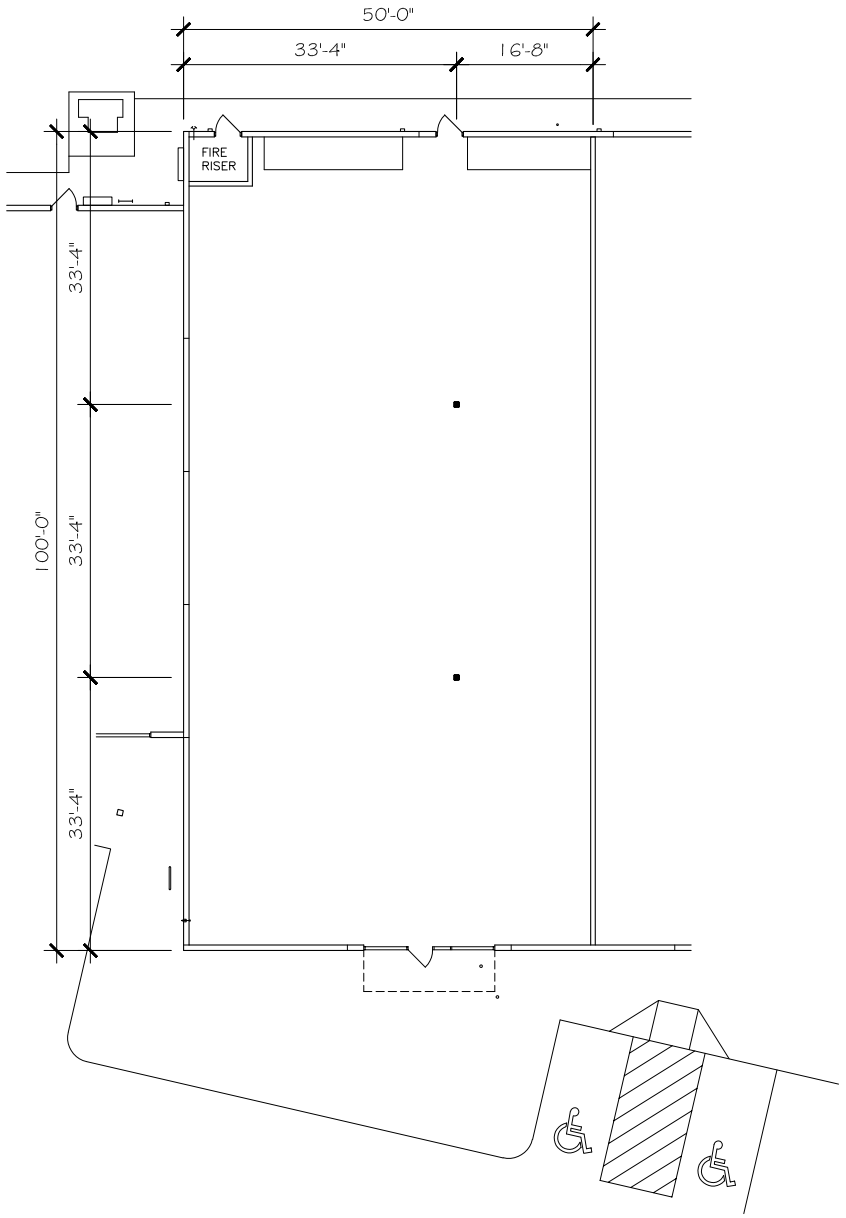
CITY BASE WEST

Suite D105 / 5,000 SF



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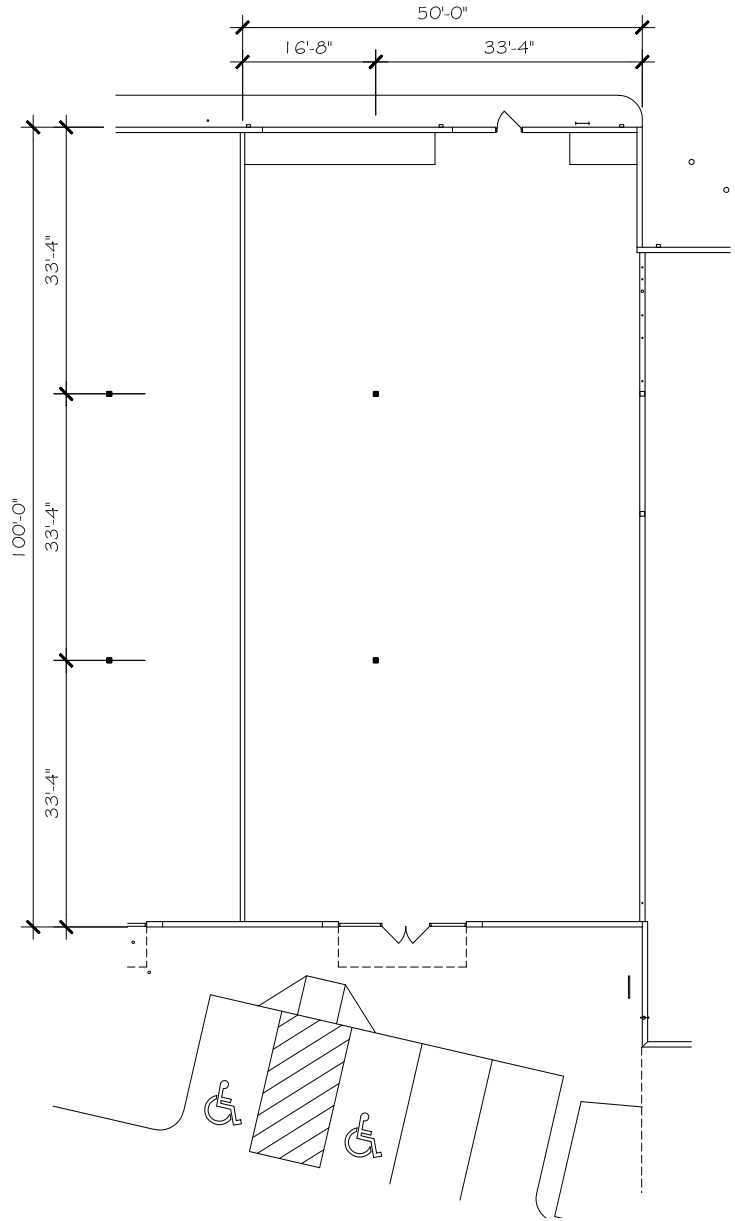
CITY BASE WEST

