

2322 SE MILITARY DR, SAN ANTONIO, TX 78223

# CITY BASE COMMONS

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COMMONS  
CITY BASE*

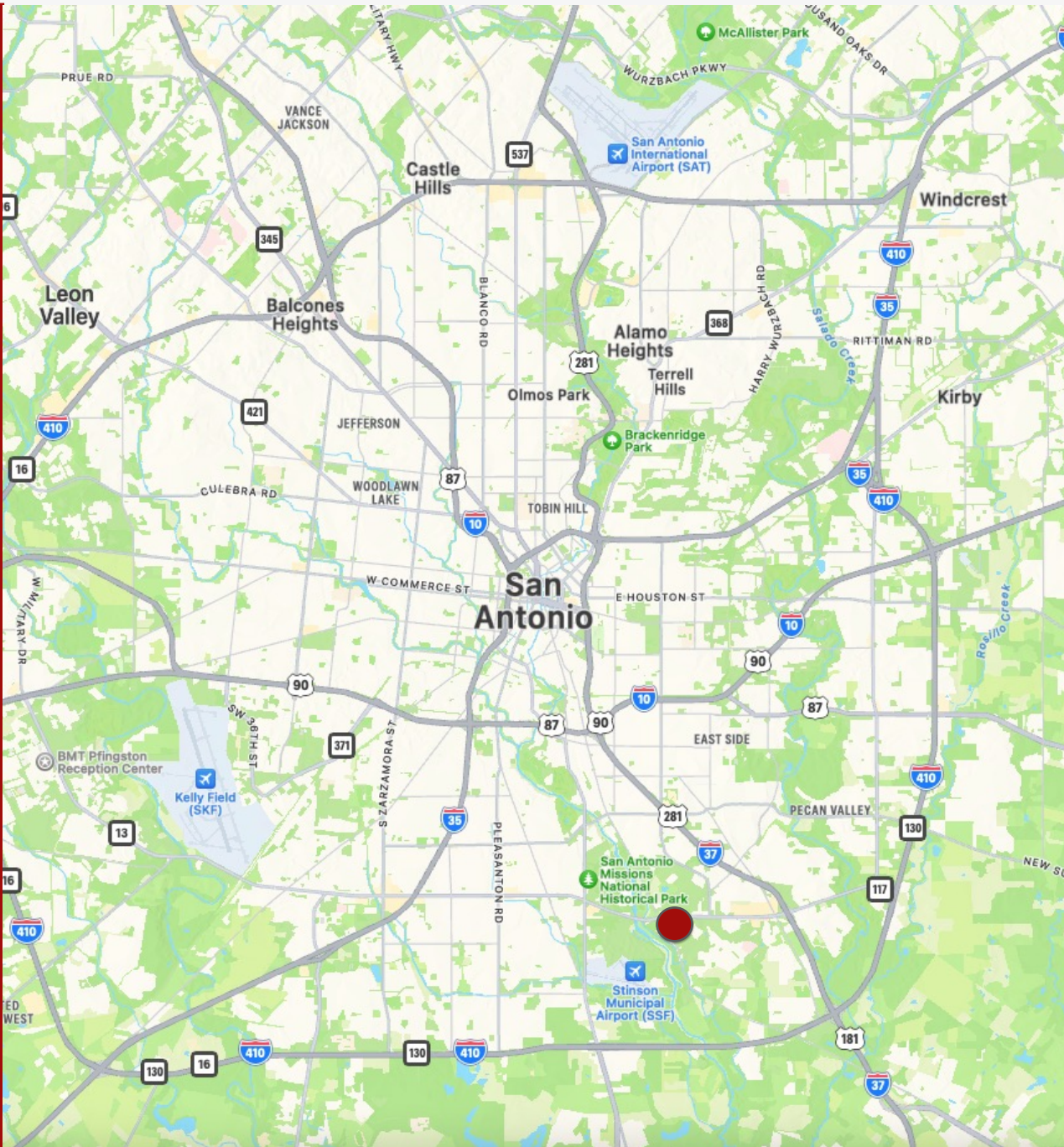


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*COMMONS  
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# SUMMARY

## HIGHLIGHTS

- EXCELLENT VISIBILITY
- CONSISTENT DAYTIME TRAFFIC
- EASY ACCESS
- SIGNALIZED INTERSECTION
- NEW DEVELOPMENT

## DESCRIPTION

SIZE	33,657 SF RETAIL CENTER ON 74,610 SF LAND
BUILT	2019
PARKING	111 SPACES (5.86 SPACES PER 1,000 SF)

## NOTABLE CO-TENANTS



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.







# SITE PLAN

credithuman



South Texas CBD

Don Benito's  
COCINA Y CANTINA

McAllister's  
DELI

KUNG  
FU  
TEA 功夫茶

results  
PHYSIOTHERAPY



Cané's  
CHICKEN FINGERES

AmeegyBank

LA CRAWFISH

SMOOTHIE KING

2418 SE  
Military Dr

New Sound  
Hearing  
South Texas  
Cardiology Institute  
Hearst Center

RIO Nail Bar

2326 SE  
Military Dr

ALMOUIE  
PEDIATRICS

## TENANT KEY

### 2314 SE Military Dr

#	Tenant	SF
101	McAllister's Deli	4,145
105	Credit Human	2,355
107	AVAILABLE	1,700
109	Kung Fu Tea	1,200
110	Results Physiotherapy	2,400
111	Jimmy John's	1,500

### 2318 SE Military Dr

101	New Sound Hearing	1,208
103	South Texas Cardiology	3,592
105	Rio Nails Bar	3,157

### 2402 SE Military Dr

102	Gibby's Ice House	2,800
104	South Texas CBD	1,000
106	Don Benito's	3,000

### 2410 SE Military Dr

N/A	LA Crawfish	4,375
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# 2314 SE MILITARY DR – 1,700 SF





# DEMOGRAPHICS

Population	1 MI	3 MI	5 MI
2022 Population	6,834	84,866	200,869
2027 Population	10,068	101,750	237,188
Est. 5yr Growth	2.1%	1.6%	1.6%
Average Age	32.2	34	34.2

## 2019 Population by Race

White	8,376	92,541	209,364
Black	1,284	5,316	18,608
Am. Indian & Alaskan	98	1,447	3,760
Asian	114	698	1,431
Hawaiian & Pacific Island	7	158	3,670
Hispanic Origin	6,759	84,484	198,116

## Households

2022 Total Households	3,530	34,063	77,657
HH Growth 2022-2027	2.1%	1.5%	1.5%
Median Household Inc	\$40,639	\$42,502	\$41,211
Avg Household Inc	\$49,322	\$53,719	\$53,810
Avg Household Size	2.6	2.9	3
Avg Household Vehicles	1.00	2.00	2.00

## Housing

Median Home Value	\$86,776	\$108,628	\$98,275
Median Year Built	1987	1966	1963

## Employment

Daytime Employment	4,172	24,713	55,647
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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

**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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KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
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Sales Agent/Associate's Name	License No.	Email	Phone
<hr/>	<hr/>	<hr/>	<hr/>
Buyer/Tenant/Seller/Landlord Initials		Date	



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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