

RETAIL OPPORTUNITIES FOR LEASE

PORT SAN ANTONIO

BILLY MITCHELL BLVD & GENERAL HUDNELL DR
SAN ANTONIO, TX 78226



PORT  SAN ANTONIO

CBRE

PROPERTY OVERVIEW

THE TECH PORT CAMPUS

Situated on 1,900 acres, The Tech Port campus is far and away the region's largest technology hub. It is also one of the nation's most dynamic and rapidly growing innovation communities.

Today, more than 80 tenants, including Boeing, Standard Aero, the Accenture and more, and their 18,000 on-site employees work on the Tech Port campus, where they connect with life-changing opportunities in their careers, educational pathways and as entrepreneurs.

Port San Antonio's vision is to continue to connect the world's largest government and commercial employers to facilitate the delivery of innovative solutions that are used around the world.

Tech Port is a place leading the advancement of state-of-the-art innovations across numerous sectors, including:

- Aerospace
- Cybersecurity
- National Defense
- Critical Infrastructure
- Robotics
- Space Exploration
- Advanced Manufacturing
- Specialized Technical Training
- Research and Development
- K-12 Stem/Steam Education
- E-gaming



CAMPUS MAP

PORT SAN ANTONIO



A TECH DESTINATION

With many of the world's leading technology innovators in a connected and collaborative ecosystem, grow your business and your network on the Tech Port campus.

Here, we're connecting the world's largest government and commercial employers to facilitate the delivery of innovative solutions.

Shown are select Port customers. For a full directory, go to portsanantonio.us

SITE PLAN

EXISTING & FUTURE



THE DEFENSE INDUSTRIAL RESEARCH CAMPUS OF THE FUTURE

GROCERY & RETAIL CENTER



A modern retail space where DoD personnel and community members will connect through everyday activities and services:

- Financial center with innovative “café” banking
- Neighborhood grocery store
- Full-service pharmacy
- Diverse food and beverage options
- Combined civilian and DoD retail access will enhance convenience and eliminate the need for a separate government-operated commissary.
- Providing high-value food and pharmacy access drives positive health outcomes and removes barriers to economic and educational success, while creating an amenity for those working, living, or serving on or around the campus.

A collection of dining destinations that will create gathering spaces where those working or visiting the campus can relax, share meals, and build relationships.

- Full-service restaurants and coffee shops along a pedestrian-friendly corridor will link the central plaza on McMullen to the entertainment complex anchored by the Boeing Center at Tech Port, creating opportunities for interaction and relaxation.
- The initial dining development will feature a full-service restaurant complementing the Boeing Center at Tech Port’s existing food hall and planned campus café, establishing the foundation for a connected dining community.

FOOD & BEVERAGE AMENITIES



THE DEFENSE INDUSTRIAL RESEARCH CAMPUS OF THE FUTURE

CHILD DEVELOPMENT CENTER



The Child Development Center will unite military families with the broader community, creating an early education hub that bridges military and civilian life through learning experiences.

- A 90,000-square-foot center will serve 900 children and families of DoD personnel, commercial partners, and the community at large, uniquely fostering connections beyond the classroom.
- University partnerships and specialized programs will create connections between early childhood development, higher education and the Port's rapidly growing K-12 educational ecosystem.
- Families will build lasting relationships across defense industry and community sectors, strengthening the collaborative ecosystem and ties between military and civilian populations.
- Early exposure to the campus ecosystem will create pathways to future educational and career opportunities, expanding a talented recruitable future workforce and creating generational economic opportunities.

HOTEL

The centerpiece of port san antonio's hospitality complex will create a welcoming area where military personnel, industry partners, and visitors converge in the heart of the campus.

- A large hotel from a major brand.
- Walking paths will link guests to the campus while independently operated amenities – including a modern fitness center and diverse dining options – create opportunities for community interaction.
- The hotel will bring online flexible classroom, training, and conference spaces to serve military and commercial training needs.