Suite D110 / 5,000 SF



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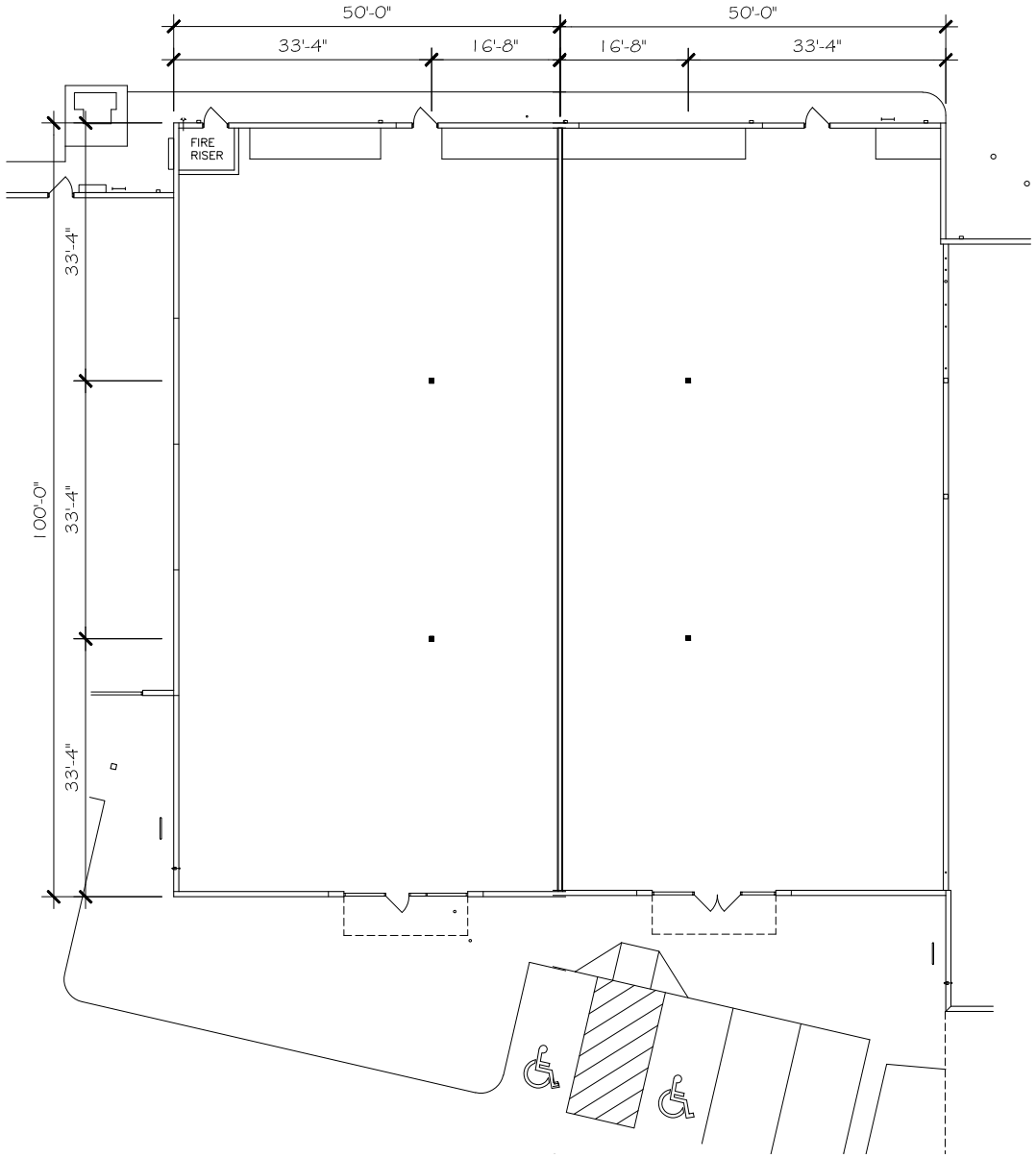
CITY BASE WEST

