

Babcock North

8822 Huebner Road
San Antonio, TX 78240
www.cbre.com/southcentralretail

Close to South Texas Medical Center



Property Information

Babcock North is conveniently located at the corner of Babcock and Huebner Roads near the South Texas Medical Center. The center boasts a stable tenant mix, excellent visibility convenient ingress/egress, pylon signage and ample parking.

Property Highlights

- + GLA
 - 29,149 SF
- + Available Spaces
 - Suite 8846 - 2,419 SF
 - Suite 8850 - 2,936 SF
- + Rate | NNN
 - Please contact broker.
 - \$9.60 PSF
- + Key Tenants
 - H&R Block
 - Subway
 - Cricket Wireless
 - Allstate Insurance
- + Area Retailers include
 - H-E-B Plus!
 - Starbucks
 - Dollar Store

Site Plan



8800	Alamo Pawn & Jewelry	2,598 SF	8818	Barber Shop	994 SF	8840	OR Financial	626 SF
8804	Cricket Wireless	992 SF	8822	Pho Sure	2,055 SF	8844	H&R Block	2,507
8806	Lee's Tailor	815 SF	8826	Vegar Bar	2,735 SF	8846	Available	2,419 SF
8808	Allstate	784 SF	8830	Subway	1,954 SF	8850	Available	2,936 SF
8810	Kwik Wash Laundromat	2,179 SF	8832	Alamo Specialty Pharmacy	2,278 SF	8802A	Brevity Coffee Co.	272 SF
8814	All In One Liquor	1,259 SF	8834	3W Nail Spa	1,746 SF	Total		29,149 SF

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For Lease

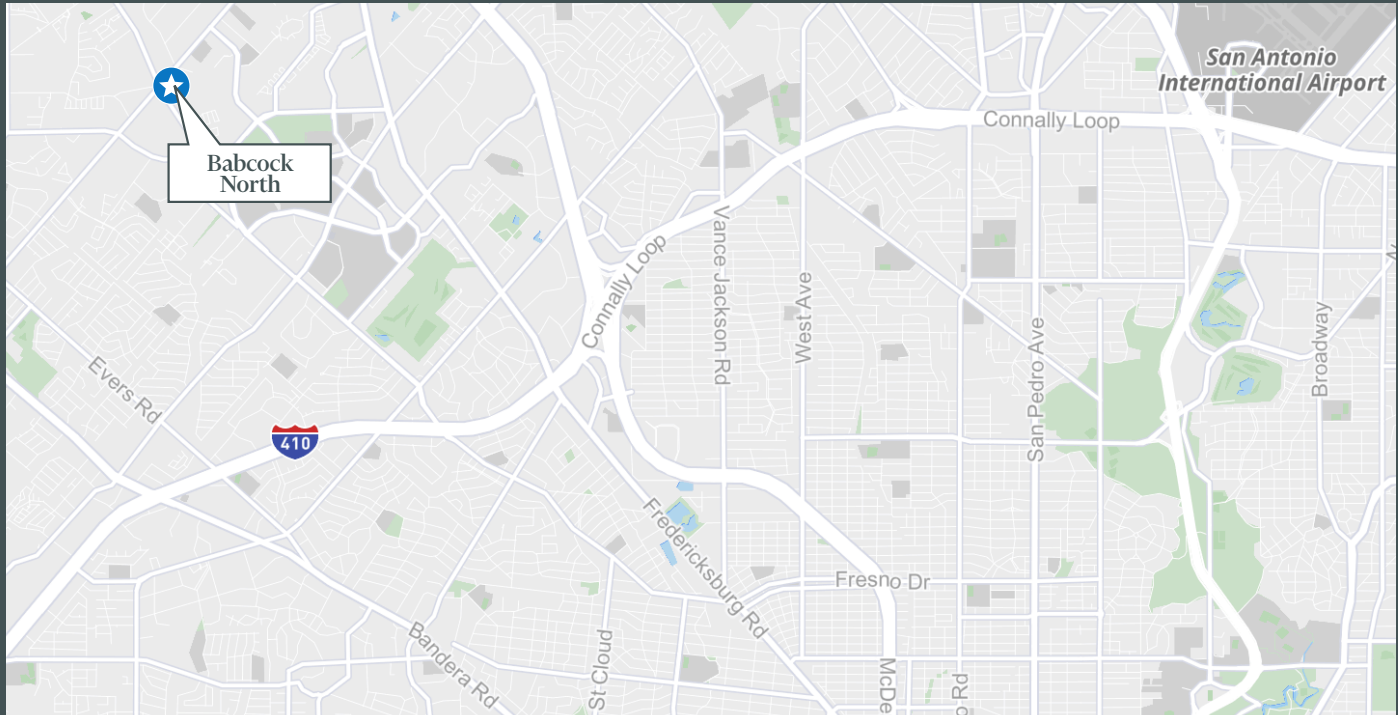


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For Lease

Trade Area



Demographic Summary	1 Mile	3 Miles	5 Miles
2021 Est. Population	18,658	138,193	358,318
2026 Population - 5Yr Projection	20,269	145,241	375,645
2021 Daytime Population	20,388	177,434	392,146
2021 Households	9,497	62,655	145,993
2021 Avg. HH Income	\$65,363	\$67,054	\$72,369
2021 Median Age	34.0	34.1	34.4

Traffic Counts	Vehicles Per Day (VPD)
Huebner Road, west of Babcock Road	31,104 vpd
Huebner Road, east of Babcock Road	20,058 vpd
Babcock Road, north of Huebner Road	31,680 vpd
Babcock Road, south of Huebner Road	31,248 vpd

Source: TxDot, 2020

Contact Us

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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.

11-2-2015



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.

_____ 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
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date