

# Carillon Hills

Close to South Texas Medical Center

NEC of Babcock Road and Huebner Road  
San Antonio, TX 78240  
[www.cbre.com/southcentralretail](http://www.cbre.com/southcentralretail)





# Property Overview

Carillon Hills is located at the corner of Huebner and Babcock roads, across from a busy H-E-B Grocery. This area boasts very high traffic counts while serving USAA and the South Texas Medical Center. The center has recently been updated with new paint and state-of-the-art LED lighting throughout.

## Property Highlights

- + GLA
  - 60,861 SF (Approx.)
- + Available
  - Suite 5875 2,278 SF
  - Suite 5881 1,196 SF
  - Suite 5885 1,622 SF
- + Rate
  - Please contact broker.
- + NNN's
  - \$7.50 PSF
- + Key Tenants
  - LA Fitness
  - Dollar Tree
  - Pet Supply Plus
  - Chick-fil-A
  - Little Caesars
- + Area Retailers
  - H-E-B Grocery
  - Starbucks
  - Twin Liquors
  - Prompt Urgent Care

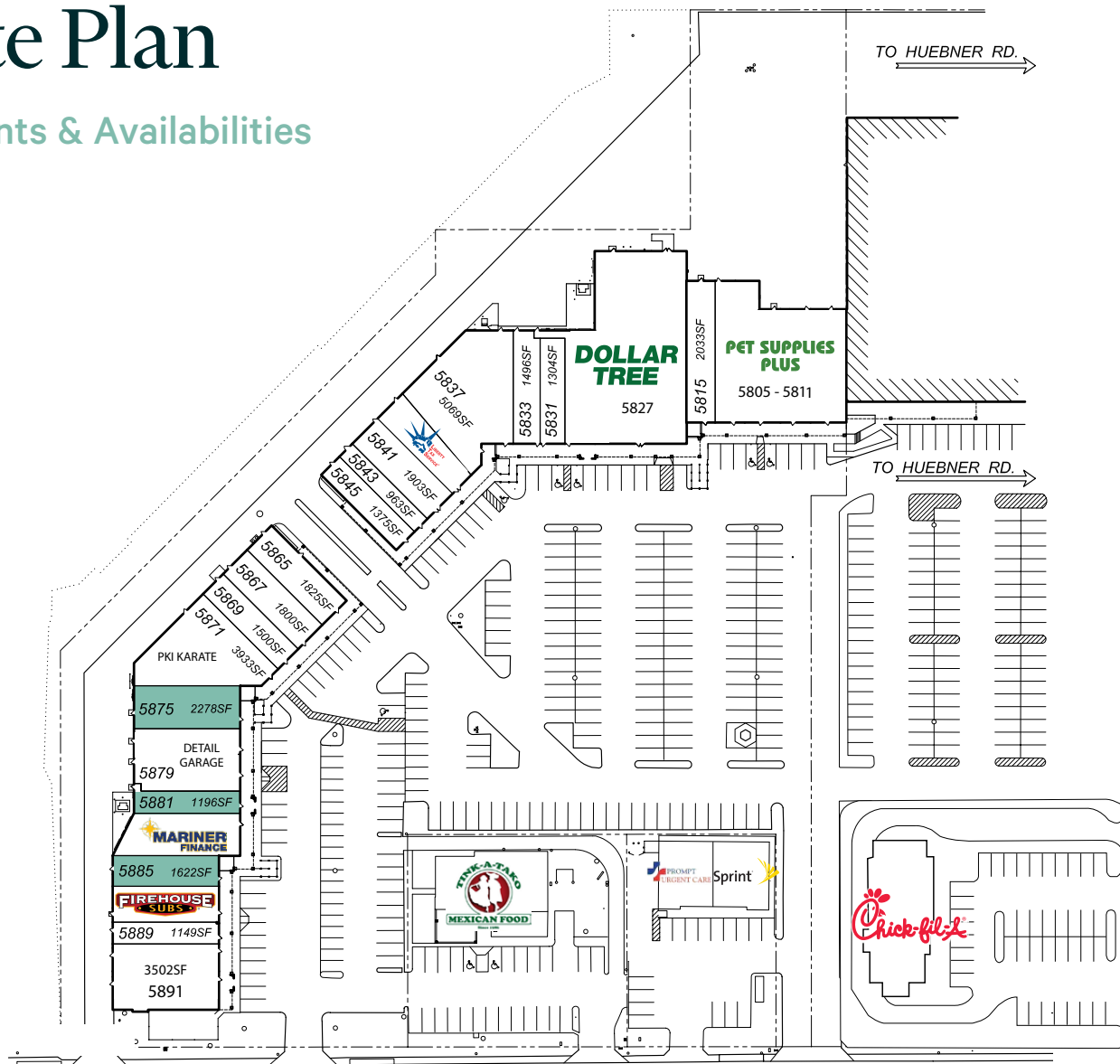
2021 Demographic Summary	1 Mile	3 Miles	5 Miles
Population	17,844	137,869	354,792
Daytime Population	17,916	176,415	389,397
Avg HH Income	\$66,389	\$67,413	\$72,335
Median Age	34.2	34.0	34.4