Suite D105-D110 / 10,000 SF



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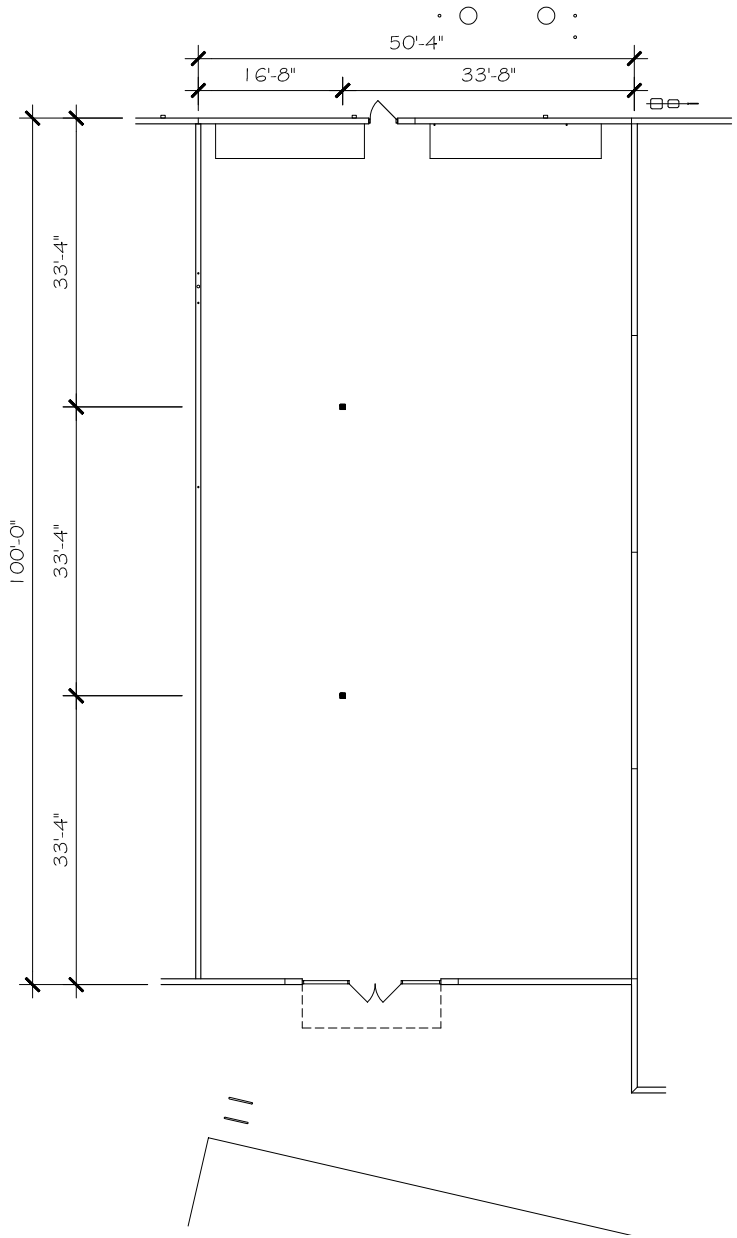
Suite D115 / 5,000 SF