THE DEFENSE INDUSTRIAL RESEARCH CAMPUS OF THE FUTURE

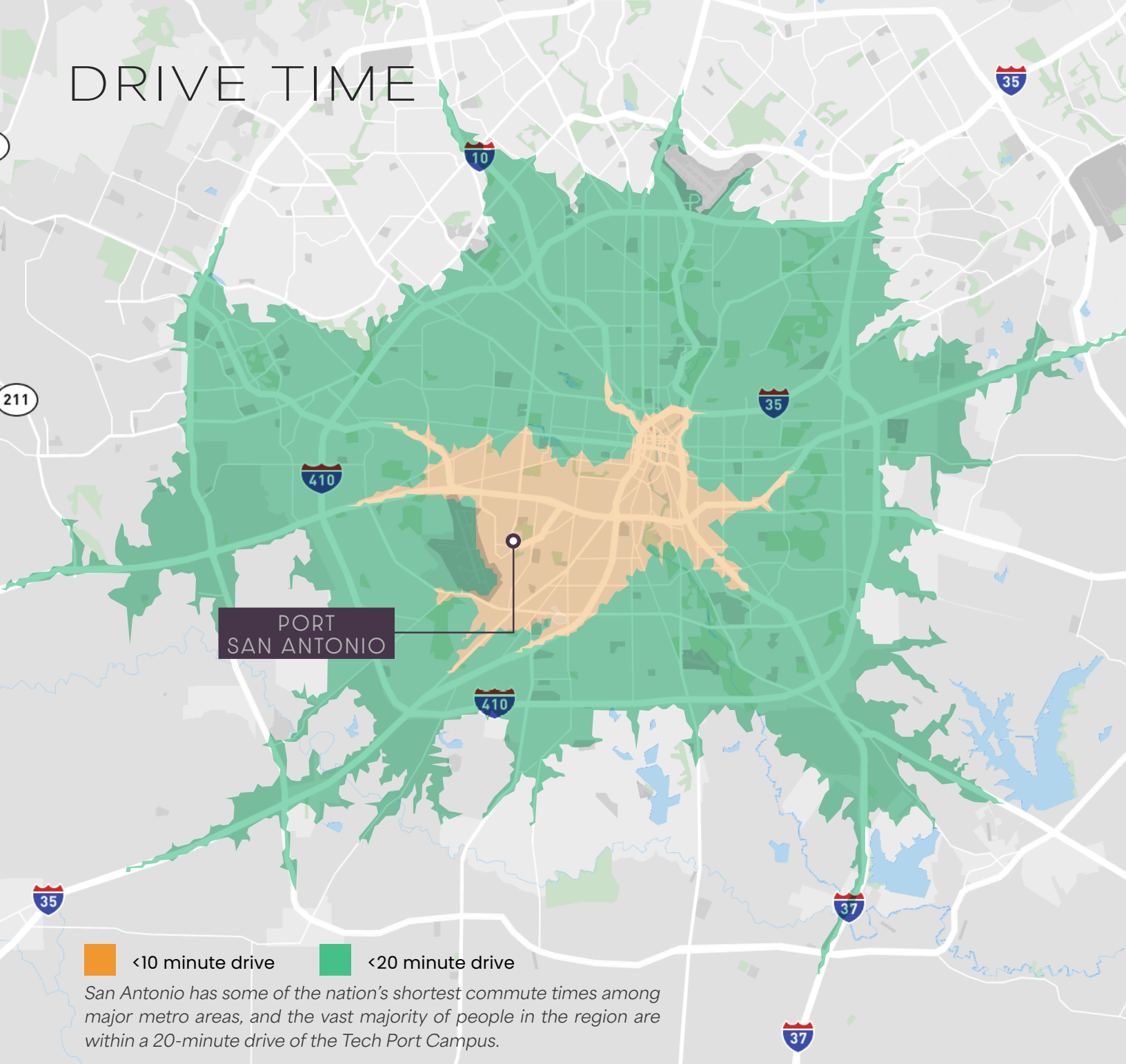
FITNESS CENTER



The fitness facility will unite military and civilian populations in a high-quality facility devoted to health and wellness, complementing the adjacent hotel complex.

- A modern fitness environment will feature a multi-lane swimming pool, indoor running track, and dynamic fitness class studios.
- The facility will create both a healthy living amenity as well as an asset that drives better economic and educational attainment in the community.

DRIVE TIME



DEMOGRAPHIC SUMMARY		
2024 EMPLOYEES	10 MINS	20 MINS
	55,341	405,307
POPULATION		
2024 POPULATION - CURRENT YEAR ESTIMATE	136,824	966,969
2029 POPULATION - FIVE YEAR PROJECTION	133,394	995,540
2024 DAYTIME POPULATION	141,953	1,053,725
HOUSEHOLD INCOME		
2024 AVG. HOUSEHOLD INCOME	\$56,314	\$76,517



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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