Traffic Counts	
Babcock Road	31,680 vpd
Huebner Road	31,104 vpd

Source: TxDot, 2020

# Site Plan

## Tenants & Availabilities



Suite	Tenant	SF
5805-5811	Pet Supplies Plus	8,032
5815	Kate's Pampered Pooch	2,033
5827	Dollar Tree	8,795
5829	Dollar Tree	1,819
5831	J Cuts	1,304
5833	Retoucherie De Manuela	1,496
5837	Cosmetic Dental	5,069
5839	Liberty Tax	1,617
5841	Supreme Smoke	1,903
5843	Farmer's Insurance	963
5845	Central Vacuum	1,375
5865	Regent Chinese Restaurant	1,825

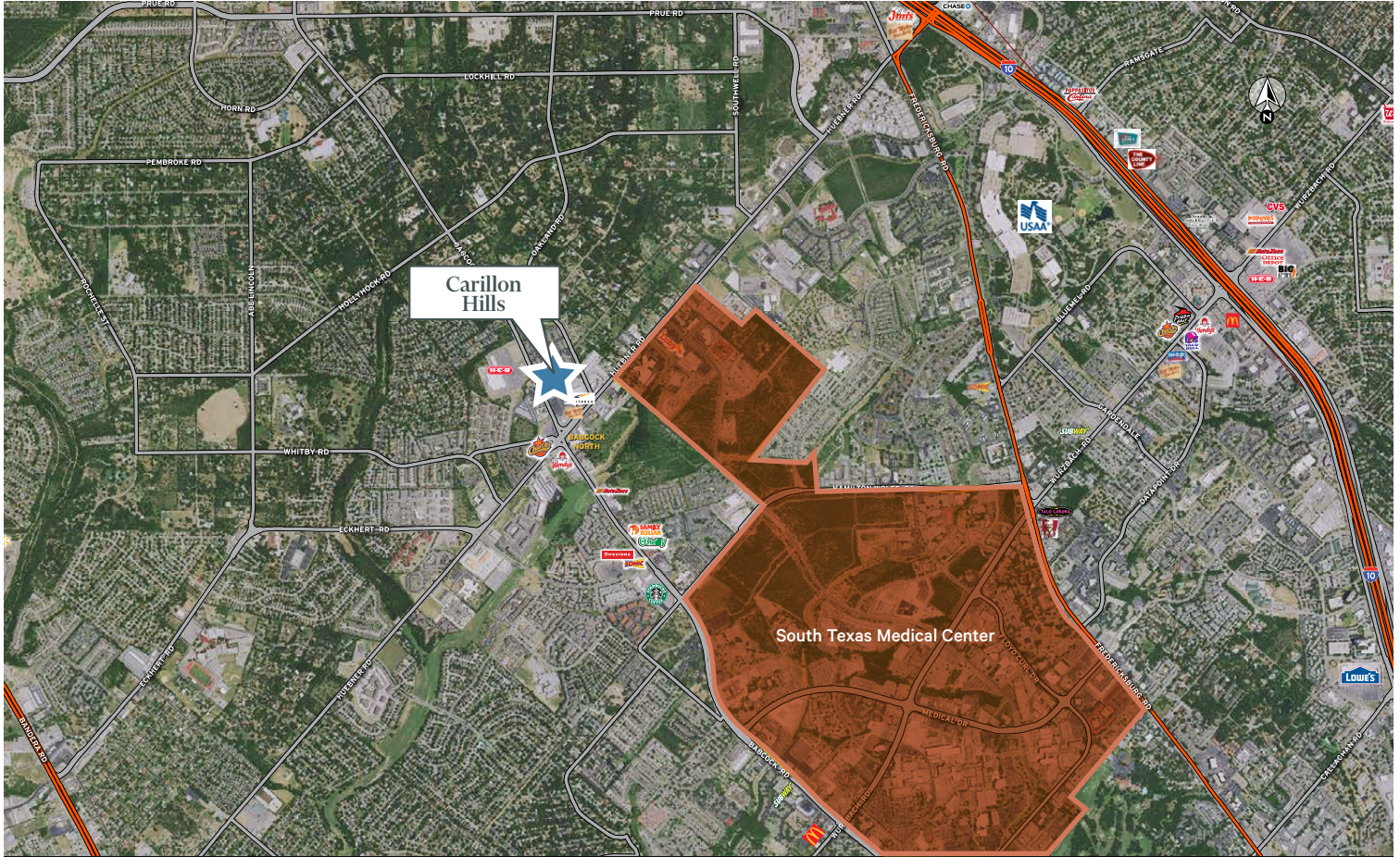
Suite	Tenant	SF
5867	Massage & Spa	1,800
5869	Little Caesar's Pizza	1,500
5871	PKI Karate	6,211
5875	Available	2,278
5877	Detail Garage	1,353
5879	Detail Garage	1,923
5881	Available	1,196
5883	Mariner Finance	2,473
5885	Available	1,622
5887	Firehouse Subs	1,901
5889	Ann's Nails	1,149
5891	Koolhaus Bar & Lounge	3,502



## Carillon Hills

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For Lease



## Contact Us

**Andrew Polunsky**

Senior Associate

+1 210 841 3236

[andrew.polunsky@cbre.com](mailto:andrew.polunsky@cbre.com)

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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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date