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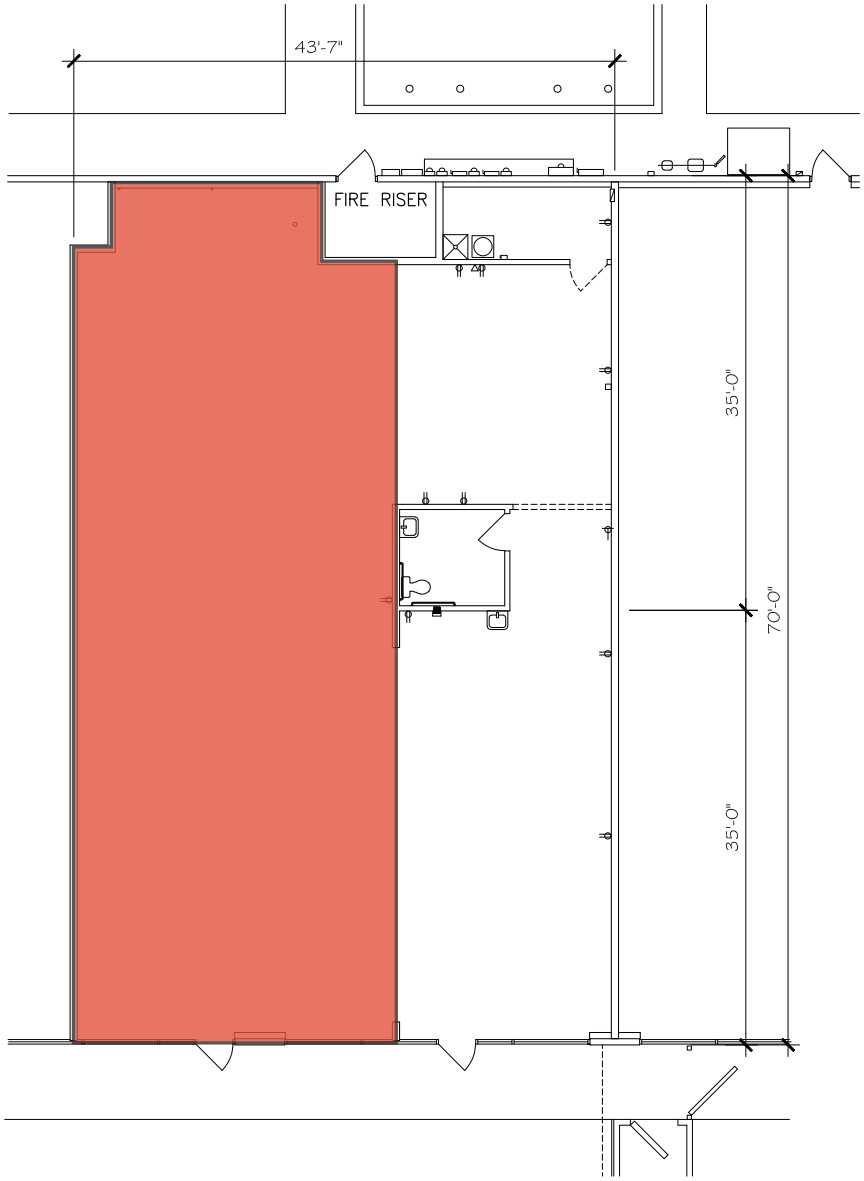
CITY BASE WEST

Suite A103 / 1,826 SF



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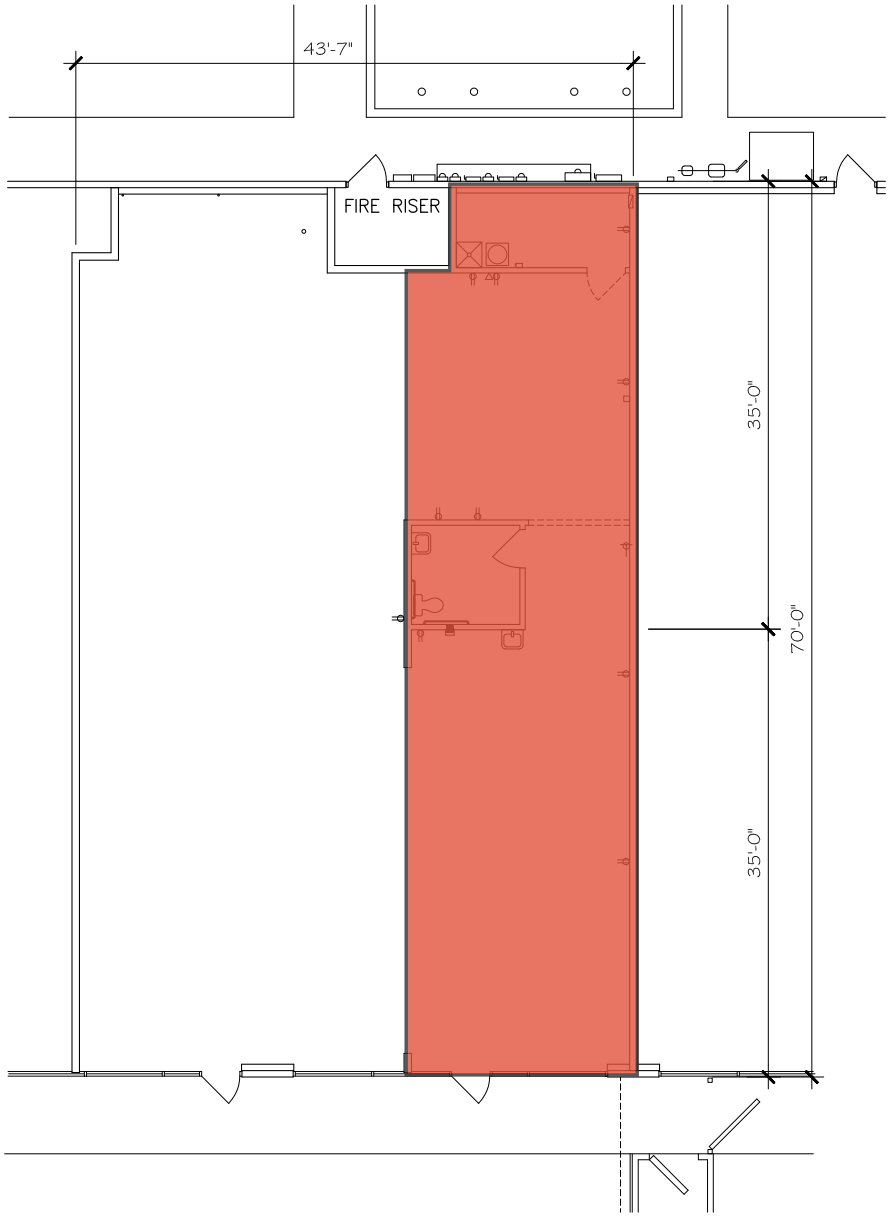
Suite A104 / 1,200 SF



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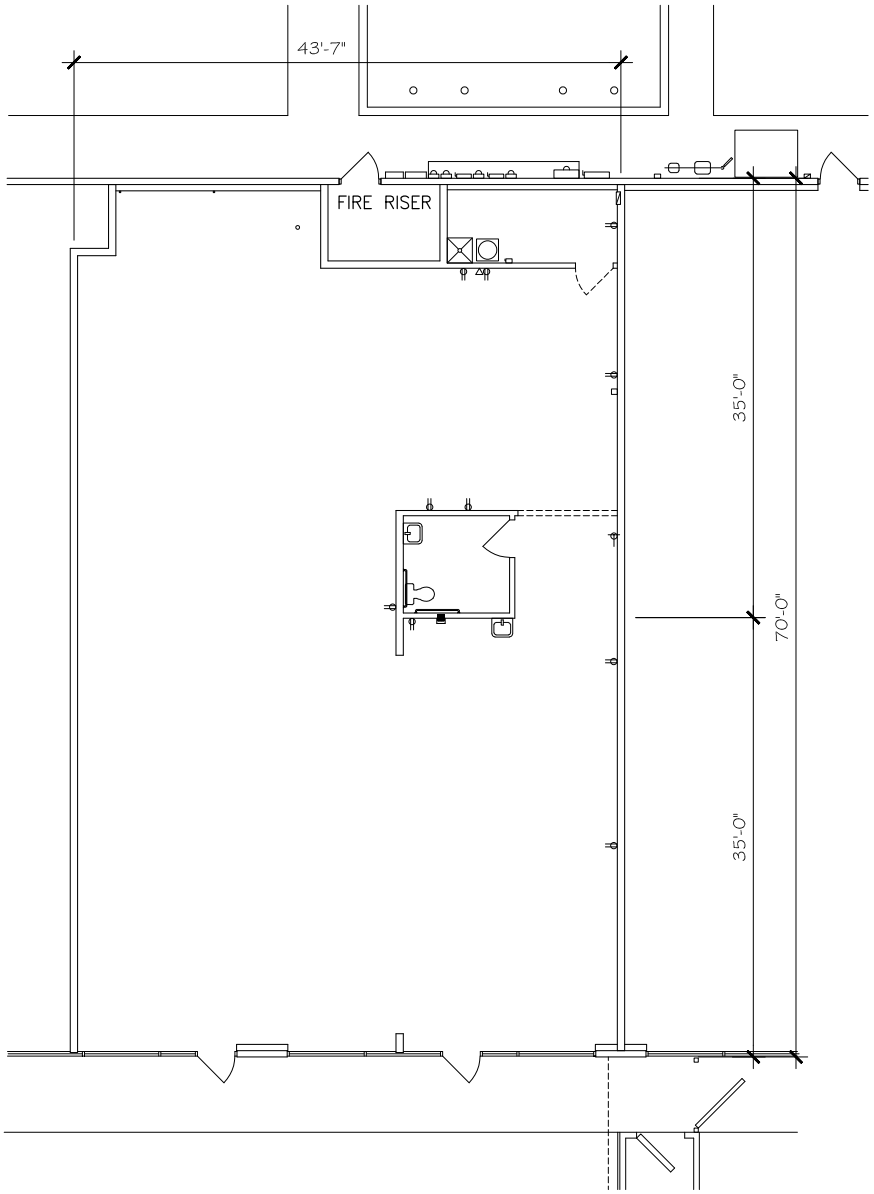
CITY BASE WEST

Suite A103-A104 / 3,026 SF



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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:
  - 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.

Valcor Properties, LLC	602931		210.824.4242
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*
Chris Ewald	681778	chris@valcorcre.com	210.824.4242
Sales Agent/Associate's Name	*License No.*	*Email*	*Phone*
Sara Lombardi	779245	sara@valcorcre.com	210.824.4242
Sales Agent/Associate's Name	*License No.*	*Email*	*Phone*

Buyer / Tenant / Seller / Landlord Initials — *Date*

Regulated by the Texas Real Estate Commission ***Information available at www.trec.texas.gov***

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